



ZERO DRUGSTORE COMPETITION: SUBJECT PROPERTY WALGREENS IS ONLY DRUGSTORE WITHIN 7.5 MILE DRIVING DISTANCE

WALGREENS

1080 Southwest 1st Avenue
Portland (Canby), Oregon 97013

- » **ABSOLUTE NET LEASE (NO LANDLORD RESPONSIBILITIES):** 13.5+ Years Remaining on Recently Signed 15-Year Term. Lease Features Rare 5% Rental Increases Every 5 Years.
- » **ADJACENT TO SAFEWAY ANCHORED SHOPPING CENTER:** Across 1st Avenue from Walgreens, Resides a Safeway Anchored Center with other National Tenants Such As: Ace Hardware, Dollar Tree, AT&T, and Starbucks.
- » **STRATEGIC SIGNALIZED HARD CORNER LOCATION:** Walgreens is Located on Southwest 1st Avenue Overseeing 29,300+ VPD.
- » **NEARBY MAJOR SCHOOLS:** Walgreens Business Benefits from Being Close to Six Schools Totaling 3,400+ Students.
- » **STRONG PERFORMING LOCATION:** High Sales Reported - Contact Broker for Details.



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

BRYCE DUNKS

Director of Operations
The Deltondo Group
P. (949) 419-3225
E. bdunks@marcusmillichap.com

BROKER OF RECORD

David Tabata
License 200709023

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population:	8,732	23,303	45,017
Daytime Population:	9,752	20,376	41,229
Household Income:	\$83,087	\$98,774	\$107,041

7 MILE RADIUS

3 MILE RADIUS

SW 1ST AVENUE (23,900+ VPD)

SUBJECT PROPERTY

William Knight Elementary School
286 Students

Howard Eccles Elementary School
404 Students

Clackamas County Fairgrounds

Canby Cinema

Cutsforth's Market

7-Eleven

O'Reilly Auto Parts

Baker Prairie Middle School
607 Students

Cecile Trost Elementary School
407 Students

Canby High School
1,393 Students

Philander Lee Elementary School
331 Students





ACE
Hardware

ups verizon

Ford

DOLLAR TREE

Starbucks
BANK OF AMERICA
Great Clips
IT'S GONNA BE GREAT™

Dutch Bros

KFC **A&W**

Safeway

QUIK MART
CONVENIENCE STORES

SW 1ST AVENUE (23,900+ VPD)



PANDA EXPRESS
CHINESE KITCHEN

AutoZone



TACO BELL

Canby High School
1,393 Students

McDonald's

JIMMY JOHN'S



SAFeway



ACE Hardware



DOLLAR TREE



AutoZone



BURGERVILLE



BANK OF AMERICA

Great Clips
IT'S GONNA BE GREAT™



PANDA EXPRESS CHINESE KITCHEN



SW 1ST AVENUE (23,900+ VPD)



QUIK MART
CONVENIENCE STORES



WALGREENS

Address:	1080 SW 1st Ave Portland (Canby), OR 97013
Price:	\$4,631,000
CAP:	6.40%
NOI:	\$296,400

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2007
Building Area:	14,820 SF
Land Area:	1.39 Acres



HIGHLIGHTS

- » **ABSOLUTE-NET LEASE (NO LANDLORD RESPONSIBILITIES):** 13.5+ Years Remaining on Recently Signed 15-Year Term. Lease Features Rare 5% Rental Increases Every 5 Years.
- » **STRATEGIC SIGNALIZED HARD CORNER LOCATION:** Walgreens is Located on Southwest 1st Avenue Overseeing 29,300+ VPD.
- » **NEARBY MAJOR SCHOOLS:** Walgreens Business Benefits from Being Close to Six Schools Totaling 3,400+ Students.
- » **ADJACENT TO SAFEWAY ANCHORED SHOPPING CENTER:** Across 1st Avenue from Walgreens, Resides a Safeway Anchored Center with other National Tenants Such As: Ace Hardware, Dollar Tree, AT&T, and Starbucks. Other Surrounding Tenants Include: Panda Express, AutoZone, KFC, Dutch Bros Coffee, to Name a Few.
- » **STRONG CORPORATE GUARANTY:** Walgreens Operates more than 9,000 Stores Across All 50 States, Puerto Rico, and the U.S. Virgin Islands.
- » **STRONG DEMOGRAPHICS IN TRADE AREA:** The 5-Mile Trade Area Supports Over 45,000+ Residents with an Average Household Income Exceeding \$107,000.
- » **STRONG PERFORMING LOCATION:** High Sales Reported - Contact Broker for Details.



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Feb 20, 2028	\$296,400.00	\$24,700.00
Feb 21, 2028 - Feb 20, 2033	\$311,220.00	\$25,935.00
Feb 21, 2033 - Feb 20, 2038	\$326,781.00	\$27,231.75

TENANT SUMMARY

Tenant:	Walgreens
Guaranty:	Walgreens Co.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	February 20, 2023
Lease Expiration:	February 20, 2038
Term Remaining:	13.5+ Years
Increases:	5% Every 5 Years
Options:	Twelve, 5 Year

WALGREENS OVERVIEW

Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace.

Tenant:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol:	WBA
2023 Annual Revenue:	\$139.08 Billion
Board:	NYSE
Corporate Rank:	Number 27 on Fortune 500 (2023)
Rating Agency:	Standard & Poor's
Credit Rating:	Ba2
HQ:	Deerfield, IL
Number of Locations:	13,000+



REGIONAL MAP



Subject Property

Canby, OR

21 Miles

Beaverton, OR

24 Miles

Portland, OR

32 Miles

Vancouver, WA

30 Miles

Salem, OR

80 Miles

Pacific City, OR

106 Miles

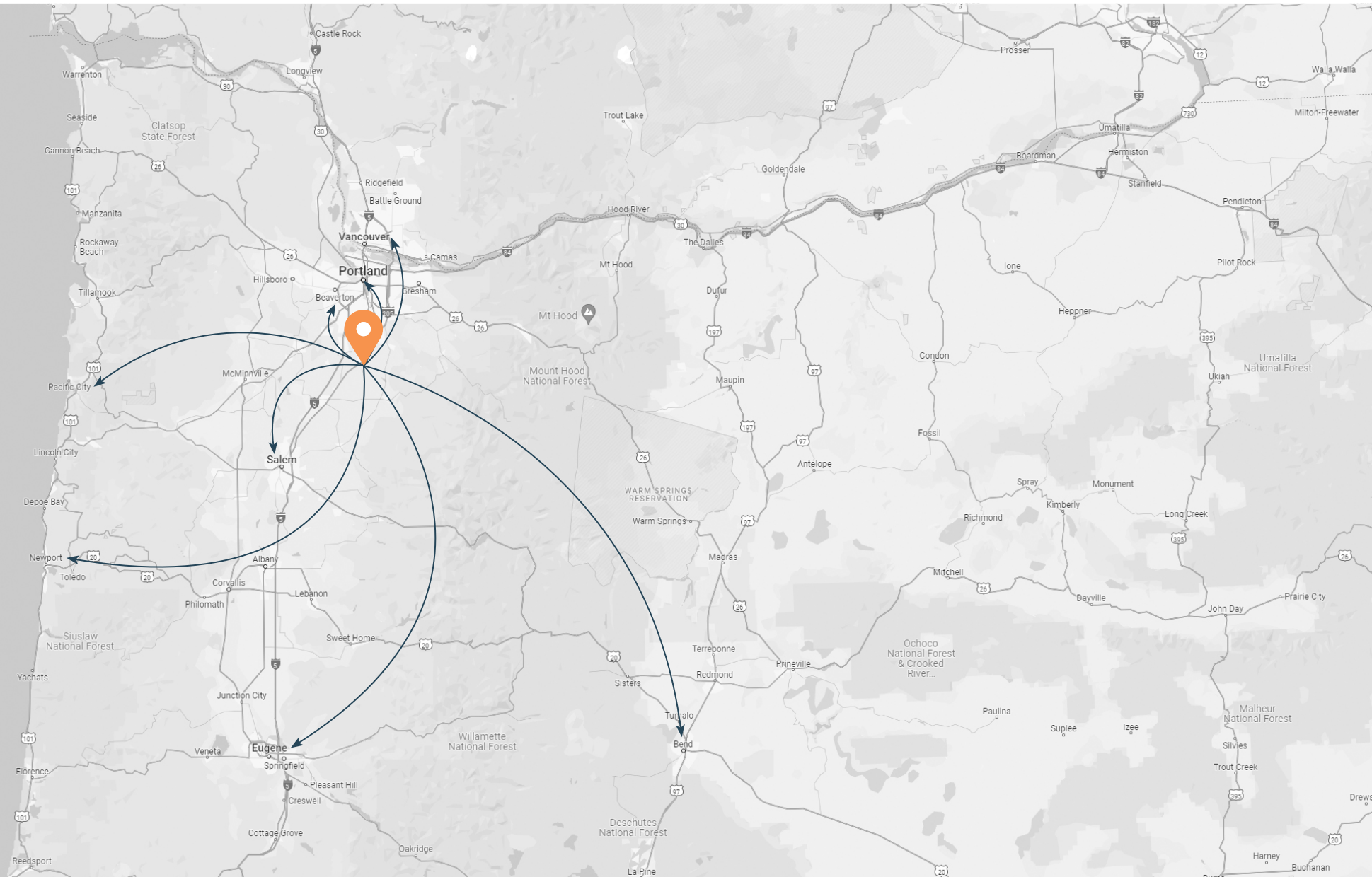
Newport, OR

93 Miles

Eugene, OR

159

Bend, OR





CANBY, OR

The City of Canby, incorporated in 1893, is situated in the western part of the state, known as one of the top growth areas in Oregon. Covering 4.5 square miles, Canby is located along Oregon Route 99E, 2 miles northeast of Barlow, and had a population of 18,752 as of July 1, 2022.

The City's economic development department actively promotes local development. Major events include the Canby Farmers Market, Clackamas County Fair, Independence Day Celebration, and Canby's Big Night Out. The community lies on the Molalla River and Highway 99E, just 4 miles from I-5, and serves as a suburb of the Portland Metro area, featuring residences, schools, and approximately 680 businesses. Key industries include retail, medical, professional services, financial institutions, insurance companies, wholesale, light industrial, manufacturing, and agriculture. The surrounding area boasts some of the richest farmland in Oregon, with local nurseries producing a wide variety of plants, bulbs, and seeds. The school district and City of Canby together employ approximately 600 people. The downtown business district hosts commercial businesses, government buildings, financial institutions, medical offices, an eight-screen movie theater with adjacent public parking, and various shops and restaurants.

Canby offers several recreational amenities with numerous parks, including Champoeg State Park, Willamette Mission State Park, Maud Williamson State Park, and Milo McIver State Park. Popular local tourist attractions include the Portland Children's Museum, the Oregon History Center, the American Advertising Museum, and the Rail Depot Museum. Nearby attractions feature Bald Peak State Park, Molalla River State Park, Harlow House Museum, the Oregon Museum of Science and Industry, Willamette Mission State Park, and the McLoughlin House National Historic Site.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

BRYCE DUNKS

Director of Operations
The Deltondo Group
P. (949) 419-3225
E. bdunks@marcusmillichap.com

BROKER OF RECORD

David Tabata
License 200709023

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033