

# Walgreens

TOP 10% VIA PLACER.AI | STRONG SALES REPORT



*Walgreens*

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3180 N CAMPBELL AVE. TUCSON, AZ 85719

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# Investment Summary

**Offering Price:** \$5,732,484

**Current NOI:** \$450,000

**Cap Rate:** 7.85%

**Building Size:** ±15,120 SF

**Land Size:** 2.49 AC

**Tenant:** Walgreens

**Year Built:** 2001

**Parking:** 95 Surface Spaces

**APN:** 112-05-052D

**Address:** 3180 N Campbell Avenue  
Tucson, AZ 85719

# Investment Highlights

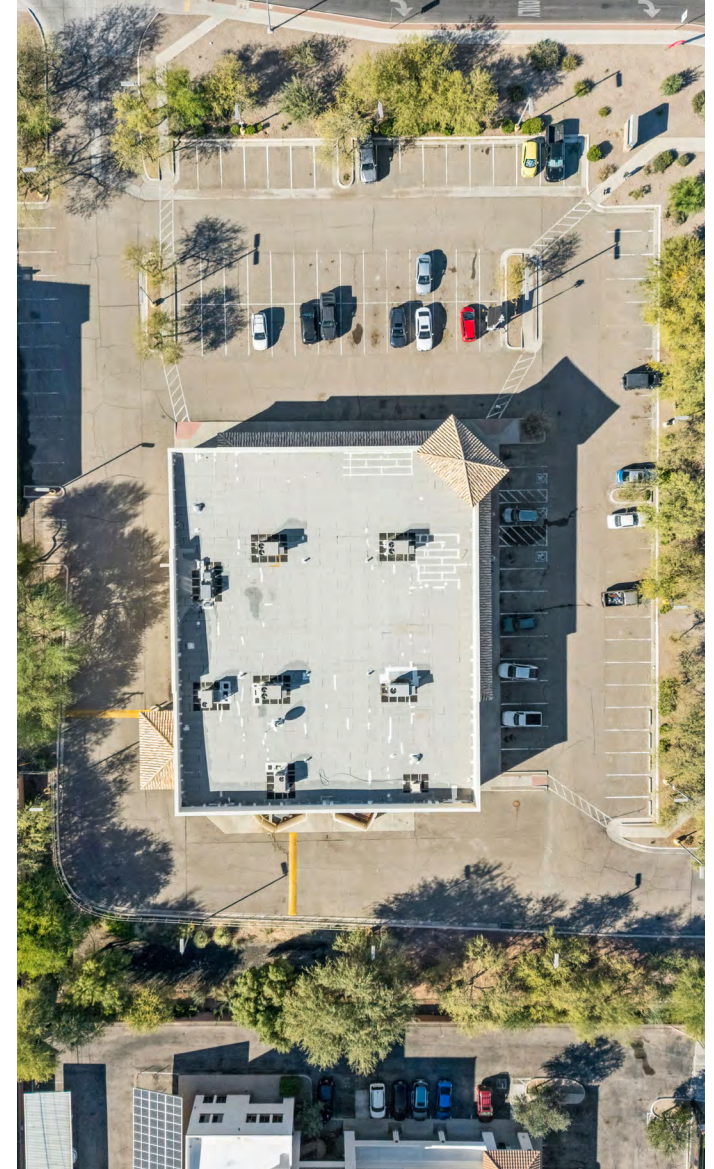
- **Top 10% for “Drugstores & Pharmacies” (Placer.ai)** – This location ranks #42 out of 438 drugstores and pharmacies in Arizona.
- **Strong Sales Reports** – High performing store with minimal Landlord Responsibilities
- **Top 10% Walgreens in Arizona (Placer.ai)** - Ranks #937 out of 6,728 Walgreens locations nationwide, #22 out of 218 in Arizona, and #3 out of 35 within a 15-mile radius for customer visits (Placer.ai).
- **High-Visibility, Accessible Corner Lot** - Prime hard-corner site along N. Campbell Avenue with 38,491 vehicles per day and on-site transit access, maximizing visibility and customer reach.
- **Dense & Growing Infill Trade Area** - Surrounded by 129,000+ residents within 3 miles, the property sits in a thriving infill corridor with strong demographics and rising household incomes.
- **Healthy, Expanding Retail Market** - Tucson’s retail sector continues to strengthen with limited new supply and steady national tenant expansion, supporting consistent long-term rent performance.



# Financial Summary

## LEASE ABSTRACT

NOI:	\$450,000
Guarantor:	Walgreen Co. (Corporate)
Lease Commencement:	06/15/2001
Lease Expiration:	06/30/2031
Lease Type:	NN
Renewal Options	6, 5 Year Options
Landlord Responsibilities:	Roof & Structure
Right of First Refusal (ROFR)	15 Days





# Walgreens



Walgreens is a major U.S. pharmacy-centered retail chain founded in 1901 that offers prescription fulfillment, health and wellness products, and everyday consumer goods through a large national footprint. The company is known for its convenient store locations and role as a community health access point, blending traditional retail with expanded pharmacy services and wellness offerings.

In 2025, Walgreens Boots Alliance — the parent company formed through prior mergers — was taken private in a transaction led by private equity firm Sycamore Partners. Under the deal, valued at roughly \$10 billion in equity (with total transaction value up to about \$23.7 billion when including contingent value rights), Walgreens transitioned from a publicly traded entity to private ownership, enabling strategic restructuring outside public markets.

Today, Walgreens operates one of the largest pharmacy networks in the U.S. with thousands of locations nationwide and remains a key provider of retail pharmacy and health-focused services.

<b>Business Type</b>	Retail
<b>Daily Customers</b>	8M
<b>Revenue (Q1 2025)</b>	\$39.5B
<b>Employees</b>	225,000+
<b>Locations</b>	8,800+ Across 50 States



# Northwest Facing Aerial



Walmart

PRESIDIO SCHOOL  
Choose A Better Education

ArchWell  
HEALTH

FARMERS  
INSURANCE

BIG BRAND  
TIRE & SERVICE

State Farm

SAFeway  
Starbucks  
Walgreens  
Wendy's  
AT&T  
Banner Urgent Care  
SUPER CUTS  
UPS  
DOLLAR TREE

Speedway

DOLCE VITA  
BAGGIN'S  
Gourmet Sandwiches

EL PUEBLITO  
MEXICAN COCINA

SKECHERS

Jiffy Lube

McDonald's

SUBWAY  
AT&T  
WaFd Bank

Jack  
in the box

SAJAD  
AND GO

CAMPBELL AVE. 38,159 VPD

FORT LOWELL RD. 30,025 VPD

COX COMMUNICATIONS  
KUNG FU Noodle  
Hungry Howie's

# Southeast Facing Aerial



FORT LOWELL RD. 30,025 VPD

CAMPBELL AVE. 38,159 VPD

SAJAD AND GO

McDonald's

SKECHERS

Jack in the box

DOLCE VITA  
EL PUEBLITO  
BAGGIN'S  
Gourmet Sandwiches

Albertsons  
ROSS  
DRESS FOR LESS  
FIVE GUYS  
BURGERS and FRIES

STARBUCKS  
COFFEE

ACE  
Hardware

PANDA EXPRESS

Jamba Juice

WING PIES

COX  
COMMUNICATIONS

KUNG FU  
Noodle

Hungry  
Howie's

beyond  
bread

LOUISIANA  
KITCHEN

First  
Interstate Bank

sauce

CHIPOTLE  
MEXICAN GRILL

Case Molina

# Macro Aerial



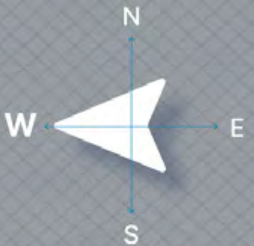


E Fort Lowell Rd

N Campbell Ave

*Walgreens*  
15,120 SF

PROPERTY LINES



# Area Overview

## TUCSON, AZ

Tucson, the county seat of Pima County, is a high-growth city projected to reach 556,854 residents in 2025, reflecting a 2.62% increase since 2020. Strong in-migration highlights the city's compelling value proposition, driven by a median household income of approximately \$67,900, an affordable cost of living, and exceptional outdoor amenities.

The city's economy is diversified across resilient sectors including Aerospace and Defense, Optics and Photonics, Healthcare, Education, and Tourism. Tucson is supported by two major anchors: the University of Arizona, a leading research institution and talent generator, and Davis-Monthan Air Force Base, a significant source of economic stability and defense employment.

Retail performance continues to improve as population and incomes rise. Value-oriented and lifestyle tenants contribute to steady demand, while limited new construction helps maintain balanced conditions and stable rents. These combined demographic, economic, and quality-of-life strengths solidify Tucson as an increasingly attractive environment for long-term investment.

### MAJOR EMPLOYERS





# Economic Drivers

## Aerospace & Defense

Tucson's aerospace and defense sector includes more than 200 companies and thousands of high-wage jobs supported by manufacturing, maintenance, and research activity. Davis-Monthan Air Force Base and major employers such as Raytheon Technologies provide significant economic impact and long-term stability for the region.

## Bioscience & Diagnostics

Over 100 bioscience and diagnostics firms drive growth in medical-device manufacturing, biotech research, and diagnostic innovation. Strong University of Arizona research assets and steady NIH and venture funding support continued expansion and high-quality job creation.

## Transportation & Logistics

Tucson serves as a major logistics hub with interstate access, freight rail, the Port of Tucson, and cargo-capable airports supporting national and international trade. Recent infrastructure investment, including the Port of Tucson upgrade, reflects growing demand tied to e-commerce and distribution.

## Renewable & Mining Technologies

Renewable and mining technologies strengthen Tucson's economy through mineral extraction, mining services, and clean energy innovation that support skilled employment. New investment in advanced processes and sustainable technologies continues to attract capital and enhance long-term economic resilience.

## TOP 5 INDUSTRIES BY EMPLOYMENT

Construction (16,977)








Accommodation & Food Services (23,562)

Educational Services (30,247)

Retail Trade (32,185)

Health & Social Assistance (37,579)

# 2025 Demographics

	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
 <b>POPULATION</b>	16,220	129,118	263,582
 <b>HOUSEHOLDS</b>	8,243	60,717	121,841
 <b>AVG. HH INCOME</b>	\$64,101	\$59,421	\$69,946
 <b>MEDIAN HH INCOME</b>	\$44,592	\$38,119	\$45,908
 <b>MEDIAN AGE</b>	34.1	33.0	35.9
 <b>TOTAL BUSINESSES</b>	1,452	10,049	21,193
 <b>TOTAL EMPLOYEES</b>	8,547	86,705	186,975

## I-10 / I-19 ACCESS

Transportation

**2ND**

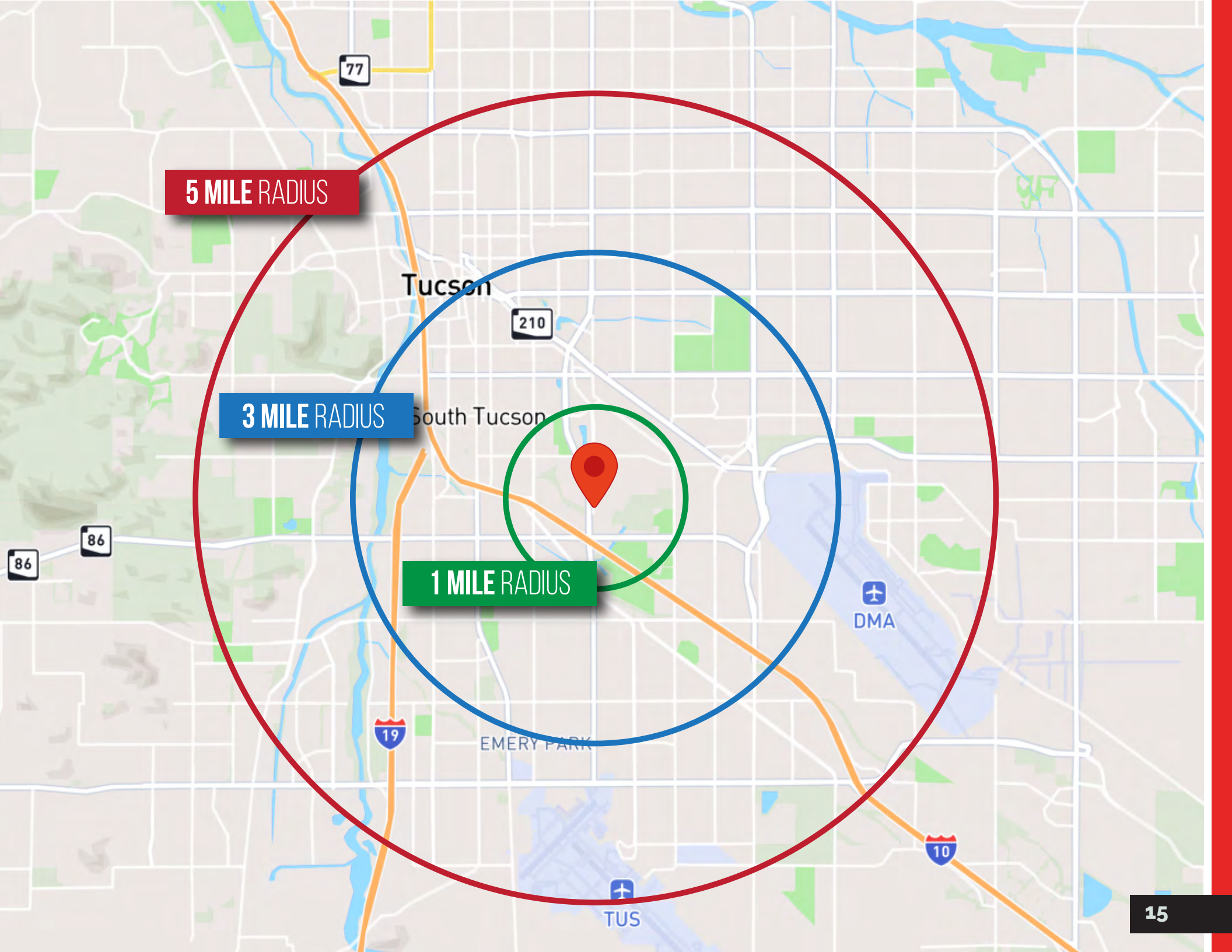
Largest City in Arizona

**10**

Miles to Tucson International Airport

**34.6**

Median Age | Talent Pipeline



**5 MILE RADIUS**

**3 MILE RADIUS**

**1 MILE RADIUS**

Tucson

South Tucson

EMERY PARK

DMA

TUS

77

210

86

86

19

10



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Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site. This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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