

**CVS**

102 South Sanderson Avenue
San Jacinto (Riverside MSA), CA 92582

- » **New 10 Year Lease:** Absolute-Net Lease back by A Corporate Guaranty, and 13 Years of Operation at this Location.
- » **Corporate Guaranty (NYSE: CVS):** CVS, Headquartered in Woonsocket, RI, has 9,900 Stores and Over 295,000 Employees Nationwide.
- » **Near Megan Cope Elementary School:** A Large Elementary School with Over 1,000 Students within Walking Distance of CVS.
- » **Excellent Visibility & Ease of Access:** CVS is Well Situated at the Intersection of South Sanderson Avenue and Cottonwood Avenue which Combined Oversees 23,516 Vehicles Per Day.



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Megan Cope Elementary School
1,010 Students



Subject Property
CVS
pharmacy



South Sanderson Avenue (17,950 VPD)

Cottonwood Avenue (5,566 VPD)



CVS

Address:	102 S. Sanderson Ave. San Jacinto (Riverside MSA), CA
Price:	\$10,126,800
CAP:	4.50%
NOI:	\$455,706

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	13,286 SF
Land Area:	1.54 Acres
Year Built:	2009
Vehicles Per Day:	17,950 (S Sanderson Ave)
5 Mile Radius Population:	141,193



HIGHLIGHTS

- » **New 10 Year Lease:** Absolute-Net Lease back by A Corporate Guaranty, and 13 Years of Operation at this Location.
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- » **Near Megan Cope Elementary School:** A Large Elementary School with Over 1,000 Students within Walking Distance of CVS.
- » **Excellent Visibility & Ease of Access:** CVS is Well Situated at the Intersection of South Sanderson Avenue and Cottonwood Avenue which Combined Oversees 23,516 Vehicles Per Day.
- » **Essential Retailer:** Pandemic & Recession Resistant; CVS Remained Open During the Global Pandemic Caused by Covid-19.
- » **Strong Demographics:** Within a 5 Mile Radius the Population is 141,193, Average Households 50,024, and Average Household Income is \$64,945.



Representative Photo

TENANT OVERVIEW

CVS Pharmacy is a subsidiary of the American retail and Health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company CVS Health was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,900 as of 2019) and total prescription revenue. As the retail pharmacy division of CVS Health, it ranks as the 4th largest U.S. corporation according to Fortune 500 in 2021 with revenues of more than \$285 billion. CVS/pharmacy's leading competitor Walgreens Boots Alliance is ranked 16th.

Company Name:	Headquarters:
CVS Health Corp	Woonsocket, RI
Number of Stores:	Business Type:
9,900	Corporate (NYSE: CVS)
Year Founded:	Number of Employees:
1963	295,000

TENANT SUMMARY

Tenant Name:	CVS
Guaranty:	Corporate
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	10 Years from COE
Term Remaining:	10 Years
Increases:	5% Each Option
Options:	Ten, 5 Year
Right of First Refusal:	None



ANNUALIZED OPERATING DATA

Base Rent		Annually	Monthly
Close of Escrow - Year 10		\$455,706.00	\$37,975.50
Option 1	(5% Increase)	\$478,491.30	\$39,874.28
Option 2	(5% Increase)	\$502,415.87	\$41,867.99
Option 3	(5% Increase)	\$527,536.66	\$43,961.39
Option 4	(5% Increase)	\$553,913.49	\$46,159.46
Option 5	(5% Increase)	\$581,609.16	\$48,467.43
Option 6	(5% Increase)	\$610,689.62	\$50,890.80
Option 7	(5% Increase)	\$641,224.10	\$53,435.34
Option 8	(5% Increase)	\$673,285.31	\$56,107.11
Option 9	(5% Increase)	\$706,949.57	\$58,912.46
Option 10	(5% Increase)	\$742,297.05	\$61,858.09

REGIONAL MAP



Subject Property

San Jacinto, CA

31 Miles

Riverside, CA

40 Miles

San Bernardino, CA

40 Miles

Palm Springs, CA

60 Miles

Indio, CA

82 Miles

San Clemente, CA

81 Miles

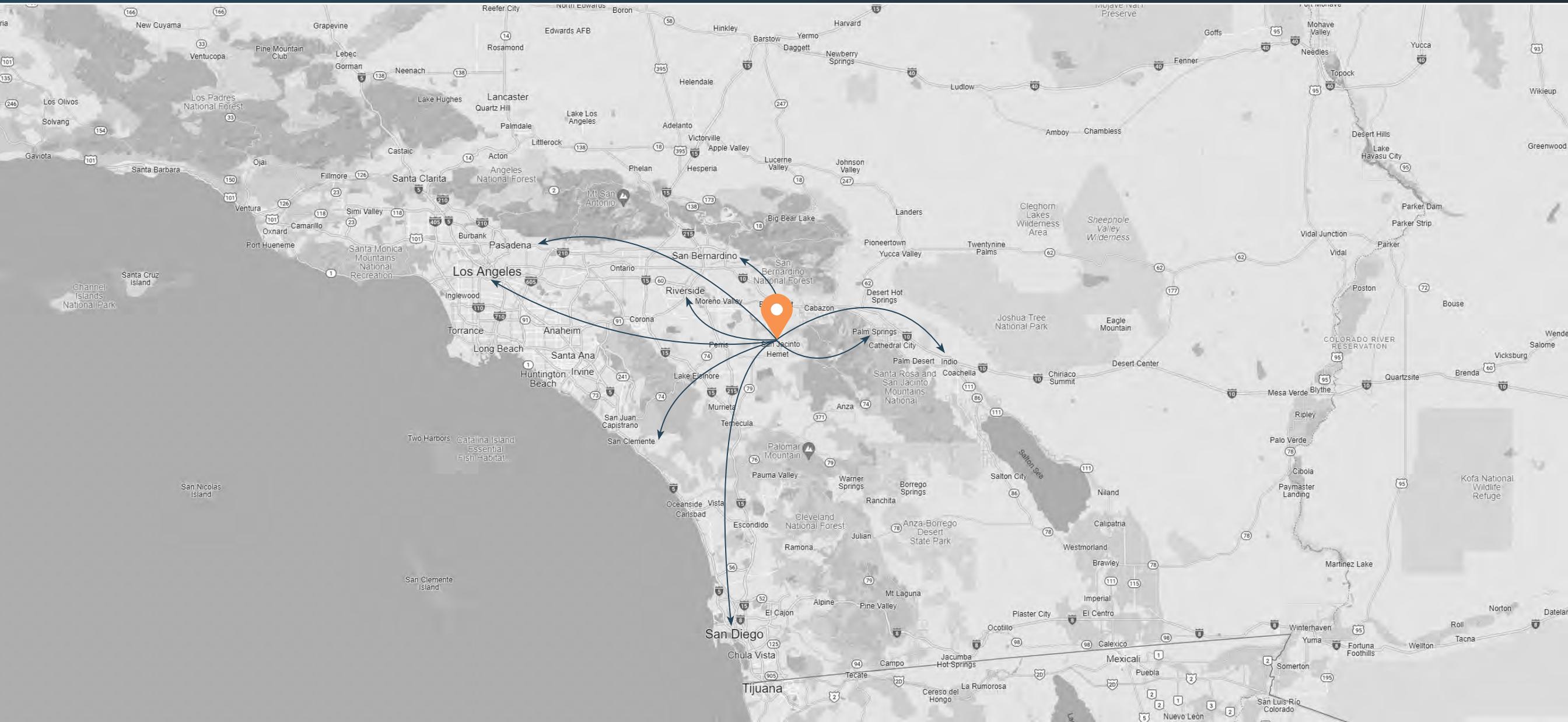
Pasadena, CA

83 Miles

Los Angeles, CA

89 Miles

San Diego, CA



SAN JACINTO, CA

Located at the base of the San Jacinto Mountains and adjacent to the San Jacinto River, the City of San Jacinto has much to offer residents and businesses alike. As one of the oldest incorporated cities in Riverside County, you'll find an eclectic combination of the old and the new.

Uncongested traffic flows as freely as the clean, crisp air. A quaint and revitalized Main Street, affordable housing, shopping venues, and excellent golf represent a few of the many amenities to enjoy in San Jacinto.

Extraordinary business and entrepreneurial opportunities are also advantages of being in San Jacinto. The City is home to some of the most successful and profitable businesses in the region.

The weather in San Jacinto is moderate. Summers are warm and winters are mild. You can usually count on a nice sunny day since San Jacinto averages 342 days of sunshine each year.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	7,850	59,875	141,193
Households:	1,885	21,033	50,024
Household Income:	\$82,828	\$62,779	\$64,945

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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