

WALGREENS

25073 WEST SOUTHERN AVE, BUCKEYE, AZ 85326

HIGH PERFORMING SITE - 91ST PERCENTILE PER PLACER.AI - 9% POPULATION GROWTH IN TRADE AREA



OFFERING MEMORANDUM



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Executive Summary

25073 West Southern Ave, Buckeye, AZ 85326

FINANCIAL SUMMARY

Price	\$4,825,200
Cap Rate	7.15%
Net Cash Flow	7.15% \$345,000
Building Size	14,820 SF
Year Built	2009
Lot Size	1.54 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Walgreens Co.
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	April 1, 2009
Lease Expiration Date	March 31, 2034
Lease Term Remaining	8 Years
Rental Increases	None
Renewal Options	50, 1 Year Options
Right of First Refusal	45 Days

Base Rent	\$345,000
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Net Operating Income	\$345,000
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Total Return	7.15% \$345,000
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five BELOW
Warehouse &
Distribution Center

**TSC TRACTOR
SUPPLY CO.**

fray's Marketplace tropical
SMOOTHIE CAFE
MY DR NOW verizon Swiggy

**YOUNGKER
HIGH SCHOOL**
±2,100 Students

COPPER FALLS
±500 Single-Family Homes

MILLER MANOR
±265 Single-Family Homes

PLANNED MULTI-FAMILY

Walgreens

16,000 CPD
W SOUTHERN AVE

FUTURE RETAIL DEVELOPMENT
Proposed Safeway & CVS

FUTURE RETAIL DEVELOPMENT

34,750 CPD
MILLER RD

AutoZone

**ExtraSpace
Storage**

**TRANSMISSIONS
AAMCO
TOTAL CAR CARE**



MAYFIELD
New Housing Community

**BALES
ELEMENTARY
SCHOOL**
±655 Students



**ExtraSpace
Storage**

**TRANSMISSIONS
AAMCO
TOTAL CAR CARE**

34,750 CPD
MILLER RD

AutoZone

FUTURE RETAIL DEVELOPMENT
Proposed Safeway & CVS

FUTURE RETAIL DEVELOPMENT

16,000 CPD
W SOUTHERN AVE

Walgreens

PLANNED MULTI-FAMILY



Property Description



INVESTMENT HIGHLIGHTS

- » **8 Years Remaining on Absolute Triple-Net (NNN) Lease with Multiple Renewal Options**
- » Corporate Guaranty by Walgreens, the Largest Drug Retailing Chain in the U.S.
- » **58,503 Residents within a 5-Mile Radius - Phoenix MSA**
- » High Performing Location - 91st Percentile per Placer.ai - Inquire with Broker for Sales
- » **Located in One of the Fastest-Growing Cities in AZ - Households and Population Projected to Increase 9% in the Surrounding Area by 2030**
- » Signalized Hard Corner Location, Accessible by Over 50,000 Cars per Day via West Southern Avenue and Miller Road
- » **Adjacent to a Brand New Self-Storage Facility and Surrounded by New Retail and Residential Developments**
- » Easy Freeway Access, Less Than 3 Miles South of Interstate 10, a Major Connector for the Phoenix MSA
- » **Average Household Income Exceeds \$98,000 within a 5-Mile Radius**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	10,713	37,867	63,782
2025 Estimate	9,977	34,834	58,503
Growth 2025 - 2030	7.38%	8.71%	9.02%

Households

2030 Projections	3,353	12,202	20,265
2025 Estimate	3,128	11,206	18,592
Growth 2025 - 2030	7.19%	8.89%	9.00%

Income

2025 Est. Average Household Income	\$82,785	\$90,097	\$98,418
2025 Est. Median Household Income	\$72,202	\$79,402	\$84,826

Tenant Overview



Walgreens



DEERFIELD, ILLINOIS

Headquarters



1901

Founded



±8,000

Locations



WWW.WALGREENS.COM

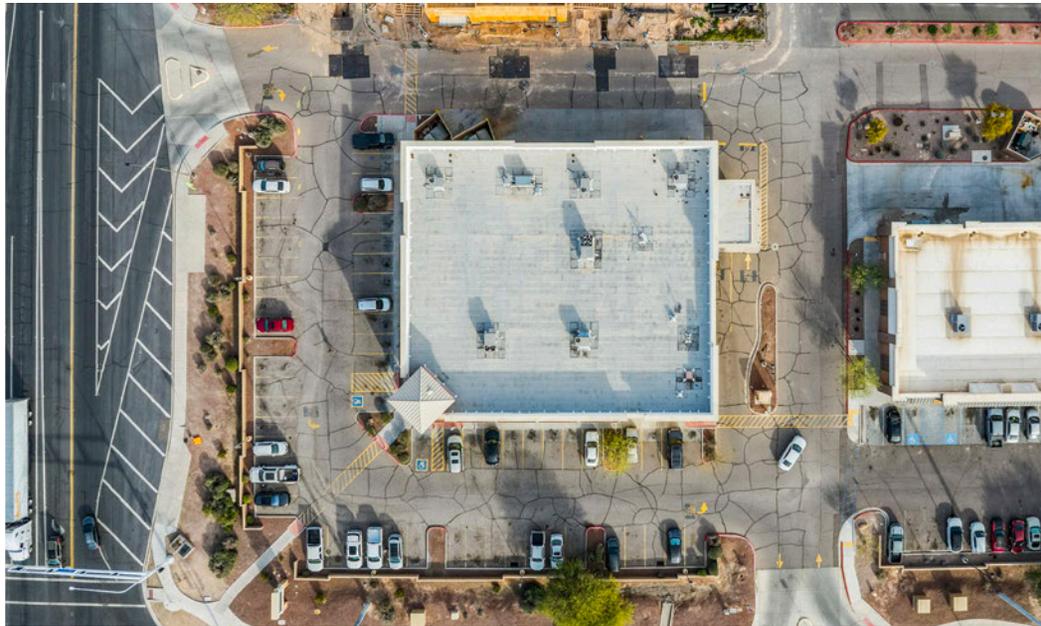
Website

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of 2026, the company operates approximately 8,000 stores in all 50 states and Puerto Rico. The company is headquartered in the Chicago suburb of Deerfield, Illinois.

SYCAMORE PARTNERS

In August 2025, Sycamore Partners acquired Walgreens' parent company, Walgreens Boots Alliance, Inc. Sycamore Partners is a New York-based private equity firm founded in 2011 that specializes in investments across consumer, retail, distribution, and related sectors. The firm manages \$11 billion in aggregate committed capital and has completed a number of high-profile acquisitions in the retail and consumer space: Staples, Torrid, Hot Topic, Belk, Chico's, and more. The Walgreens acquisition (valued at up to approximately \$23.7 billion), marks one of the largest leveraged buyouts in the retail sector's history, transitioning Walgreens from a publicly-traded company to private ownership and providing strategic flexibility for operational restructuring.

Property Photos



Location Overview



Buckeye is 30 miles west of Phoenix, located at the edge of the metro area and south of White Tank Mountain Regional Park. Founded in 1888, the city was originally named “Sidney.” In 1910, the name was changed to “Buckeye” and the city boomed as a result of the introduction of the railroad. Today, Buckeye is one of the fastest growing cities in the state and has become an important center in Arizona for industry, business, and commerce.

Buckeye’s key industries include logistics, distribution, and manufacturing. Existing business include Cardinal IG, Wal-Mart/Sam’s Club Distribution Center, Wal-Mart Transportation and Logistics, Clayton Homes, and Fertizona. The city benefits from its direct access to major freeways and its location along the CANAMEX Corridor. An abundant workforce, exceptional quality of life and easy

access to key interstate and highway corridors have made Buckeye a highly sought-after retail destination. As the Western Gateway into and out of Greater Phoenix, Buckeye affords existing and new-to-market retailers an unparalleled opportunity to be at the forefront of growth.

One of the major draws of Buckeye is Verrado, a master-planned community and the largest suburban community in Metropolitan Phoenix in which the concept of New Urbanism was utilized. New Urbanism is an urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods with a wide range of housing and job types. Verrado’s neighborhoods are known for beautiful homes, tree-lined streets, ample front porches, and friendly residents. Verrado features a walkable Main Street district with shops and restaurants.

[exclusively listed by]

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For financing options, please reach out to:

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