9.25 YEARS REMAINING ON ABSOLUTE NET LEASE WITH WALGREENS - NASDAQ: WBA | ONLY WALGREENS WITHIN AN 18 MILE RADIUS OF SUBJECT PROPERTY | DIRECTLY OFF OF I-5 FREEWAY WITH 29,000 VPD

WALGREENS WITH DRIVE-THRU

WALGREENS

828 NEWVILLE RD, ORLAND, CALIFORNIA 95963

Marcus & Millichap
THE DELTONDO GROUP

WALGREENS

828 Newville Rd
Orland, California 95963

$5,385,000
PRICE

9.75%
CAP

$525,000
NOI

Property is Subject to Lender Approval for Sale - Ask Broker for Details

INVESTMENT SUMMARY

APN:	040-141-008-000 & 040-141-010-000
Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2010
Building Area	15,930 SF
Land Area	1.77 Acres

SIGNALIZED INTERSECTION | HIGH TRAFFIC VISIBILITY

- Strategically located just off Interstate 5, the primary north-south corridor connecting Seattle, WA to San Diego, CA — over 29,000 vehicles per day.
- Positioned along a major travel route between Sacramento and Oregon, ensuring constant regional traffic exposure.
- Nearby intersection provides signalized access and enhanced visibility.

TOP NATIONAL RETAIL CORRIDOR

- Surrounded by national tenants including Dollar General, Subway, Wendy's, McDonald's, Burger King, Dutch Bros, Taco Bell, and AutoZone, reflecting strong local retail synergy.
- Dense local traffic driven by necessity retail and regional connectivity.

PROXIMITY TO EDUCATION & COMMUNITY HUBS

- Located within one mile of Orland's top schools:
  - Orland High School – 730+ students
  - Mill Street School – 511 students
  - CK Price Intermediate – 510 students
- Positioned to serve daily needs of the residential and student population.

CORPORATE ABSOLUTE NET LEASE 9.25 YEARS REMAINING

- 14,560 SF Walgreens on a corporate-guaranteed Absolute NNN Lease through 2034, with zero landlord responsibilities.
- Tenant responsible for all expenses, including taxes, insurance, CAM, roof, and structure.
- Operated successfully since 2010, demonstrating strong historical performance. Positioned to serve daily needs of the residential and student population.

INVESTMENT GRADE TENANT

- Walgreens Boots Alliance (NYSE: WBA) operates over 9,000 locations nationwide.
- One of the most recognizable pharmacy brands in the U.S., with a market cap exceeding $9.84 Billion.

SUBJECT PROPERTY


Pilot
Wendy's
MCDONALD'S
BURGER KING
CVS pharmacy
175.9K VISITS/YEAR
DOLLAR GENERAL
SUBWAY
DUTCH BROS
ampm
Chevron
5
29,000 VPD
WALGREENS
242.7K VISITS/YEAR
#1 PHARMACY IN 15 MI. RADIUS
#1 OUT OF 4 · INCLUDING CVS & RITE AID
Newville Rd
9,200 VPD


SAV-MOR FOODS
ORLAND CARE PHARMACY
12.8K VISITS/YEAR
Orland HS
730 students
Mill Street School
511 students
ACE Hardware
AutoZone
WALGREENS
242.7K VISITS/YEAR
Little Caesars
SUBWAY
#1 PHARMACY IN 15 MI. RADIUS
#1 OUT OF 4 · INCLUDING CVS & RITE AID
DOLLAR GENERAL
Chevron
Newville Rd
9,200 VPD
CVS pharmacy
175.9K VISITS/YEAR

SUBJECT PROPERTY

LEASE SUMMARY

Tenant	Walgreens
Guaranty	Corporate
Type of Ownership	Fee Simple
Lease Type	Absolute-Net
Landlord Responsibilities	None
Rent Commencement	Sept. 1, 2009
Lease Expiration	August 31, 2034
Term Remaining	9.25 Years
Increases	None
Options	Fifty, 1-Year
ROFR	25 Days from Offer

TENANT SUMMARY

WALGREENS

$147 B
REVENUE (2024)

12,712
STORES

312K
EMPLOYEES

#27
FORTUNE

BBB
CREDIT RATING

DEERFIELD, IL
HEADQUARTERS

Founded in 1901 as a single drugstore, Walgreens today is a leading provider of trusted care in communities across the U.S. Through constant innovation, Walgreens has a history of breaking new ground to meet its customers' needs and improve their health. This drive to innovate led Walgreens to merge with European-based Alliance Boots in 2014, forming Walgreens Boots Alliance, Inc., the first global pharmacy-led health and well-being enterprise. Combining Walgreens with the Boots pharmacy chain and pharmaceutical distributor Alliance Healthcare created opportunities to bring global beauty brands to U.S. customers and offer more value to pharmacy patients through global pharmaceutical supply chains and group purchasing.

Walgreens later completed the acquisition of over 1,900 Rite Aid stores, significantly expanding its national presence and making quality health care more accessible to millions of Americans.

As today's health care and retail markets continue to evolve, customers are redefining value and convenience, changing the way they shop and engage with technology. Anticipating these changes, Walgreens is accelerating its transformation into a customer-led, omnichannel health and retail provider.

SUBJECT PROPERTY

REPERSENTATIVE

MARKET SUMMARY

220 K
POPULATION
CHICO, CA MSA

$303,000
MEDIAN
HOME PRICE

6.4 MILES²
OPPORTUNITY
ZONE

150
AMAZON
JOBS

Orland, California is an emerging commercial hub in Northern California, positioned directly along Interstate 5—one of the nation's busiest north–south corridors. With just over 8,100 residents, the city anchors northern Glenn County and serves as a key retail and logistics stop between Sacramento and Redding. A combined 40,000+ vehicles per day travel through the city via I-5 and SR-32, connecting Orland to nearby Chico and drawing from a broad rural trade area. Its location, affordability, and limited retail competition make it a natural service destination for a 20-mile radius.The economy is anchored by agriculture and logistics. Glenn County reported $700+ million in gross crop value in 2023, led by almonds at $175 million. Amazon's 2022 opening of a delivery station added 150 logistics jobs, strengthening Orland's role as a distribution point for the Sacramento Valley. Low retail vacancy (under 4%) and a stable local workforce tied to ag processing, e-commerce, and warehousing contribute to reliable year-round activity for retailers and service providers. Demographic and investment fundamentals are strong. Orland has grown 11% since 2010, with a median household income of $64,500 and a median home price near $303,000—well below California averages. The population skews younger and labor-force weighted, with strong household formation. A 6.4-square-mile Opportunity Zone covers the city's key commercial frontage, offering capital gains tax incentives for new development. With limited competition, solid traffic, and long-term economic anchors, Orland presents a compelling value in California's small-market landscape.

Walmart TARGET amazon GLENN MEDICAL CENTER OUSD

ORLAND


PARK IN ORLAND, CA

REGIONAL MAP

DEMOGRAPHIC SUMMARY	3-MILE	5-MILE	10-MILE
POPULATION	12,543	14,497	18,559
AVG. HOUSEHOLD INCOME	$70,543	$72,123	$75,927

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