

Walgreens



ACTUAL PHOTO

 875 9TH AVE N, ST PETERSBURG, FL 33701

Marcus & Millichap



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Walgreens Pharmacy and Drug Store located at 875 9th Avenue in Saint Petersburg, Florida. Saint Petersburg is a city in Pinellas County, Florida with a population of 258,308 making it the fifth-most populous city in Florida and the second-largest city in the Tampa Bay Area after Tampa. Along with Clearwater, it is part of the St. Petersburg-Clearwater Metropolitan Statistical Area. Major employers in St. Petersburg include Raymond James, John Hopkins Children's Hospital, Home Shopping Network, St. Anthony's Hospital, Publix Super Markets, Fidelity National Information Services, The Continental Group and Spectrum.

Colleges in the area include The University of South Florida at St. Petersburg with 3,944 enrolled students, St. Petersburg College with 24,543 enrolled students and Pinellas Technical College.

Numerous apartment complexes surround this Walgreens Property including Crescent Lake Apartments, Camden Central Apartments, 930 Flats, Cottonwood-Bayview Apartments, Vantage St. Pete, Hermitage, Fusion 1560, 1701 Central and Avanti.

Numerous hospitals are located in close vicinity to this Walgreens including 393-Bed St. Anthony's Hospital, and John Hopkins Children's Hospital with 259-Beds.

Walgreens (NYSE: WBA) is a publicly traded company and one of the largest drugstore chains in the U.S. Walgreens is part of the U.S. Retail Pharmacy and U.S. Healthcare segments of Walgreens Boots Alliance, Inc, an American multinational holding company and integrated healthcare, pharmacy and retail leader. Operating more than 8,700 retail locations across the U.S. and Puerto Rico, Walgreens serves nearly 9 million customers and patients daily. The company's approximately 26,000 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. Within the U.S. Healthcare segment, Walgreens portfolio also includes businesses in primary care, multi-specialty, post-acute care, urgent care, specialty pharmacy services, population health and provider entanglements.

INVESTMENT HIGHLIGHTS

- Walgreens Corporate Guarantee (NYSE: WBA)
- Recently Extended 10 Year NN Lease Showing Strong Commitment to the Site | Transferrable Roof Warranty
- Very Low Rent of \$13 Per Square Foot | Strong Intrinsic Value
- Hard Corner Signalized Intersection | Exposure to more than 20,800 Vehicles Per day
- Located right down the street from St Anthony's Hospital with 395-beds and nearby John Hopkins Children's Hospital with 259-beds
- Major Employers in the Area Include Raymond James, John Hopkins Children's Hospital, Home Shopping Network, St. Anthony's Hospital, Publix Super Markets, Fidelity National Information Services, The Continental Group and Spectrum
- Colleges in the Area Include The University of Florida at St. Petersburg (3,944 Enrolled Students), St. Petersburg College (24,543 Enrolled Students) and Pinellas Technical College
- Numerous Apartment Complexes Surround this Walgreens Property Including Crescent Lake Apartments, Camden Central Apartments, 930 Flats, Cottonwood-Bayview Apartments, Vantage St. Pete, Hermitage, Fusion 1560, 1701 Central and Avanti
- Walgreens is an American Company That Operates the 2nd Largest Pharmacy Store Chain in the United States and is Headquartered in the Chicago Suburb of Deerfield, Illinois
- Fee Simple Allowing for Depreciation
- Drive-Thru Pharmacy
- Florida Is a No Income Tax State

THE OFFERING

Walgreens
875 9th Avenue N
Saint Petersburg, Florida 33701
Walgreens

PROPERTY DETAILS

| | |
|----------------------|------------------------|
| Lot Size | 49,223 SF (1.13 Acres) |
| Rentable Square Feet | 14,208 SF |
| Price/SF | \$222.58 |
| Year Built | 1993 |

FINANCIAL OVERVIEW

| | |
|-------------------|--------------------|
| List Price | \$3,162,393 |
| Down Payment | 100% / \$3,162,393 |
| Cap Rate | 5.85% |
| Type of Ownership | Fee Simple |

PROPERTY RENT DATA

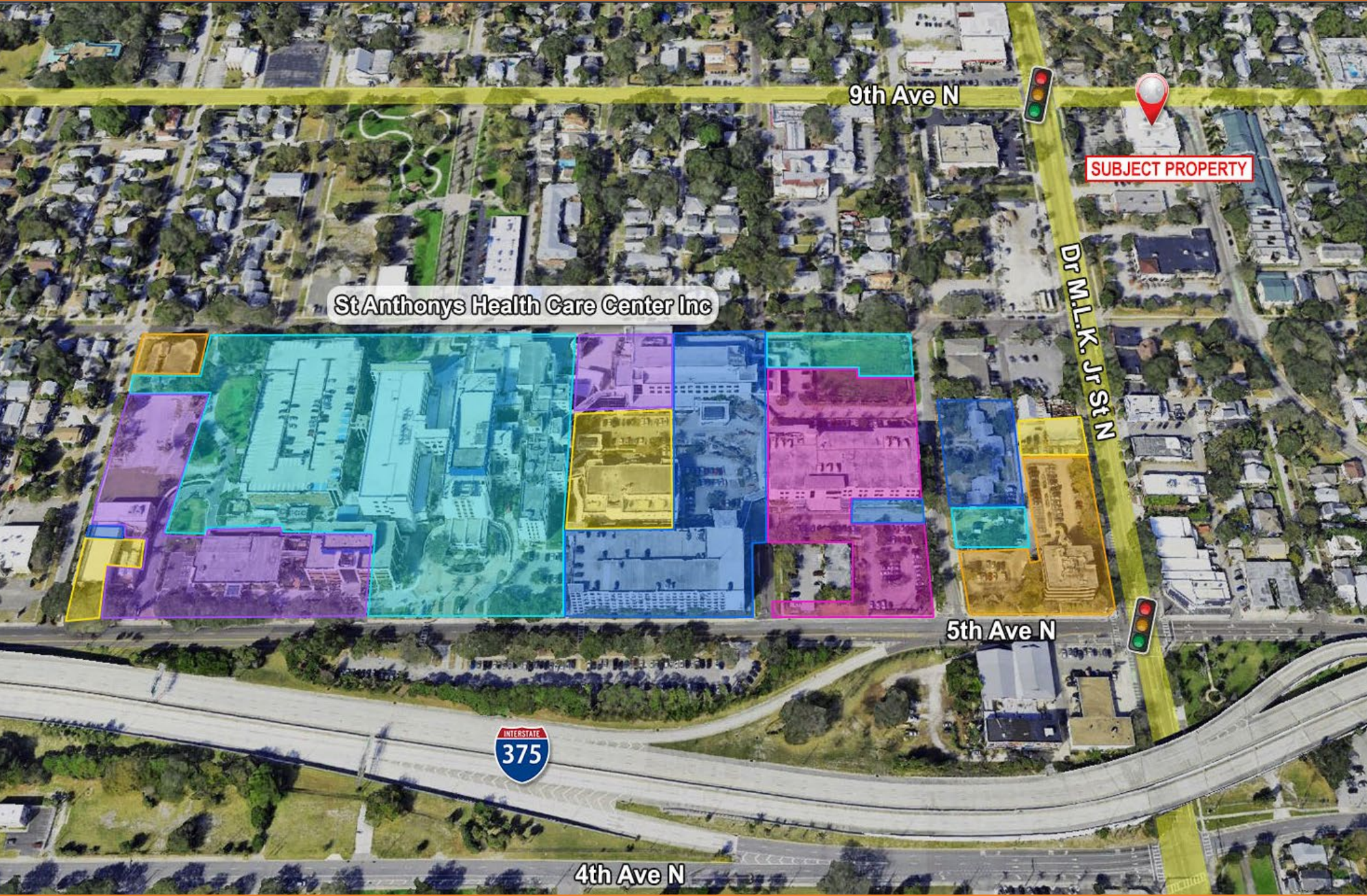
| RENT INCREASES | MONTHLY RENT | ANNUAL RENT |
|---|------------------|---------------------|
| Current - 05/31/2034 | \$15,417 | \$185,000 |
| 06/01/2034 - 05/31/2039 (Option 1) | \$15,417 | \$185,000 |
| 06/01/2039 - 05/31/2044 (Option 2) | \$15,417 | \$185,000 |
| 06/01/2044 - 05/31/2049 (Option 3) | \$15,417 | \$185,000 |
| Base Rent (\$13/SF) | | \$185,000 |
| Net Operating Income | | \$185,000.00 |
| TOTAL ANNUAL RETURN | CAP 5.85% | \$185,000 |

LEASE ABSTRACT

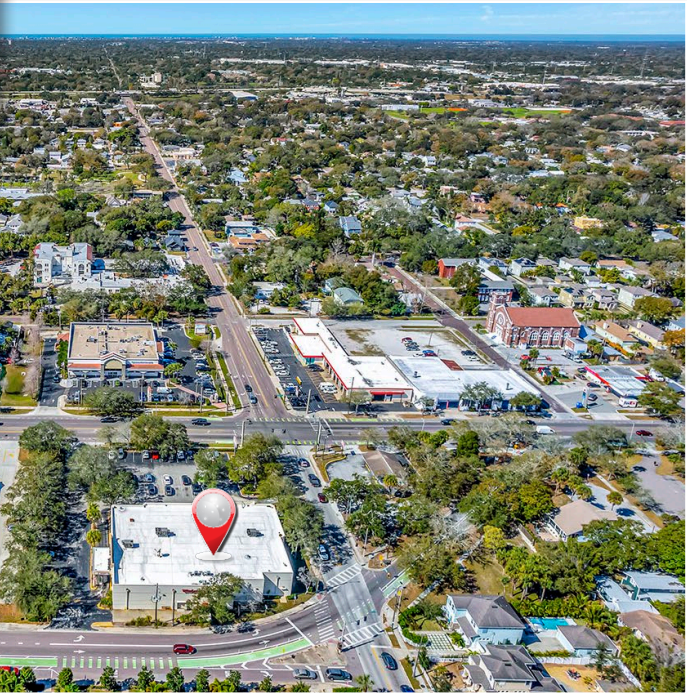
| | |
|---------------------------------|---|
| Tenant Trade Name | Walgreens |
| Tenant | Corporate |
| Ownership | Public |
| Guarantor | Corporate Guarantee |
| Lease Type | NN |
| Lease Term | 10 Years |
| Lease Commencement Date | 06/01/2024 |
| Rent Commencement Date | 06/01/2024 |
| Expiration Date of Current Term | 05/31/2034 |
| Increases | Flat Rent During Option Periods |
| Options | Three 5-Year Options |
| Term Remaining on Lease | 10 Years |
| Property Type | Net Leased Drug Store |
| Landlord Responsibility | Roof & Structure (New 10 Year Roof Warranty) |
| Tenant Responsibility | All other Items |
| Right of First Refusal | Yes, 15-Day Notice |









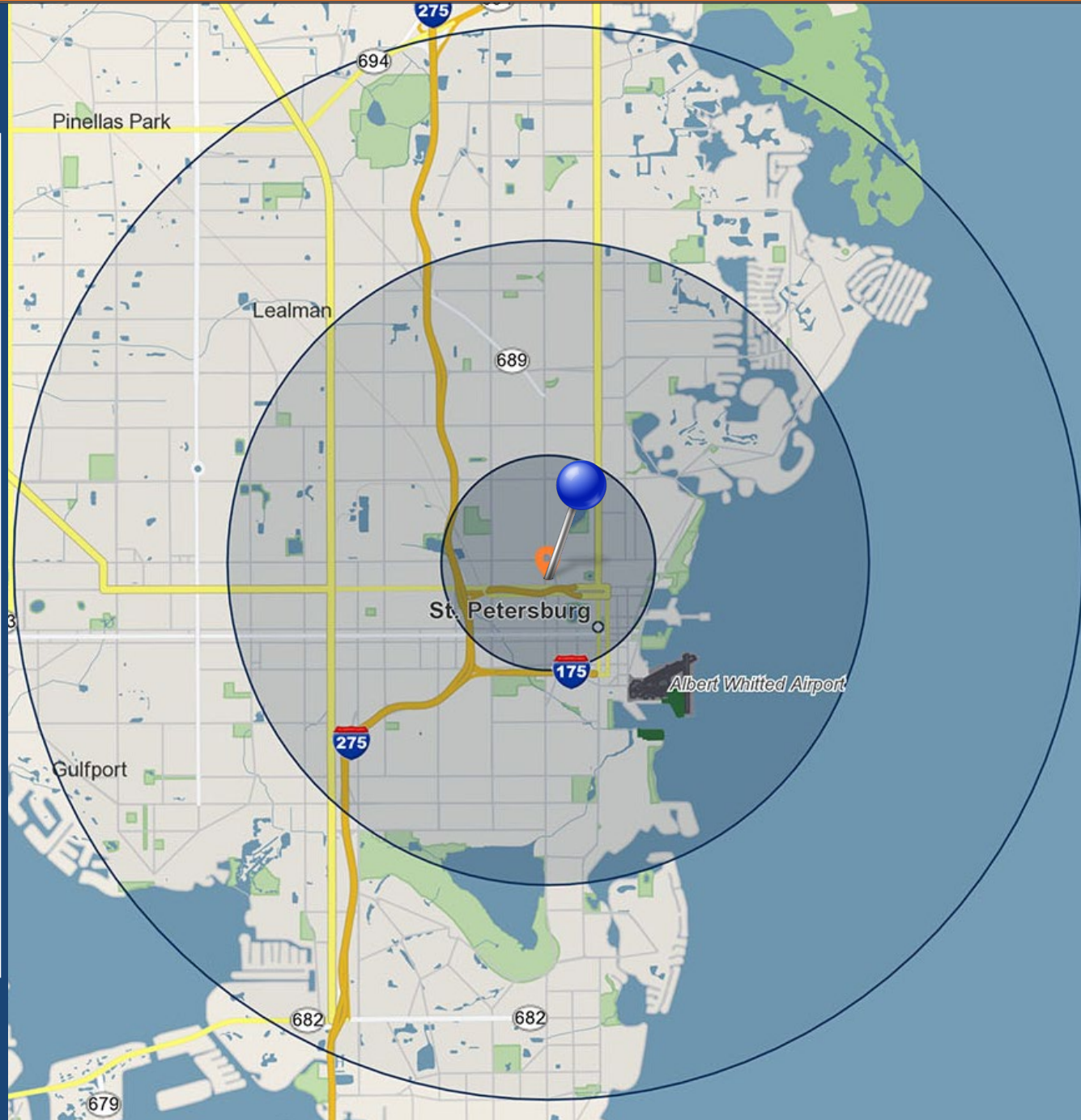


ABOUT WALGREENS

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| | |
|---------------------|--|
| Name | Walgreens |
| Ownership | Public |
| Stock Symbol | WBA |
| Sales Volume | \$139.5 Billion (2020) |
| Board | NYSE |
| Tenant | Corporate Store |
| HQ | Deerfield, IL |
| Number of Locations | 9,277+ |
| Number of Employees | 385,000 (2020) |
| Web Site | www.walgreens.com |

FOUNDED IN 1901



| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| 2027 Projection | | | |
| Total Population | 21,458 | 109,074 | 241,361 |
| 2022 Estimate | | | |
| Total Population | 20,718 | 107,640 | 239,872 |
| 2010 Census | | | |
| Total Population | 18,661 | 102,622 | 231,876 |
| 2000 Census | | | |
| Total Population | 19,734 | 106,137 | 239,468 |
| Daytime Population | | | |
| 2022 Estimate | 33,564 | 115,170 | 222,870 |
| HOUSEHOLDS | 1 Mile | 3 Miles | 5 Miles |
| 2027 Projection | | | |
| Total Households | 12,001 | 50,616 | 109,151 |
| 2022 Estimate | | | |
| Total Households | 11,446 | 49,559 | 107,856 |
| Average (Mean) Household Size | 1.7 | 2.1 | 2.2 |
| 2010 Census | | | |
| Total Households | 10,067 | 45,993 | 101,964 |
| 2000 Census | | | |
| Total Households | 10,550 | 47,379 | 105,461 |
| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
| 2022 Estimate | | | |
| \$200,000 or More | 7.5% | 6.7% | 5.5% |
| \$150,000-\$199,999 | 5.5% | 4.8% | 4.7% |
| \$100,000-\$149,999 | 11.8% | 12.0% | 12.3% |
| \$75,000-\$99,999 | 8.6% | 11.6% | 13.1% |
| \$50,000-\$74,999 | 14.0% | 18.4% | 19.0% |
| \$35,000-\$49,999 | 11.1% | 13.2% | 13.7% |
| \$25,000-\$34,999 | 9.0% | 9.9% | 10.3% |
| \$15,000-\$24,999 | 11.7% | 9.8% | 9.5% |
| Under \$15,000 | 20.8% | 13.6% | 11.8% |
| Average Household Income | \$83,838 | \$83,147 | \$80,190 |
| Median Household Income | \$45,825 | \$54,116 | \$55,143 |
| Per Capita Income | \$47,243 | \$38,689 | \$36,330 |

GEOGRAPHY: 5 MILE



POPULATION

In 2022, the population in your selected geography is 239,872. The population has changed by 0.2 percent since 2000. It is estimated that the population in your area will be 241,361 five years from now, which represents a change of 0.6 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 43.7, compared with the U.S. average, which is 38.6. The population density in your area is 3,058 people per square mile.



HOUSEHOLDS

There are currently 107,856 households in your selected geography. The number of households has changed by 2.3 percent since 2000. It is estimated that the number of households in your area will be 109,151 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.2 people.



INCOME

In 2022, the median household income for your selected geography is \$55,143, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 72.6 percent since 2000. It is estimated that the median household income in your area will be \$62,613 five years from now, which represents a change of 13.5 percent from the current year.

The current year per capita income in your area is \$36,330, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$80,190, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 120,000 people in your selected area were employed. The 2000 Census revealed that 62.0 percent of employees are in white-collar occupations in this geography, and 38.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 19.8 minutes.



HOUSING

The median housing value in your area was \$197,479 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 69,929 owner-occupied housing units and 35,532 renter-occupied housing units in your area. The median rent at the time was \$440.



EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 10.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 20.3 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 27.9 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 20.2 percent in the selected area compared with the 20.4 percent in the U.S.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

Real Estate Investment Sales + Financing

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