

WALGREENS

Grants, NM

\$ | Price: **\$4,878,769** % | Cap Rate: **6.50%**

15-Year Sale-Leaseback | Strong Performing Location | Rare, Absolute NNN Lease

THE OFFERING

Northmarq is pleased to offer for sale to qualified investors, the opportunity to purchase a fee-simple interest in the Walgreens asset located in Grants, NM ("The Property"). The Property consists of a ±16,419 square foot freestanding building, on a 4.25 acre parcel of land. Walgreens recently executed a 15-year saleleaseback, reaffirming the strength of this location and their long-term commitment despite broader company headwinds. Additionally, Walgreens has consistently reported strong sales at this location and the lease is an Absolute NNN Lease with no landlord responsibilities. See Lease Abstract for full details.

The Property benefits from outstanding visibility fronting E Santa Fe Ave and is located at the Santa Fe Ave and Interstate 40/Route 66 interchange. Surrounding national retailers include Walmart, Tractor Supply, Dollar Tree, Taco Bell, Denny's, Dairy Queen, and Subway. An original build to suit for Walgreens in 2014, the Property features Walgreens' newer prototype with a drive-thru pharmacy.



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