

SINGLE TENANT

Investment Opportunity



Rare Prime Coachella Valley Location | 60,000 VPD



42010 Washington Street

BERMUDA DUNES CALIFORNIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



CHUCK KLEIN

EVP & Principal

National Net Lease

chuck.klein@srsre.com

D: 619.223.3017 | M: 858.449.9922

215 S Highway 101, Suite 200

Solana Beach, CA 92075

CA License No. 00947314



Broker/Designated Officer: Garrett Colburn, SRS Real Estate Partners, LLC | CA License No. #01416734



5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

14

AREA OVERVIEW

Demographics

17

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

INDIO GRAND MARKETPLACE



JFK Memorial Hospital
~145 Bed
Acute-Care Hospital



INDIO PLAZA

WASHINGTON SQUARE



JAMES MONROE
ELEMENTARY SCHOOL



AVE. 42

WASHINGTON ST.

16,249
VEHICLES PER DAY

43,880
VEHICLES PER DAY



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

| | |
|-------------|--------------------|
| Price | \$5,516,677 |
| Annual Rent | \$358,584 |
| Cap Rate | 6.50% |
| Tenant | Walgreens |
| Lease Type | NN |
| Lease Term | -5 years remaining |

PROPERTY SPECIFICATIONS

| | |
|------------------|--|
| Rentable Area | -13,905 SF |
| Land Area | -1.71 AC |
| Property Address | 42010 Washington Street Bermuda Dunes, California 92203 |
| Year Built | 1999 |
| Parcel Number | 609-020-038 |
| Ownership | Fee Simple (Land & Building Ownership) |

INVESTMENT HIGHLIGHTS



- Walgreens has operated at this location for 25 years, indicating a strong commitment to this site
- Strong store sales – contact broker for details
- Excellent access and visibility – located at the signalized intersection of Washington Street and 42nd Avenue with a combined daily traffic volume over 60,100
- Hard corner pad location in Washington Square shopping center, anchored by Ralph's, HomeGoods, Jack in the Box, Big O Tires vehicles, in the Washington Square shopping center (Ralph's, HomeGoods, Jack in the Box, Big O Tires)
- Situated in central Coachella Valley, directly in between Palm Desert and Indio, in the middle of 52 golf courses and several of the top resorts and country clubs in Southern California
- High income area – Average Household Income of approximately \$128,000 within a 3-mile radius and projected to increase to ~\$147,600 by 2029 (~15.3% increase)
- JFK Memorial Hospital is a 145-bed Acute Care facility serving the Coachella Valley since 1966. Known for its orthopedic and cardiovascular programs, it is also recognized as a Primary Stroke Center and a Chest Pain Center
- Dense infill location with over 51,000 residents within a 3-mile radius



PROPERTY OVERVIEW



LOCATION



Bermuda Dunes, CA
Riverside County

ACCESS



Washington St: 1 Access Point
42nd Ave: 1 Access Point

TRAFFIC COUNTS



Washington St: 43,880 VPD
42nd Ave: 16,249 VPD

IMPROVEMENTS



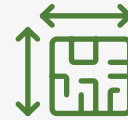
~ 13,905 SF of existing building area

PARKING



There are approximately 79 parking spaces on the owned parcel. The parking ratio is ~5.68 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 609-020-038
Acres: ~1.71
Square Feet: ~74,488

CONSTRUCTION



Year Built: 1999

ZONING



C-P-S: Scenic Highway Commercial



CROWN AERO
(BERMUDA DUNES AIRPORT)
11.5 THOUSAND ANNUAL VISITORS

101,500
VEHICLES PER DAY

INTERSTATE 10

Shadow Hills
RV RESORT - INIDIO, CA

INDIO TOWNE CENTER
Marshall's
five BELOW
petco
WinCo FOODS
Durlington DEALS BRANDS WOW!

Walmart Neighborhood Market
DMF DESERT METRO FIT
SUBWAY

THE SHOWCASE AT INIDIO

TSC TRACTOR SUPPLY CO
VALERIA SUPERMARKETS

CVS pharmacy
CAPSTONE FITNESS
Dutch Bros

ROSS DRESS FOR LESS
DOLLAR TREE
HIBBETT SPORTS

Walmart Supercenter

JAMES MONROE ELEMENTARY SCHOOL

Ralphs
HomeGoods
BIG TIRES
Great Clips
Jack in the box
Wendy's

16,249
VEHICLES PER DAY

AVE. 42

43,880
VEHICLES PER DAY

WASHINGTON ST.

GROCERY OUTLET

StorQuest SELF STORAGE

53BANK

verizon
Jersey Mike's
Starbucks

Albertsons
DOLLAR TREE
CVS pharmacy
Little Caesars

HOVLEY LN. E



DESERT SPRINGS MARKETPLACE

101,500
VEHICLES PER DAY



AVONDALE GOLF CLUB
PALM VALLEY COUNTRY CLUB

INTERSTATE 10



SHADOW HILLS RV RESORT
SHADOW HILLS SOUTH COURSE

DESERT SPRINGS GOLF CLUB
THE LAKES COUNTRY CLUB
PALM DESERT RESORT COUNTRY CLUB
INDIAN RIDGE COUNTRY CLUB
WOODHAVEN COUNTRY CLUB



CROWN AERO
(BERMUDA DUNES AIRPORT)
11.5 THOUSAND ANNUAL VISITORS

HOVLEY LN. E

AVE. 42



FIRST TEE COACHELLA VALLEY
PALM DESERT HIGH SCHOOL

TOSCANA COUNTRY CLUB
PALM DESERT COUNTRY CLUB



FRED WARING DR.



DESERT HORIZONS GOLF AND COUNTRY CLUB
INDIAN WELLS GOLF RESORT



INDIAN WELLS

INDIAN WELLS COUNTRY CLUB

WASHINGTON ST.



46,500
VEHICLES PER DAY

DESERT HORIZONS GOLF AND COUNTRY CLUB

STATE HIGHWAY 111







MONUMENT SIGN



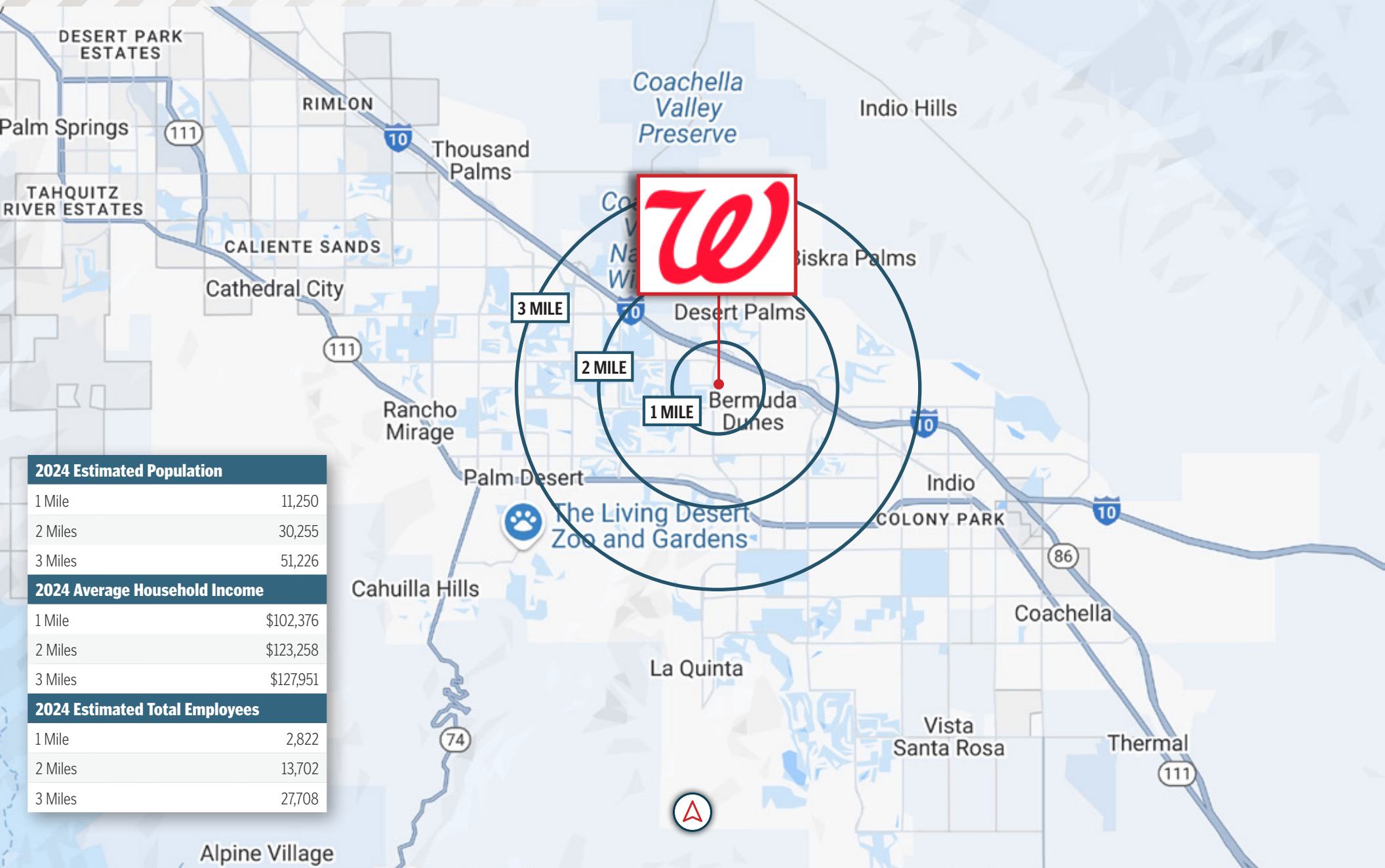
16,249
VEHICLES PER DAY

WASHINGTON ST.

43,880
VEHICLES PER DAY



LOCATION MAP



| 2024 Estimated Population | |
|--------------------------------|-----------|
| 1 Mile | 11,250 |
| 2 Miles | 30,255 |
| 3 Miles | 51,226 |
| 2024 Average Household Income | |
| 1 Mile | \$102,376 |
| 2 Miles | \$123,258 |
| 3 Miles | \$127,951 |
| 2024 Estimated Total Employees | |
| 1 Mile | 2,822 |
| 2 Miles | 13,702 |
| 3 Miles | 27,708 |



BERMUDA DUNES, CALIFORNIA

Bermuda Dunes is a census-designated place (CDP) in Riverside County, California. Bermuda Dunes has a 2024 population of 7,310. Bermuda Dunes is located near Indio and 19 miles (31 km) east of Palm Springs.

The economy of Bermuda Dunes, CA employs 3.53k people. The largest industries in Bermuda Dunes, CA are Educational Services, Retail Trade, and Accommodation & Food Services, and the highest paying industries are Finance & Insurance, Finance & Insurance, & Real Estate & Rental & Leasing, and Agriculture, Forestry, Fishing & Hunting, & Mining. There are many local businesses that call Bermuda Dunes home including the OmniSprings Resort & Spa, Grandma's Country Kitchen Restaurant, Keedy's Market & Deli, and Echo Valley Golf Club. The area benefits from golf resorts, including the Bermuda Dunes Country Club, which attracts tourists and seasonal residents.

The town is located in the Coachella Valley and offers beautiful views of nearby mountain ranges, lush green golf courses, and bright blue skies. There are plenty of outdoor activities to enjoy, such as hiking, cycling, and golfing. Popular attractions near Bermuda Dunes are Palm Springs Aerial Tramway, Joshua Tree National Park, 2024 Coachella Valley Music and Arts Festival, Woodhaven Country Club, The Living Desert Zoo and Gardens, Palm Springs Art Museum, Palm Canyon Drive, Cabazon Dinosaurs - World's Biggest Dinosaurs, Palm Springs Air Museum.

Roughly rectangular, Riverside County covers 7,208 square miles (18,670 km²) in Southern California, spanning from the greater Los Angeles area to the Arizona border. Most of Joshua Tree National Park is located in the county. The desert resort cities of Indio, Coachella, Palm Springs, Palm Desert, Indian Wells, La Quinta, Rancho Mirage, Cathedral City and Desert Hot Springs are located in the Coachella Valley region of central-eastern Riverside County.

AREA DEMOGRAPHICS



| | 1 Mile | 2 Miles | 3 Miles |
|--|-----------|-----------|-----------|
| Population | | | |
| 2024 Estimated Population | 11,250 | 30,255 | 51,226 |
| 2029 Projected Population | 11,702 | 31,134 | 52,701 |
| 2010 Census Population | 10,185 | 28,479 | 48,295 |
| Projected Annual Growth 2024 to 2029 | 0.79% | 0.57% | 0.57% |
| Historical Annual Growth 2010 to 2020 | 0.74% | 0.31% | 0.31% |
| Households & Growth | | | |
| 2024 Estimated Households | 4,995 | 13,414 | 22,973 |
| 2029 Projected Households | 5,225 | 13,888 | 23,740 |
| 2010 Census Households | 4,466 | 12,372 | 21,576 |
| Projected Annual Growth 2024 to 2029 | 0.90% | 0.70% | 0.66% |
| Historical Annual Growth 2010 to 2020 | 0.79% | 0.50% | 0.37% |
| Race & Ethnicity | | | |
| 2024 Estimated White | 79.01% | 82.19% | 84.05% |
| 2024 Estimated Black or African American | 2.93% | 2.20% | 2.13% |
| 2024 Estimated Asian or Pacific Islander | 6.02% | 5.76% | 5.41% |
| 2024 Estimated American Indian or Native Alaskan | 1.16% | 0.86% | 0.79% |
| 2024 Estimated Other Races | 18.06% | 15.10% | 14.13% |
| 2024 Estimated Hispanic | 39.36% | 33.42% | 30.65% |
| Income | | | |
| 2024 Estimated Average Household Income | \$102,376 | \$123,258 | \$127,951 |
| 2024 Estimated Median Household Income | \$72,235 | \$84,503 | \$85,805 |
| 2024 Estimated Per Capita Income | \$44,578 | \$54,472 | \$57,310 |
| Businesses & Employees | | | |
| 2024 Estimated Total Businesses | 411 | 1,511 | 2,706 |
| 2024 Estimated Total Employees | 2,822 | 13,702 | 27,708 |



RENT ROLL



| Tenant Name | LEASE TERM | | | RENTAL RATES | | | | Recovery Type | Options |
|-------------|-------------|-------------|-----------|--------------|--------|-----------|---------|---------------|------------|
| | Square Feet | Lease Start | Lease End | Monthly | PSF | Annually | PSF | | |
| Walgreens | 13,905 | Jan 2000 | Jan 2030 | \$29,882 | \$2.15 | \$358,584 | \$25.79 | NN | 6 (5-Year) |

(Corporate Guaranty)

FINANCIAL INFORMATION

| | |
|-------------|--------------------|
| Price | \$5,516,677 |
| Annual Rent | \$358,584 |
| Cap Rate | 6.50% |
| Lease Type | NN |
| Lease Term | ~5 years remaining |

PROPERTY SPECIFICATIONS

| | |
|---------------|--|
| Rentable Area | ~13,905 SF |
| Land Area | ~1.71 AC |
| Address | 42010 Washington Street Bermuda Dunes, California 92203 |
| Year Built | 1999 |
| Parcel Number | 609-020-038 |
| Ownership | Fee Simple (Land & Building Ownership) |



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



WALGREENS

walgreens.com

Company Type: Subsidiary

Locations: 9,000+

Parent: Walgreens Boots Alliance

2024 Employees: 193,000

2024 Revenue: \$147.66 Billion

2024 Assets: \$81.04 Billion

2024 Equity: \$10.45 Billion

Credit Rating: S&P: BB

Walgreens (www.walgreens.com) is included in the U.S. Retail Pharmacy and U.S. Healthcare segments of Walgreens Boots Alliance, Inc. (Nasdaq: WBA), an integrated healthcare, pharmacy and retail leader. True to its purpose of “more joyful lives through better health,” Walgreens has a more than 120-year heritage of caring for communities and providing trusted pharmacy services, and today is playing a greater role as an independent partner of choice offering healthcare services that improve care, lower costs, and help patients. Operating nearly 9,000 retail locations across the U.S. and Puerto Rico, Walgreens is proud to serve nearly 9 million customers and patients daily. The company’s pharmacists are playing a more critical role in healthcare than ever before, providing a wide range of pharmacy and healthcare services, including those that drive equitable access to care for some of the nation’s most underserved populations. Walgreens offers customers and patients a true omnichannel experience, with fully integrated physical and digital platforms designed to deliver high-quality products and healthcare services.

Source: walgreensbootsalliance.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

This document has been prepared by SRS Real Estate Partners (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.

[SRSRE.COM/CapitalMarkets](https://www.srsre.com/CapitalMarkets)