



EXCLUSIVELY LISTED
INVESTMENT OFFERING



1305 WEST UNIVERSITY BOULEVARD
ODESSA, TEXAS 79764

Walgreens



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Property Overview



**1305 WEST UNIVERSITY BOULEVARD
ODESSA, TX 79764**

Year Built: 2001

Lot Size: 66,236 Square Feet

Building Size: 15,120 Square Feet

Investment Highlights

STABLE INCOME

Rental income guaranteed by Walgreens parent corporate (S&P BBB) investment grade Fortune 500 Company with over 8,000 locations.

LEASE TERM REMAINING

11 years of primary lease term remaining on an triple net lease where landlord has no responsibilities whatsoever with 10 (5 years) in options to follow.

24-HR STORE WITH ABOVE AVERAGE SALES VOLUMES

The subject property has extremely high sales volumes, **\$6,440,000 reported sales per year**, and is the only 24 hour Walgreens store in the Odessa market. There are no Rite-Aids in the city of Odessa.

RETAIL CORRIDOR

The subject property is an out parcel to the Westgate Neighborhood Shopping Center (97,000 SF) also containing McDonalds, Planet Fitness, Dollar General, and Subway. Across the street is located an Albertson's grocery store, Pacific Tan, and Jack in the Box. The area includes several financial institutions such as Southwest 66 Credit Union, Frost Bank Financial Center, Members Financial Credit Union, West Texas State Bank, Liberty Mutual and Citibank. One and one half miles from the subject property is a Walmart Supercenter, which includes national retailers such as Radio Shack, Cricket Wireless, GameStop, Pizza Hut, and Domino's Pizza.

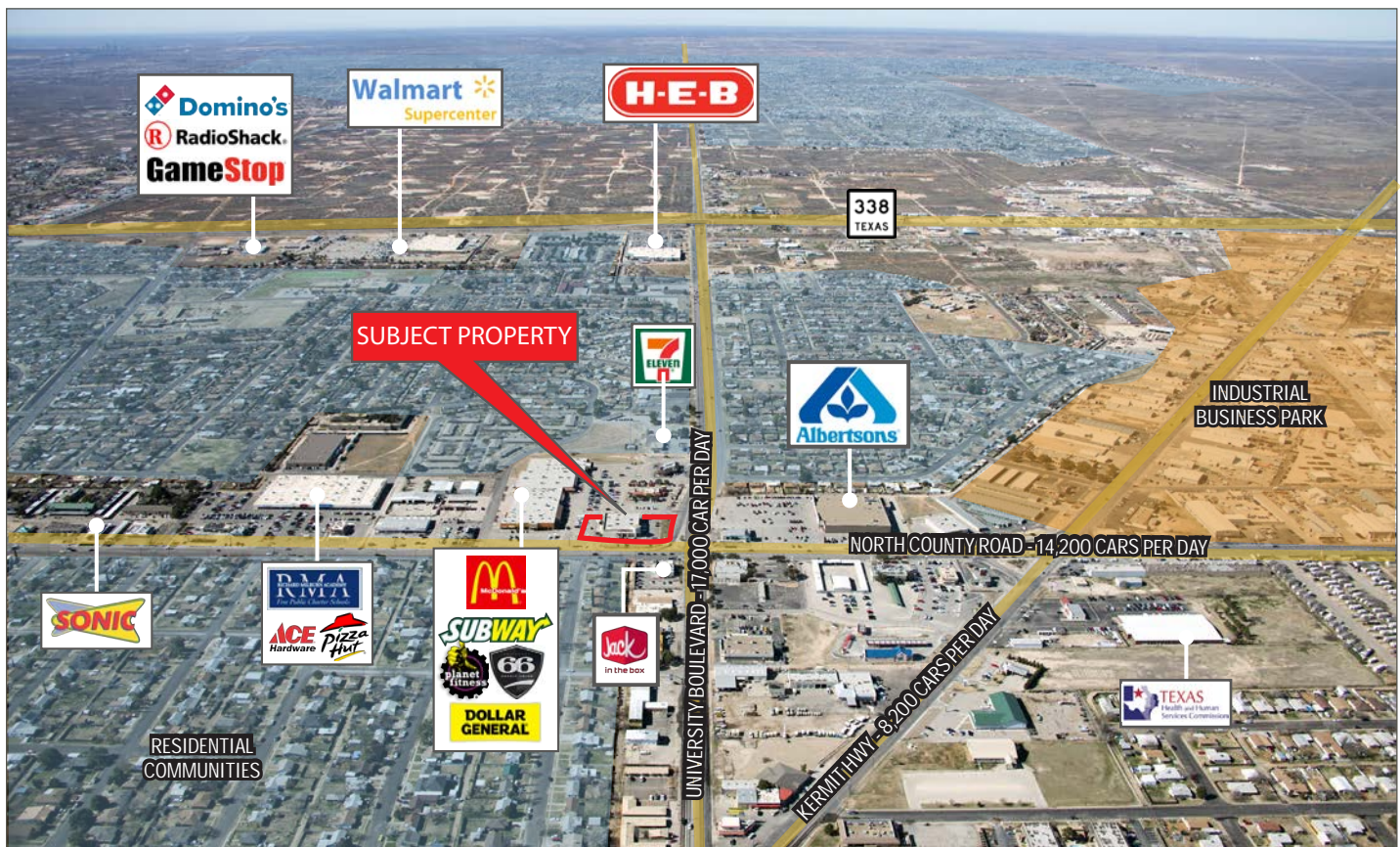
AREA DESCRIPTION

The subject property is located at the signalized corner of University Boulevard and North County Road, the major thoroughfare and retail corridor of Odessa, surrounded by residential communities, industrial areas, and two college campuses. One mile east lies Odessa College, a community college with approximately 6,000 students enrolled. Five miles east lies the University of Texas of the Permian Basin, a public university part of the University of Texas system, with over 6,100 students enrolled.

DEMOGRAPHICS

Average household income in a one mile radius is \$69,390, in a three mile radius is \$64,519, and \$71,894 in a five mile radius. Total one mile population is 14,409 residents, in a three mile radius 84,847 residents, and 139,656 residents in a five mile radius. Traffic counts are above 55,000 vehicles per day.





Lease Overview

Tenant:
WALGREENS (NYSE: WAG)

Landlord Income:
CORPORATE GUARANTEE

Credit Rating:
INVESTMENT GRADE, BBB (S&P)

Lease Type:
TRIPLE NET
No landlord responsibilities whatsoever.

Lease Term:
**11 YEARS REMAINING WITH
10 (5 YEAR) OPTIONS TO FOLLOW**

Lease Commencement:
FEBRUARY 1, 2002

Next Option Begins:
2027

Location Overview

The city of Odessa is located in the mid-west portion of the state of Texas, and part of Ector County. The education and oil industry primarily support the local Odessa economy. Odessa is one of the largest oil producing cities in the state of Texas, the top oil producing state in the United States. Texas operates 27 refineries and produces 5.2 million barrels per day. Odessa is part of the Odessa-Midland MSA and is one of the largest oil producing economies in all of Texas.

Pricing

Price: \$5,811,965

CAP RATE: 5.85% CAP

Monthly Income: \$28,333

Annual Income: \$340,000

Building

Building Square Footage: 15,120

Land Square Footage: 66,236

Rent/Square Foot: \$22.48

Year Built: 2001



Subject Property Retail Neighbors



Area Overview

NEIGHBORING RETAIL TENANTS

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Property Photos





Property Photos



UNIVERSITY AVENUE INTERSECTION



ALBERTSON'S ANCHORED CENTER ACROSS THE STREET



ODESSA COLLEGE | 1.8 MILES FROM SUBJECT | 6,000 STUDENTS



WALMART SUPERCENTER | 1.5 MILES FROM SUBJECT

Walgreens Company Summary*

Tenant History

Walgreens is the largest drug retailing chain in the United States and has grown primarily through organic growth versus how its largest competitor, CVS, has grown through chain acquisitions. Walgreens built out its national platform through its corporate real estate department heavily during the 90's continuing through around 2008. By 2007, Walgreens had opened its 6,000th store and by 2009 they became the only national pharmacy to operate in 50 states including Puerto Rico.

In 2012, Walgreens made a bold move by purchasing a 45% interest in Alliance Boots and subsequently in 2014 exercised its option to purchase the remaining 55% of the Switzerland based Alliance Boots to merge and create a new holding company named Walgreens Boots Alliance. After the initial acquisition in 2012, Walgreens credit rating was lowered from A down to BBB due to debt it incurred during the purchase; however, Walgreens remains investment grade and property values have not been adversely affected by the lower credit rating. Walgreens stock price has actually more than doubled since its acquisition of Alliance Boots.

Notable Acquisitions

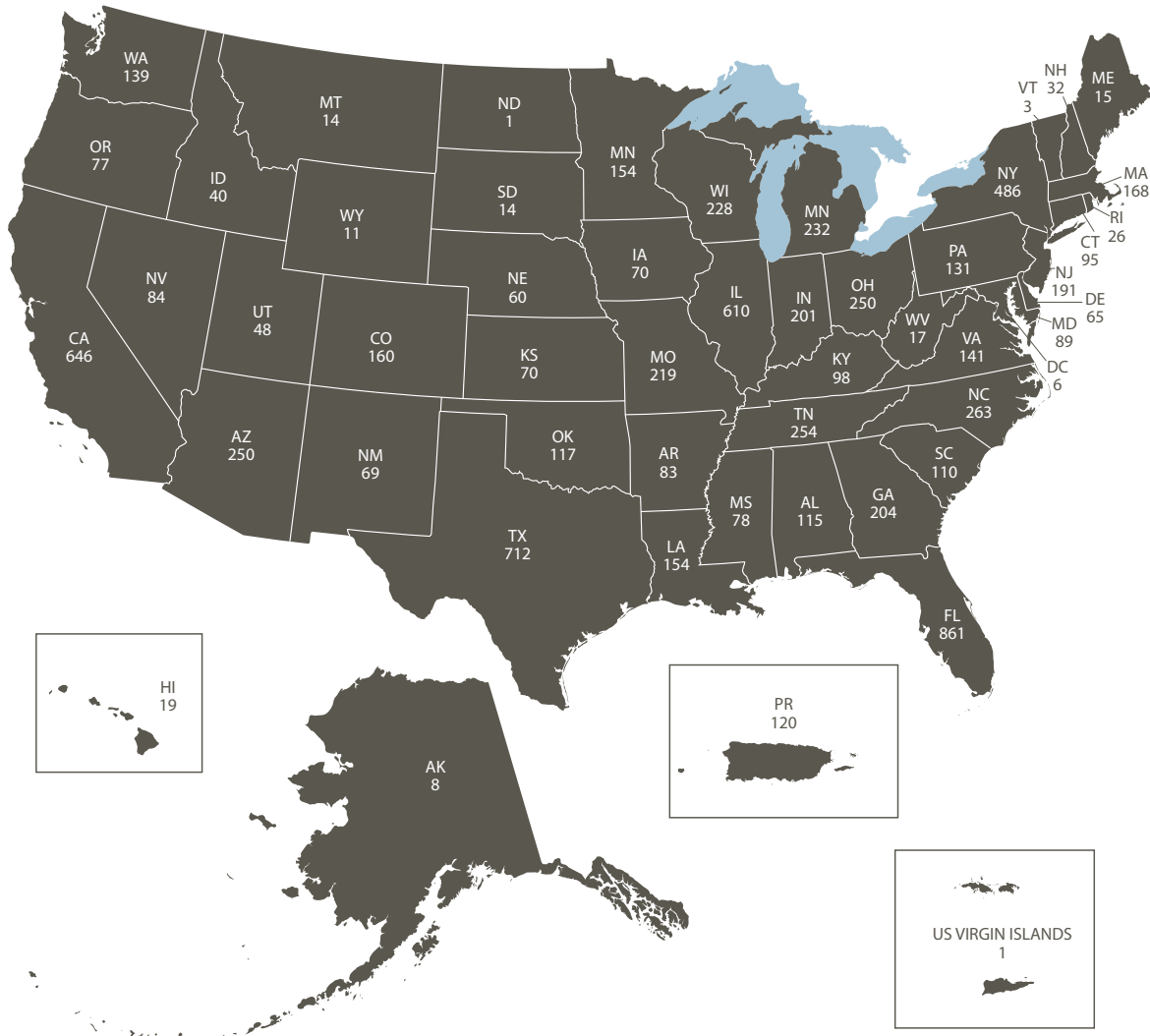
In 2010, Walgreens announced its largest acquisition ever of Duane Reade for \$1.075 billion and established an irreplaceable footprint in the New York metropolitan area. In 2011, Walgreens made a move to purchase Drugstore.com to establish an online presence.

In 2012, Walgreens purchased a mid-south drugstore chain operating under USA Drug, Super D Drug, Mays Drug, Med-X and Drug Warehouse banners which had 144 locations collectively throughout Arkansas, Kansas, Mississippi, Missouri, New Jersey, Oklahoma and Tennessee.

Walgreens most recent acquisition was in September 2013 for Kerr Drug's who operated 76 drugstores throughout North Carolina.

**Walgreens company information received from Walgreens investor relations.*

Walgreens Locations by State

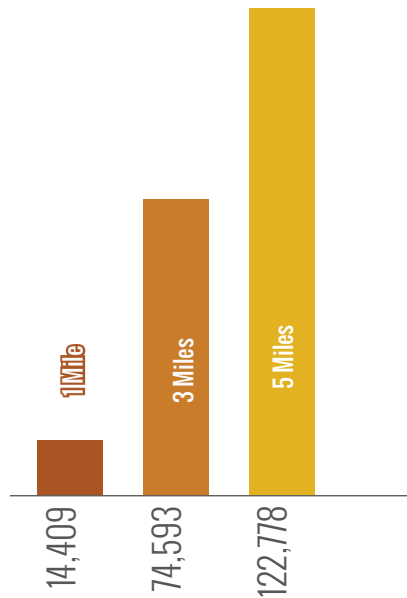


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|---------------|-----|---------------|-----|----------------|-----|----------------|-----|-------------------|-----|
| Alabama | 115 | Idaho | 40 | Mississippi | 78 | Oklahoma | 117 | West Virginia | 17 |
| Alaska | 8 | Illinois | 610 | Missouri | 219 | Oregon | 77 | Wisconsin | 228 |
| Arizona | 250 | Indiana | 201 | Montana | 14 | Pennsylvania | 131 | Wyoming | 11 |
| Arkansas | 83 | Iowa | 70 | Nebraska | 60 | Rhode Island | 26 | Puerto Rico | 120 |
| California | 646 | Kansas | 70 | Nevada | 84 | South Carolina | 110 | US Virgin Islands | 1 |
| Colorado | 160 | Kentucky | 98 | New Hampshire | 32 | South Dakota | 14 | | |
| Connecticut | 95 | Louisiana | 154 | New Jersey | 191 | Tennessee | 254 | | |
| Delaware | 65 | Maine | 15 | New Mexico | 69 | Texas | 712 | | |
| Washington DC | 6 | Maryland | 89 | New York | 486 | Utah | 48 | | |
| Florida | 861 | Massachusetts | 168 | North Carolina | 263 | Vermont | 3 | | |
| Georgia | 204 | Michigan | 232 | North Dakota | 1 | Virginia | 141 | | |
| Hawaii | 19 | Minnesota | 154 | Ohio | 250 | Washington | 139 | | |

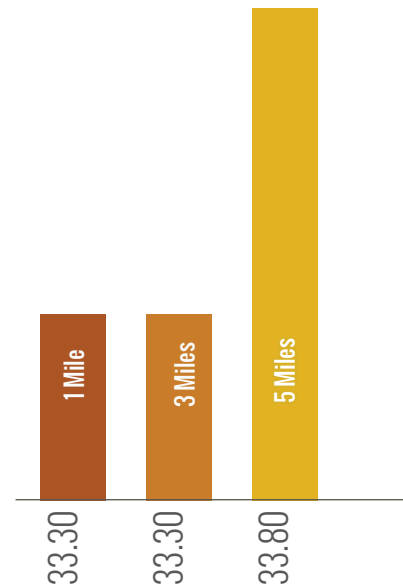
Total 8309

Demographic Snapshot

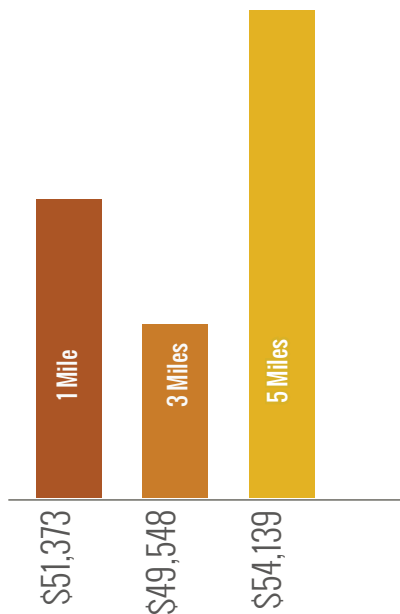
2015 Total Population



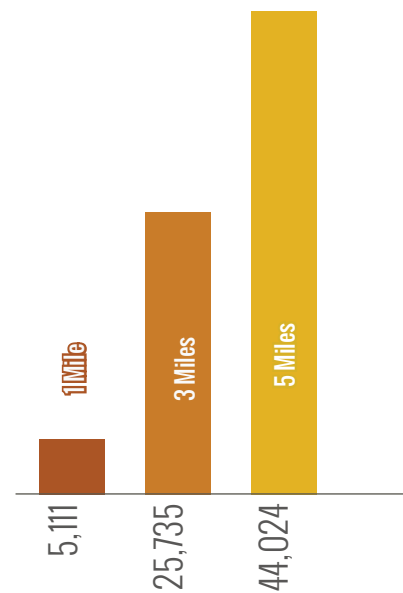
Average Age



Median Household Inc



2015 Total Households



Disclaimer: This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, distances, lot size, store opening dates, demographic information, aerial information, tenant information & store operating information are approximate. Buyer and their representatives understands that Walgreens tenant information was gathered by sources deemed to be reliable including Walgreens public quarterly and annual reports. Demographic information was provided by Nielsen Information Systems.

By accepting this package, buyer and their representatives must verify the information and bears all risk for any inaccuracies.



Investment Property Recap

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Lot Size: 66,236 Square Feet
Building Size: 15,120 Square Feet

Lease Overview

Tenant:
Walgreens (NYSE: WAG)

Landlord Income:
Corporate Guarantee

Credit Rating:
Investment Grade, BBB (S&P)

Lease Type:
Absolute net lease with no landlord responsibilities.

Lease Term:
*11 Years remaining with
10 (5 year) options to follow*

Next Option Begins:
2027

Pricing

Asking Price:
\$5,811,965

Asking CAP Rate:
5.85%

Monthly Income:
\$28,333

Annual Income:
\$340,000



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Listed in Association with:
William Lee Russell
TX # 361025

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