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WALGREENS

TROPHY LOCATION

4935 Warner Avenue – Huntington Beach, CA 92649

Price: \$19,500,000



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- ❖ Absolute Triple Net Walgreens in Orange County, California
- ❖ Over 11 Years Remaining of Lease Term with Extremely Rare Rent Escalations Every 5 Years
- ❖ Excellent Traffic Counts (49,000+ VPD) at Hard Corner, Signalized Intersection
- ❖ Drive-Thru Prescription Window
- ❖ Average Household Income Within 3 Miles above \$134,304
- ❖ Over 100,000 People Within 3 Miles

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