

\$100,000 Fee to Buyer's Broker



CVS

 JOHNSTOWN, PA

\$3,785,000

6.00% CAP

15+ Year NNN CVS in Pennsylvania

- NO RENT HOLIDAY
- Low rent and low price point
- True NNN lease with zero landlord responsibilities
- \$85k in Average Household Incomes
- 65 miles from downtown Pittsburgh
- Full CVS corporate guarantee



**DRUGSTORE PROPERTY
ADVISORS**
Experts in Walgreens and CVS Investments

John Giordani
Founder, CEO



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INVESTMENT SUMMARY

1650 MENOHER BLVD | JOHNSTOWN, PA 15905

CVS #10249



\$3,785,000

PRICE



6.00%

CAP RATE



\$227,079

ANNUAL RENT



15

YRS. GUARANTEED

This is a well located CVS drugstore, at the intersection of Menoher Blvd and Goucher St. These two roads are a main arterial for Johnstown, with national retailers: Dollar General, Ace Hardware, McDonalds, Dairy Queen, Subway, Dunkin', Dollar Tree... and more. This is a true absolute net lease, with ZERO Landlord responsibilities. Proximity to Pittsburgh (a 65 mile drive) and the preferred five-year option structure, coupled with a full CVS Guaranty make this an ideal candidate for a savvy 1031 Buyer.



PROPERTY OVERVIEW



PROPERTY DETAILS

Address: 1650 Menoher Blvd
Year Built: 2015
Building Size: 13,627 Sq. Ft.
Lot Size: 1.815 Acres
Tenant: CVS



LEASE SUMMARY

Lease Type: NNN
Landlord Responsibilities: None
Rent Start Date: 10/16/2015
Firm Term End Date: 1/31/2041
Termination Options: 2 x 5 year fixed rate
 extension periods. 8 x 5
 year fair market rental
 value extension periods



DEMOGRAPHICS



POPULATION

1 Mile	3 Miles	5 Miles
5,877	36,167	53,427



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$101,186	\$63,185	\$65,004



SUBJECT PROPERTY
CVS/pharmacy

 **GOUCHER ST**
(5,767 VPD)

 **MENOHER BLVD**
(11,037 VPD)

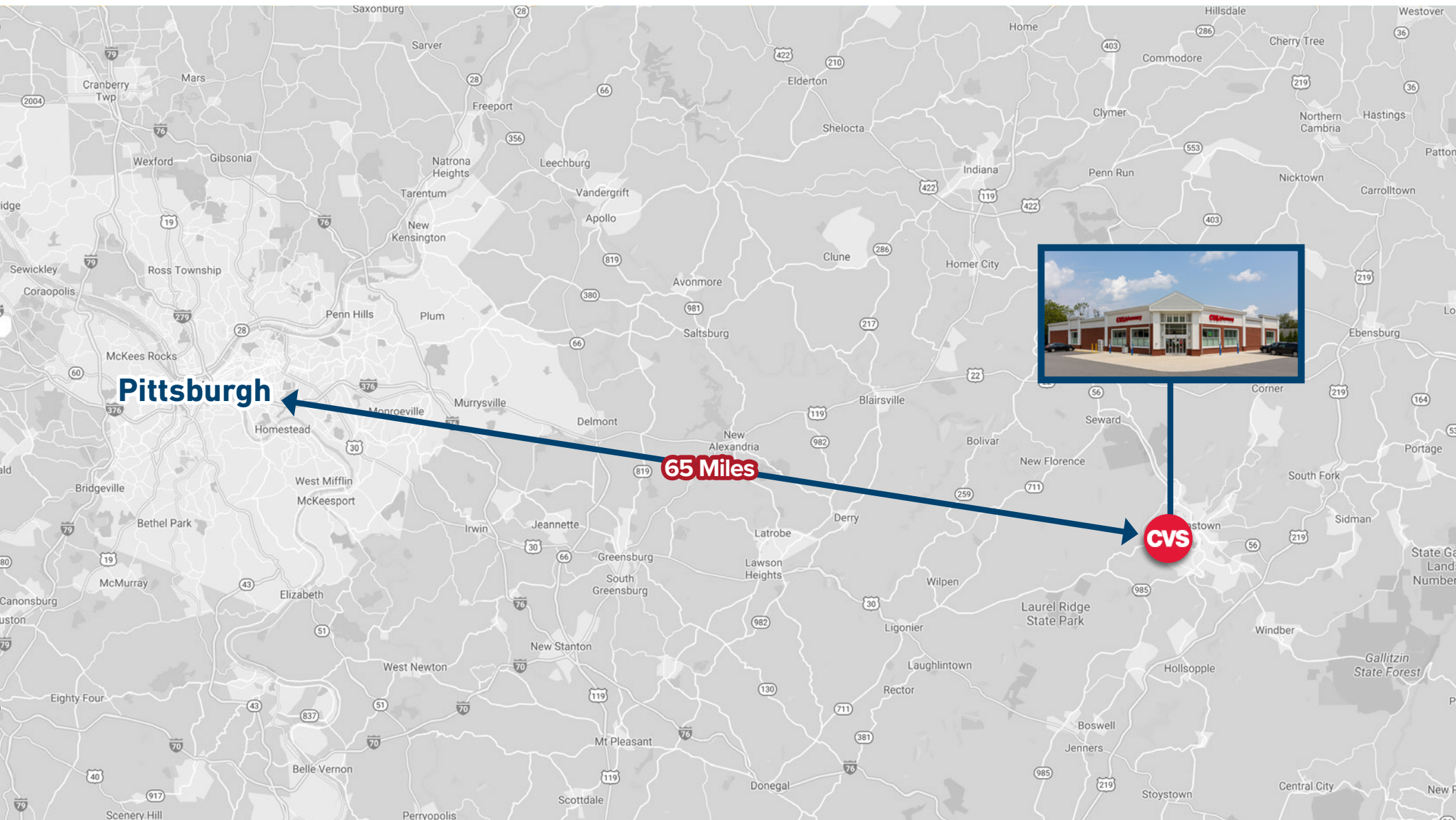
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REGIONAL OVERVIEW



ABOUT CVS



For many, our company name remains synonymous with the nearly 10,000 retail locations we operate across the United States. Today's CVS Health is, of course, so much more than that. CVS Caremark® makes us the nation's largest pharmacy benefits manager, and we are also the leader in retail clinics, specialty pharmacy, and infusion.

With our recent acquisition of Aetna®, CVS Health operates one of the nation's premier health benefits companies as well. These businesses, working together as an enterprise, create a uniquely powerful platform that will open a new front door to health care and reshape the consumer experience.

Three strategic imperatives guide our transformation efforts: be local, make health care simple, and improve health. CVS Health offers more consumer touchpoints than any other health care company, and this enables us to offer care where, when, and how patients need it—in the community, in the home, or even in the palm of their hand through digital devices.

And because we already engage with one in three Americans as part of their everyday activities, we can simply build our programs and services into their existing routines.

The current system drives patients to be health care decision makers, but they lack the tools needed to navigate effectively. We're going to change that and help guide patients along their health care journeys by providing more convenient access to the information, resources, and services they need. And by aligning the capabilities of Aetna with our consumer-centric assets, we will more effectively deliver on our purpose of helping people on their path to better health.



CVS FACTS AND FIGURES



9,900+

Retail locations in
49 states, the
District of Columbia
and Puerto Rico



More than

23.6M

Medical benefit
members



1,100+

Minute Clinic locations
in 33 states and the
District of Columbia

PHARMACY & CONSUMER WELLNESS



The Pharmacy & Consumer Wellness segment dispenses prescriptions in its retail pharmacies and through its infusion operations, provides ancillary pharmacy services including pharmacy patient care programs, diagnostic testing and vaccination administration, and sells a wide assortment of health and wellness products and general merchandise. The segment also provides pharmacy services to long-term care facilities and pharmacy fulfillment services to support the Health Services segment's specialty and mail-order pharmacy offerings.



85%

of the U.S. population
lives within 10 miles of a
CVS Pharmacy® location



1.7
billion
scripts filled

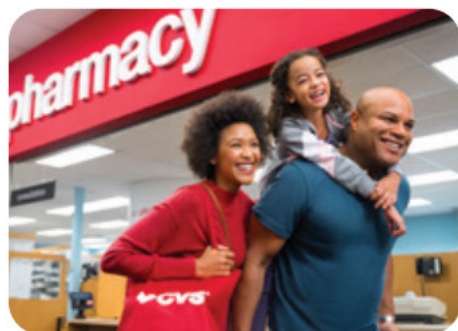


9,000+
local touchpoints



27%+

market share for retail
pharmacy prescriptions



100%

of commercial scripts
dispensed through
CVS Pharmacy are
contracted through
CVS CostVantage™
beginning in 2025



FINANCIAL SUMMARY

INCOME STATEMENT

(USD)	2024 ⓘ
Revenue	370.66B
Operating expense	41.23B
Net income	4.61B
Net profit margin	1.24
Earnings per share	5.42
EBITDA	12.62B

CASH FLOW

(USD)	2024 ⓘ
Cash and short-term investments	10.99B
Total assets	253.22B
Total liabilities	177.49B
Total equity	75.73B

BALANCE SHEET

(USD)	2024 ⓘ
Net income	4.61B
Cash from operations	9.11B
Cash from investing	-7.61B
Cash from financing	-1.14B
Net change in cash	359.00M
Free cash flow	6.91B



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All information provided is deemed reliable, but is not guaranteed and should be independently verified.



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