

Walgreens

2630 NE Vivion Rd, Kansas City, MO 64119

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

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PROPERTY OVERVIEW

Walgreens

2630 NE Vivion Rd, Kansas City, MO 64119



INVESTMENT HIGHLIGHTS

Percentile Ranking for Branded Location

91th%

Percentile Rank in U.S.

95th%

Percentile Rank in
Missouri

81th%

Percentile Rank in
Kansas City

Property Highlights

- **Strong sales** – Tenant reports strong sales with an estimated rent-to-sales ratio under 4%.
- **Kansas City MSA** – Located 7 miles from downtown Kansas City, the metro is the 31st-largest in the U.S. with 2.2M+ residents and benefits from a strong economic base, diverse employment, and continued population growth.
- **Signalized intersection & high visibility** – Prime signalized corner with exposure to ±43,473 VPD on Antioch Rd and US-69. Minutes from US-169 and I-35, providing easy access throughout North Kansas City and the broader metro.
- **Strong demographics** – Located in the fast-growing Northland area, which saw 6.8% population growth over the past five years. The 5-mile population exceeds 142,638, and the 3-mile average household income is \$89,833+, supporting strong retail demand.
- **Healthcare-driven traffic** – Less than 1 mile from North Kansas City Hospital (451 beds, 3,000+ employees) and the closest national drugstore to the hospital, generating consistent daily traffic from staff, patients, and visitors.
- **Major employment hub** – Surrounded by key employers including Cerner/Oracle Health, Ford Claycomo (7,000+ employees), and the Kansas City CBD. Additional nearby employers include Harrah's Casino & Hotel and multiple logistics and service industry facilities.
- **Exceptional store performance** – AlphaMap data ranks this Walgreens among the top performers: top 10% nationally (90th percentile), top 6% in Missouri (94th percentile), and attracting 20,000+ monthly visitors—placing it among the highest-traffic Walgreens in the U.S.





Antioch Rd ± 28,814 VPD

± 14,659 VPD



PROPERTY PHOTOS



2630 NE Vivion Rd
Kansas City, MO 64119

±13,905 SF

GLA

1.51 AC

Land Size

±42,000

VPD

NNN

Lease Type

1999

Year Built



FINANCIAL OVERVIEW

Walgreens

2630 NE Vivion Rd, Kansas City, MO 64119



FINANCIAL SUMMARY

\$3,321,000

List Price

10.00%

Cap Rate

\$332,100

NOI

\$238

Price Per SF

Tenant Summary

Tenant Entity Name	Walgreens Co. an IL LLC
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Effective Date	10/1/1999
Lease Expiration Date	10/31/2029
Term Remaining on Lease	±3.75 Years
Option Periods	Eight, 5-Year(s)
Landlord Responsibility	Roof, Structure and Parking lot Replacement
Tenant Responsibility	Pays directly for CAM, Taxes, Insurance. HVAC Maint./Replace
ROFR	30 Days

Annualized Operating Data

Lease Start	Lease End	Annual Rent	Monthly Rent	Rent PSF
10/1/1999	10/31/2029	\$332,100	\$27,675	\$23.88
11/1/2029 (Opt. 1)	10/31/2034	\$332,100	\$27,675	\$23.88
11/1/2034 (Opt. 2)	10/31/2039	\$332,100	\$27,675	\$23.88
11/1/2039 (Opt. 3)	10/31/2044	\$332,100	\$27,675	\$23.88
11/1/2044 (Opt. 4)	10/31/2049	\$332,100	\$27,675	\$23.88
11/1/2049 (Opt. 5)	10/31/2054	\$332,100	\$27,675	\$23.88
11/1/2054 (Opt. 6)	10/31/2059	\$332,100	\$27,675	\$23.88
11/1/2059 (Opt. 7)	10/31/2064	\$332,100	\$27,675	\$23.88
11/1/2064 (Opt. 8)	10/31/2069	\$332,100	\$27,675	\$23.88



TENANT OVERVIEW

Year Founded
1901

Headquarters
Deerfield, IL

Ownership Status
Privately Held

Employees
312,000

Locations
8,700

Credit Rating
SGL-2

Annual Revenue
\$147.66B

Walgreens

Tenant Overview

Walgreens, originally founded as the Walgreen Co. in Chicago in 1901, has evolved into one of America's most enduring and recognizable pharmacy and retail healthcare brands. Headquartered in Deerfield, Illinois, the company has maintained a strong national presence for over a century, anchoring community-level healthcare and everyday convenience through its vast network of retail pharmacy locations.

Why Invest in Walgreens?

- **Massive scale:** With thousands of locations, Walgreens remains a dominant U.S. pharmacy network.
- **Footprint optimization:** The store closure initiative signals a disciplined approach to refocusing operations on profitable assets.
- **Adaptability:** The company continues to invest in omnichannel capabilities and human-centered services even amid structural realignment.
- **Institutional-Caliber Credit & Long-Term Viability:** As one of the largest retail pharmacy chains in the country by revenue and location count, Walgreens presents a compelling risk-adjusted profile for net lease investors seeking tenants with high visibility, stable cash flows, and national credit recognition.



MARKET OVERVIEW

Walgreens

2630 NE Vivion Rd, Kansas City, MO 64119



KANSAS CITY, MO

Market Demographics



510,671
Total Population

\$65,225
Median HH Income

227,773
of Households

65.5%
Homeownership Rate

1,154,600
Employed Population

40.3%
% Bachelor's Degree

36.5.0
Median Age

\$243,200
Median Property Value

Local Market Overview

Kansas City has evolved into a regional hub that balances Midwestern cost-structure advantages with metropolitan amenities. The broader metro area has consistently attracted residents due to comparatively affordable housing, a strengthened job base and quality-of-life amenities. While the city proper remains under transformation in certain neighborhoods, the region is benefiting from inward migration, driven by relocation from higher-cost coastal markets and growth in export, logistics, and service sectors.

For a multifamily-targeted asset, Kansas City presents favorable tenant demand fundamentals: stable population growth, a relatively modest barrier to entry compared with premium gateway markets, and a diversified economy underpinning employment stability. Although parts of the city face structural headwinds (such as older housing stock and concentrated neighborhood revitalization needs), the overall value proposition remains compelling for investors seeking upside through refurbishment, repositioning or value-add execution.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	11,474	80,004	142,638
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,120	35,208	62,304
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,521	\$89,833	\$97,365



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Economic Drivers

The Kansas City metro region serves as a national hub for trade, transportation, and manufacturing, leveraging its central U.S. location and extensive logistics network. The area's economic foundation is anchored by major employers in automotive assembly, logistics, healthcare, finance, and federal government sectors. Kansas City's deep rail freight network, Foreign Trade Zone operations, and accessibility via multiple interstate highways make it a strategic center for goods movement and business distribution. Key industries driving the regional economy include transportation and logistics, advanced manufacturing (notably automotive), healthcare and life sciences, financial and professional services, and federal government operations. Major employers such as Ford and General Motors assembly plants, large hospital systems, government agencies, and financial and professional service firms sustain the metro's employment base. Ongoing infrastructure and development initiatives—including the expansion of national trade-zone and rail freight capacity, upgrades to the regional airport and logistics hubs, downtown revitalization and mixed-use infill projects, and continued interstate improvements, are further enhancing Kansas City's role as a diversified, growth-oriented economic center.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2630 NE Vivion Rd, Kansas City, MO 64119** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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