

Walgreens

1055 WAYZATA BLVD E | WAYZATA, MN



OFFERING MEMORANDUM

B BRISKY | NET LEASE

Property Information

SECTION 1



Property Overview



Address

1055 Wayzata Blvd
Wayzata, MN 55391

Square Footage

15,149 SF

Acres

1.38

Price

\$10,000,000

Cap

6.15%

Current Term Expiration

3/31/2035

Current Term Remaining

10.5 Years

Annual Base Rent

\$615,300

Rent Increases

None

Renewal Options

Eleven 5-Year

Property Highlights

Prime Trophy Location Near Lake Minnetonka:

Positioned in a highly sought-after area of Wayzata, this Walgreens benefits from its close proximity to Lake Minnetonka, attracting both local residents and visitors. Due to the high barriers to entry in Wayzata, this was a five-year development for Walgreens.

High-Performing Store:

The location boasts annual sales consistently exceeding \$3,000,000, underscoring its strong performance and customer demand.

Corner Lot on Signalized Intersection:

Positioned on a highly visible corner lot, this property enjoys excellent accessibility and high traffic counts (15,200+ VPD - Central Ave North & 21,400+ VPD - Wayzata Blvd) from a major signalized intersection.

Affluent Neighborhood:

Located in an upscale community with a strong and loyal customer base, this Walgreens serves a well-established and affluent population, contributing to its consistent sales performance.

Absolute NNN Lease:

This property features an absolute NNN lease with zero landlord responsibilities, backed by a strong corporate guarantee with over 10 years remaining on the lease term.

Complete Highlights



Location Information

Building Name	Walgreens Wayzata, MN
Street Address	1055 Wayzata Blvd
City, State, Zip	Wayzata, MN 55391
County	Hennepin
Market	Minneapolis/St Paul
Sub-market	Ridgedale
Signal Intersection	Yes
Traffic Count	21.4K+ VPD - Wayzata Blvd

Building Information

NOI	\$615,300.00
Cap Rate	6.15%
Occupancy %	100.0%
Tenancy	Single
Year Built	2015
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Parking Stalls	50

Tenant Profile

ABOUT WALGREENS

Walgreens is a leading drugstore chain in the U.S. and is part of Walgreens Boots Alliance, a global healthcare company formed in 2014 from the merger of Walgreens and Alliance Boots. With over 13,000 stores in 8 countries, Walgreens Boots Alliance is the largest retail pharmacy group in both the U.S. and Europe. Walgreens operates more than 8,700 stores across the U.S., often found at prime, signalized intersections. The company is publicly traded on the NASDAQ under the symbol WBA.

Walgreens



1901
FOUNDED



Deerfield, IL
HEADQUARTERS



8,700+
LOCATIONS



240,000+
EMPLOYEES



Additional Photos



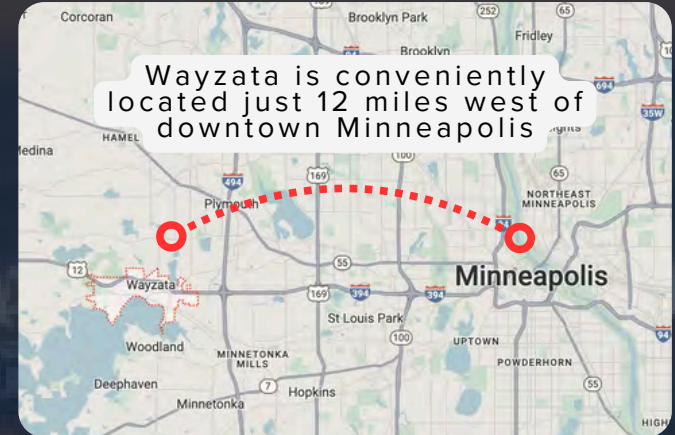
Location Information

SECTION 2



MARKET OVERVIEW

Wayzata, Minnesota, is a sought-after lakeside community known for its natural beauty, upscale amenities, top-ranked schools, & vibrant downtown. Wayzata's location, just 12 miles west of downtown Minneapolis, adds to its desirability. It provides residents with a peaceful, suburban atmosphere while allowing easy access to the Twin Cities' cultural and business hubs. Many professionals and executives choose to live in Wayzata for its balance of tranquility and proximity to the urban job market. With its ideal location, beautiful homes, lakefront lifestyle, & exclusive real estate market, Wayzata offers an exceptional quality of life, making it one of Minnesota's most sought-after places to live.



DEMOGRAPHICS

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	36,266	107,358	560,858
Pop. 5 Year Forecast	37,531	112,440	588,857
Households	15,139	45,055	231,388
Median House Value	\$621,105	\$571,889	\$484,629
HH Average Income	\$199,679	\$179,582	\$156,704
Median Age	45	42	40

Aerial Map



CENTRAL AVE N 15,200+ VPD

WAYZATA AVE 21,400+ VPD

Point of Access

SUBJECT PROPERTY

Point of Access

15,149 SF | 1.38 AC
CORNER LOT ON MAJOR SIGNALIZED INTERSECTION
2 POINTS OF ACCESS
ONLY 1 MILE FROM BEACH ACCESS TO LAKE MINNETONKA

Retailer Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Financial Analysis

SECTION 3



Offering Summary



\$10,000,000

PRICE



\$615,300

NET OPERATING INCOME



6.15%

CAP RATE



10.5 Years

TERM REMAINING

Address: 1055 Wayzata Blvd
Wayzata, MN 55391

Lease Type: Absolute Net

Tenant: Walgreens

Tenant Type: Retail

Commencement: 4/1/2015

Expiration Date: 3/31/2035

Options: Eleven 5-Year

Increases: None

LL Responsibilities: None

Guaranty: Corporate



About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



Trent Anderson

Senior Associate
tanderson@brisky.com
Cell: 818.442.3131
CaIDRE #01978940



Brian Brisky

Founder, President
bbrisky@brisky.com
Cell: 715.529.4441
MN #40546562

Confidentiality & Disclaimer

The following notices are provided by Brisky Enterprises MN Inc. dba Brisky Net Lease and/or Brisky Commercial Real Estate.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Brisky Net Lease makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Net Lease has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Net Lease does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Net Lease.

NON-ENDORSEMENT NOTICE - Brisky Net Lease is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Net Lease. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Net Lease does not guarantee financial performance of the property described herein. Brisky Net Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Brisky Net Lease is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Net Lease are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Net Lease shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Net Lease and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Net Lease from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Net Lease prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Net Lease's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Enterprises MN, Inc. All rights reserved.

