

PACIFIC NORTHWEST INVESTMENT OFFERING

Walgreens

2903 NE ANDRESEN ROAD | VANCOUVER, WA 98661 | PORTLAND MSA



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Offering Summary

LIST PRICE	\$6,335,652
CAP RATE	5.75%
PRICE PER SF	\$427.50
TERM REMAINING	12 Years
OPTIONS	10 (5-year)
LEASE TYPE	Absolute Net Lease
ANNUAL RENT (NOI)	\$364,300
MONTHLY RENT	\$30,358
BUILDING SIZE (SF)	±14,820
LOT SIZE (SF)	±56,192
YEAR BUILT	2006
PARCEL NUMBER	162952000

Investment Highlights

STABLE INCOME

The lease income is guaranteed by Walgreens Corporation (NYSE: WAG) with a credit rating (S&P) of BBB (Investment Grade).

LONG LEASE TERM REMAINING AND STRONG STORE SALES

There are approximately twelve (12) years remaining on an absolute net lease with no landlord responsibilities whatsoever. This store has a strong sales performance history which includes liquor sales.

LOCATED WITHIN 1-MILE RADIUS CONTAINING 1,800,000 SF OF RETAIL SPACE

This Walgreens is an outparcel to Fourth Plain Center, an ±85,000 square foot shopping center anchored by 24 Hour Fitness. The immediate area adjacent to the subject property is one of the main retail corridors of Vancouver with ±1,800,000 square feet of retail space within a 1-mile radius.

4,400,000 SQUARE FEET OF RETAIL SPACE WITHIN A 2-MILE RADIUS

There is approximately 4,400,000 square feet of retail space within a 2-mile radius which includes Vancouver Mall a 930,000 square foot regional mall with over 150 tenants anchored by Macy's, JC Penney, Gold's Gym and Old Navy.

TRAFFIC COUNTS OF ±52,401 VEHICLES PER DAY

The subject property is located near the corner of NE Andresen Road (28,867 Vehicles Per Day) and NE Fourth Plain Boulevard (23,534 Vehicles Per Day) with a combined traffic count of ±52,401 vehicles per day. The property is a couple blocks from SR-500 which has a daily traffic count of ±57,000 vehicles per day and less than two miles west of I-205 with a traffic count of 89,000 vehicles per day.

INFILL AREA POPULATION WITH 275,679 RESIDENTS IN A 5-MILE RADIUS

There are approximately 275,679 residents in a 5-mile radius and 815,548 residents in a 10-mile radius. The average household income in a 5-mile radius is \$76,191.

PORTLAND MSA LOCATION

The subject property is located in the Portland MSA just north of the Washington and Oregon border along the Columbia River, 11 miles north of the Portland International Airport and 14 miles north of Downtown Portland.

TWO MAJOR MEDICAL FACILITIES WITHIN 3.5 MILES

This drugstore is located near two hospitals, PeaceHealth Southwest Medical Center (450 beds, 2.3 miles southeast) and VA Portland Medical Center (±1,100 employees, 3.5 miles west).

INCOME TAX FREE STATE

Washington state does not have state income tax.

Lease Summary

ADDRESS	2903 NE Andresen Road Vancouver, WA 98661
TENANT	Walgreens
LEASE COMMENCEMENT	November 1, 2006
LEASE EXPIRATION	October 31, 2031
LEASE TYPE	Absolute Net Lease
ANNUAL RENT	\$364,300
MONTHLY RENT	\$30,358
RENT PER SQUARE FOOT	\$24.58
OPTIONS	10 (5-Year) Options
LANDLORD RESPONSIBILITIES	None Whatsoever



Building Photos



Building Photos



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Location Overview and Demographics

Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington directly across from Portland Oregon. It is the fourth-largest city in Washington state and the county seat of Clark County. It forms part of the Portland-Vancouver metropolitan area, the 23rd largest metropolitan area in the United States. Major employers in the area include:

- **PeaceHealth Southwest Medical Center** - (2.3 miles southeast) This regional medical center supports 450 beds offering a Level II trauma center, stroke center, cancer care and emergency room. PeaceHealth employs approximately 4,374 medical and administrative staff.
- **Veterans Affairs Portland Medical Center - Vancouver** - (3.5 miles west) This out-patient medical services center offers various services including primary care, rehabilitation, vocational, vision, dental and more. This 50-acre campus employs approximately 1,100 medical and administrative staff.
- **Daimler Trucks HQ** - (6 miles southwest) Daimler Trucks keeps its North American headquarters in Portland which handles its commercial vehicles, diesel engines, and financial services divisions providing employment for 5,400 residents in the Portland area and 289,000 employees worldwide.
- **Portland International Airport** (10.5 miles south) is the largest airport in the state of Oregon. It sits on over 3,000 acres and services 19,080,444 passengers annually. This airport employs over 10,000 people and carries out approximately 233,993 aircraft operations.



Total Population

3 MILE	118,111
5 MILES	275,679
10 MILES	815,548



Average Household Income

3 MILE	\$69,643
5 MILES	\$76,191
10 MILES	\$86,555



Total Households

3 MILE	47,239
5 MILES	107,039
10 MILES	333,453



Average Age

3 MILE	37.40
5 MILES	37.90
10 MILES	38.30



Traffic Counts Vehicles/Day

NE ANDRESEN	28,867
NE FOURTH PLAIN	23,534
SR-500	57,000

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



Walgreens Company Summary*

Tenant History

Headquartered in Deerfield, IL, Walgreens is the largest drugstore retail chain in the United States with approximately 9,500 stores in all 50 states, including the District of Columbia, Puerto Rico, and the U.S. Virgin Islands.

Walgreens opened its 8,000th store in 2012 in Los Angeles and that same year they purchased a 45% interest in Alliance Boots, a leading international pharmacy-led health and beauty group. Two years later, Walgreens 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 (NASDAQ: WBA). This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care, dating back more than 100 years.

On Oct 27, 2015, Walgreens Boots Alliance entered into an agreement to acquire 1,932 stores, 3 distribution centers and related assets from Rite Aid Corporation (NYSE: RAD). After receiving Rite Aid stockholder and regulatory approvals, the acquisition was finalized in March of 2018.

Walgreens is part of the Retail Pharmacy USA division of Walgreens Boots Alliance. The company sells prescription and non-prescription drugs and general merchandise consisting of over 25,000 household products including convenience and fresh foods, personal care, beauty care, photo finishing, as well as home medical equipment, contact lenses, vitamins, supplements and other health and wellness solutions. Walgreens also provides specialty pharmacy services for managing complex and chronic health conditions.

As of 2018, Walgreens employs over 235,000 people worldwide, 78,000 of which are healthcare professionals, and fills over 990 million prescriptions annually. Walgreens boasts that 76% of the United States population lives within a five-mile radius of a Walgreens and interacts with over 8 million customers in stores and online on a daily basis.

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

Tenant Profile

GUARANTOR	Walgreens Boots Alliance, Inc.
OWNERSHIP	Public
STOCK SYMBOL (NASDAQ)	WBA
CREDIT RATING (S&P)	BBB
BUSINESS	Retail Pharmacy
LOCATIONS	±9,500 (as of March 2018)
ANNUAL REVENUE	\$131.5 billion (2018)
MARKET CAPITALIZATION	\$64.35 billion (2018)
HEADQUARTERS	Deerfield, IL
WEBSITE	www.walgreens.com

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