



 **The Kase Group**
Real Estate Investment Services

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WALGREENS ABSOLUTE NNN LEASE

11440 Windemere Pkwy, San Ramon, CA 94582



11440

Walgreens
PHARMACY

Walgreens

drive thru pharmacy



WALGREENS

11440 Windemere Pkwy, San Ramon, CA

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present this exceptional investment opportunity for a single-tenant Walgreens property located at **11440 Windemere Pkwy, San Ramon, CA.**

The property is fully leased to Walgreens with a corporate guarantee. This **Absolute NNN leased property** offers a long-term lease with scheduled increases in rent at each option.

The property spans **12,868 square feet** plus a 2nd level mezzanine for stock. The property is situated on a 1-acre lot, situated in a prime, high-traffic area of San Ramon, California with three access points to the property.

Neighboring retailers include Safeway, Wells Fargo, Peet's Coffee, Chase Bank, and Stanford Health Care. The location is well-positioned for visibility and access in a community with significant barriers to entry.

PROPERTY HIGHLIGHTS

- **Long-Term Absolute NNN Lease**
- **Zero Landlord Obligations**
- **Prime Location:** The property is located in a rapidly growing, affluent area, benefiting from high traffic and proximity to national retailers and residential developments with an average household income in excess of \$269,487 within 1 mile
- **Corporate Lease:** Walgreens, a national pharmacy leader, serves as the tenant, providing strong financial backing and long-term lease security.
- **Scheduled Increases in Rent at Options**
- Walgreens San Ramon is the only national freestanding pharmacy within 4 miles
- Tremendous neighborhood retail location, convenient to award-winning Dougherty Valley High School and Diablo Valley College (DVC) Satellite Campus

OFFERING SUMMARY

Price	\$8,666,667
Cap Rate	6.00%
Net Operating Income	\$520,000
Lease Start	10/3/2016
Lease Expiration	10/31/2036
Square Footage	12,868 SF
Lot Size	1 AC
Options	Eleven, 5 Year Options
Next Increase	11/1/36 \$572,000 (1st Increase)
Increases	Rent is flat until 11/01/36

RENT ROLL

TENANT NAME	LEASE DATE	LEASE TERM	LEASE COMMENCEMENT	LEASE EXPIRATION	SQ. FT.	ANNUAL RENTAL INCOME	MONTHLY RENTAL INCOME	OPTIONS
WALGREEN CO. AN ILLINOIS CORPORATION	10/3/2016	75	10/3/2016	10/31/2036	12,868	\$520,000	\$43,333	ELEVEN (11), FIVE (5) YEAR OPTIONS

INCREASE PERIODS

DATE	MONTHLY RENT	ANNUAL RENT
11/1/2036	\$47,666.67	\$572,000
11/1/2046	\$50,000.00	\$600,000
11/1/2056	\$52,552.50	\$630,630
11/1/2066	\$55,180.00	\$662,160
11/1/2076	\$57,939.00	\$695,268
11/1/2086	\$60,836.00	\$730,032

TENANT OVERVIEW

WALGREENS

Walgreens Boots Alliance is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 175-year heritage of caring for communities.

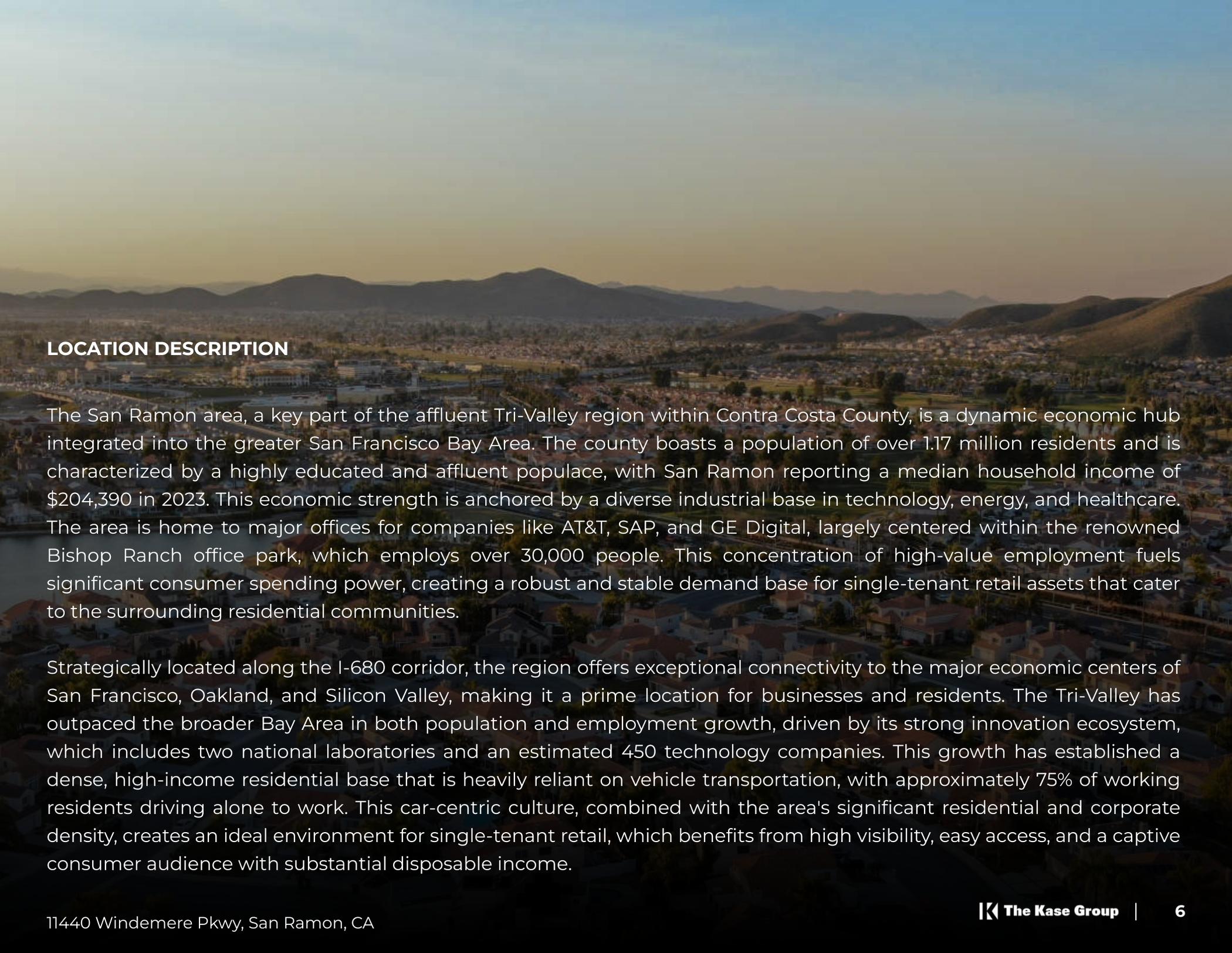
A trusted, global innovator in retail pharmacy with approximately 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. Through dispensing medicines, improving access to pharmacy and health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare in the thousands of communities it serves and beyond.

WBA employs approximately 311,000 team members, with a presence in eight countries and consumer brands including: Walgreens, Boots, Duane Reade, No7 Beauty Company and Benavides. The Company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace. In fiscal 2024, WBA scored 100% on the Disability Equality Index for disability inclusion.



11440 Windemere Pkwy, San Ramon, CA





LOCATION DESCRIPTION

The San Ramon area, a key part of the affluent Tri-Valley region within Contra Costa County, is a dynamic economic hub integrated into the greater San Francisco Bay Area. The county boasts a population of over 1.17 million residents and is characterized by a highly educated and affluent populace, with San Ramon reporting a median household income of \$204,390 in 2023. This economic strength is anchored by a diverse industrial base in technology, energy, and healthcare. The area is home to major offices for companies like AT&T, SAP, and GE Digital, largely centered within the renowned Bishop Ranch office park, which employs over 30,000 people. This concentration of high-value employment fuels significant consumer spending power, creating a robust and stable demand base for single-tenant retail assets that cater to the surrounding residential communities.

Strategically located along the I-680 corridor, the region offers exceptional connectivity to the major economic centers of San Francisco, Oakland, and Silicon Valley, making it a prime location for businesses and residents. The Tri-Valley has outpaced the broader Bay Area in both population and employment growth, driven by its strong innovation ecosystem, which includes two national laboratories and an estimated 450 technology companies. This growth has established a dense, high-income residential base that is heavily reliant on vehicle transportation, with approximately 75% of working residents driving alone to work. This car-centric culture, combined with the area's significant residential and corporate density, creates an ideal environment for single-tenant retail, which benefits from high visibility, easy access, and a captive consumer audience with substantial disposable income.

AERIAL MAP







WALGREENS

11440 Windemere Pkwy, San Ramon, CA

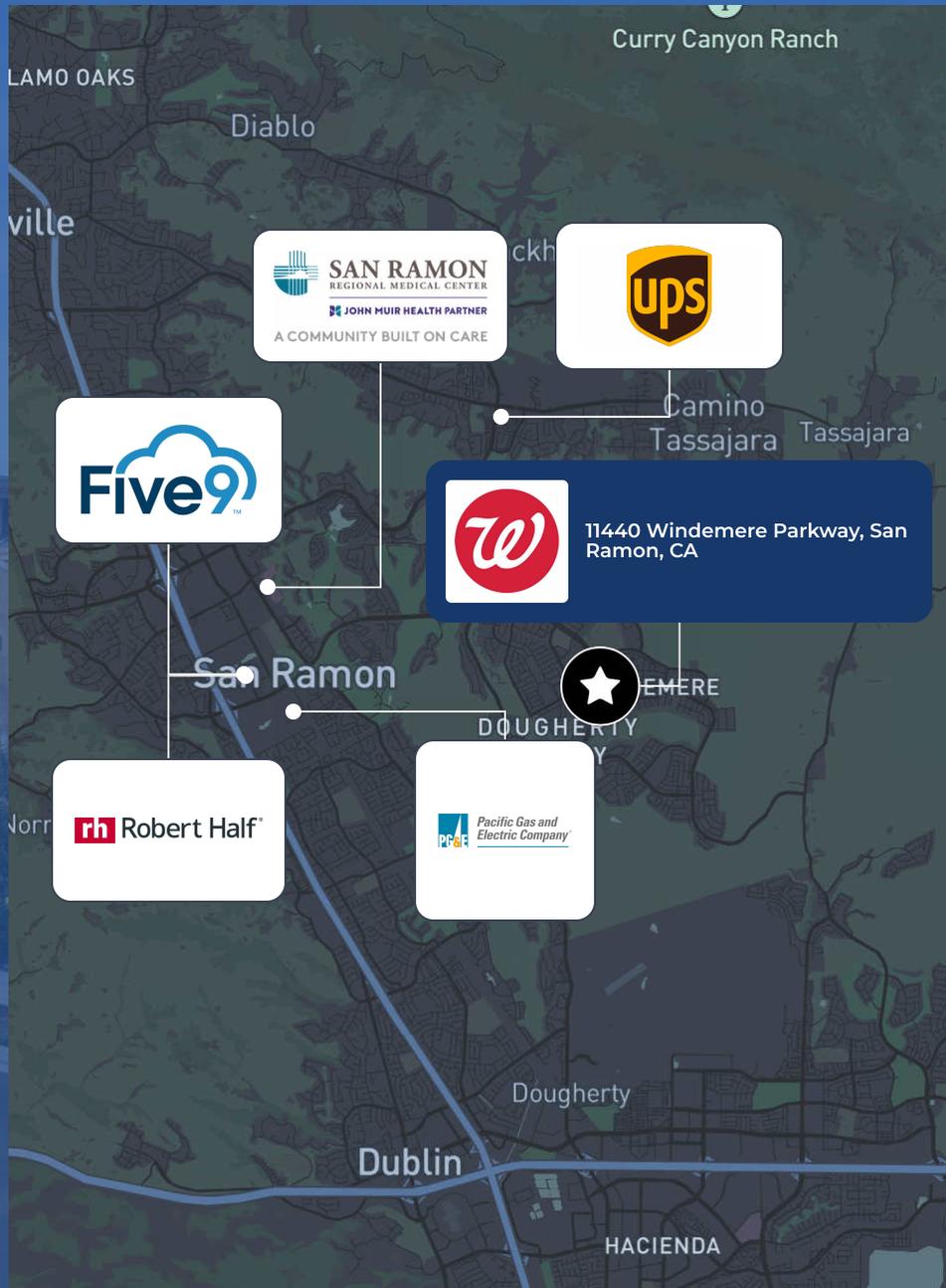
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

Population	1 mile	2 miles	3 miles
2025 Estimated Population	23,331	38,802	87,874
2030 Projected Population	22,835	38,020	85,618
2020 Census Population	22,747	38,421	89,298
2010 Census Population	15,675	28,929	70,591
Historical Annual Growth 2010-2025	3.30%	2.30%	1.60%
2025 Median Age	37.8	38.5	40.3
Households			
2025 Estimated Households	7,214	12,002	29,644
2030 Projected Households	7,203	12,001	29,397
2020 Census Households	7,029	11,857	29,630
2010 Census Households	4,808	9,228	24,323
Historical Annual Growth 2010-2025	3.30%	2.00%	1.50%
Race/Ethnicity			
2025 Est. White	18.40%	21.20%	33.30%
2025 Est. Black or African American	4.40%	4.10%	3.40%
2025 Est. Asian or Pacific Islander	68.20%	65.70%	52.80%
2025 Est. Amer. Indian / Native Alaskan	0.2%	0.2%	0.2%
2025 Est. Other Races	8.80%	8.80%	10.20%
2025 Est. Hispanic	8.30%	8.30%	10.30%
Income			
2025 Est. Avg. Household Income	\$269,487	\$288,710	\$274,867
2025 Est. Median Household Income	\$222,095	\$235,053	\$218,855
2025 Est. Per Capita Income	\$83,326	\$89,304	\$92,744
Education(Age 25+)			
Elementary (Grade 0 to 8)	2.60%	1.90%	1.40%
Some High School (9 to 11)	1.80%	1.60%	1.70%
High School Graduate	6.50%	6.90%	8.00%
Some College	7.10%	8.40%	10.40%
Associate's Degree Only	5.10%	4.60%	5.40%
Bachelor's Degree Only	39.10%	39.90%	39.00%
Graduate Degree	37.70%	36.70%	34.10%
Business			
2025 Estimated Total Businesses	348	741	2,413
2025 Estimated Total Employees	2,757	4,593	18,652
2025 Est. Employee Pop. per Business	7.9	6.2	7.7
2025 Est. Residential Pop. per Business	67.1	52.4	36.4



MAJOR EMPLOYERS



The area surrounding 11440 Windemere Pkwy, San Ramon, CA features a highly diverse employment base anchored by industries such as energy, technology, healthcare, logistics, and professional services. Major employers include Pacific Gas & Electric (PG&E), a top utility provider supporting thousands of regional energy professionals; Five9, Inc., a cloud software leader driving innovation in contact center technology; San Ramon Regional Medical Center, a key healthcare provider serving the Tri-Valley area; United Parcel Service (UPS), supporting the region's logistics and distribution network; and Robert Half International, a globally recognized professional staffing and consulting firm. The city's proximity to Interstate 680, along with access to BART and nearby business parks, enhances commuter connectivity and access to these employment hubs. This strong mix of corporate headquarters, technology firms, and essential service providers underpins San Ramon's economic stability and supports sustained demand for commercial and residential real estate in the area.

Employer	Industry	Employees	Distance
Pacific Gas & Electric Company	Utilities / Energy	~2,230	~1.5 miles
Five9, Inc.	Software / Cloud Contact Center	~3,073	~1.8 miles
San Ramon Regional Medical Center	Healthcare / Hospital	~650	~3.0 miles
United Parcel Service	Logistics / Distribution	~385	~2.5 miles
Robert Half International	Professional services / Staffing	~1,364	~2.2 miles

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Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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