

**CVS**

4744 South Highway 95
Fort Mohave, Arizona 86426

- » **New 15 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 Valley View Medical Center:** Fort Mohave's Largest Employer only 1 Mile from CVS down Highway 95.
- » **Excellent Visibility & Ease of Access:** CVS is Well Situated on South Highway 95 with Over 30,455 Vehicles Per Day.



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Mohave Valley Highway (30,455 VPD)



Mohave Valley Highway (30,455 VPD)





Address:	4744 South Highway 95 Fort Mohave, AZ 86426
Price:	\$5,696,564
CAP:	5.50%
NOI:	\$313,311

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	13,182 SF
Land Area:	2.15 Acres
Year Built:	2009
Vehicles Per Day:	30,455 (South Highway 95)
10 Mile Radius Population:	63,992



HIGHLIGHTS

- » **New 15 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 Valley View Medical Center:** Fort Mohave’s Largest Employer only 1 Mile from CVS down Highway 95.
- » **Excellent Visibility & Ease of Access:** CVS is Well Situated on South Highway 95 with Over 30,455 Vehicles Per Day.
- » **Essential Retailer:** Pandemic & Recession Resistant; CVS Remained Open During the Global Pandemic Caused by Covid-19.
- » **Nearby National Retailers:** Safeway, Smith’s, Walmart, McDonalds, Starbucks, Burger King, Taco bell, Subway, Pizza Hut, Autozone, O’Reilly Auto Parts, Papa Murphy’s, Dollar Tree, Goodwill, Ace Hardware, Domino’s Pizza, and Leslie’s to Name a Few.



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:	15 Years from COE
Term Remaining:	15 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 15		\$313,311.00	\$26,109.25
Option 1	(5% Increase)	\$328,976.55	\$27,414.71
Option 2	(5% Increase)	\$345,425.38	\$28,785.45
Option 3	(5% Increase)	\$362,696.65	\$30,224.72
Option 4	(5% Increase)	\$380,831.48	\$31,735.96
Option 5	(5% Increase)	\$399,873.05	\$33,322.75
Option 6	(5% Increase)	\$419,866.71	\$34,988.89
Option 7	(5% Increase)	\$440,860.04	\$36,738.34
Option 8	(5% Increase)	\$462,903.04	\$38,575.25
Option 9	(5% Increase)	\$486,048.19	\$40,504.02
Option 10	(5% Increase)	\$510,350.60	\$42,529.22

REGIONAL MAP

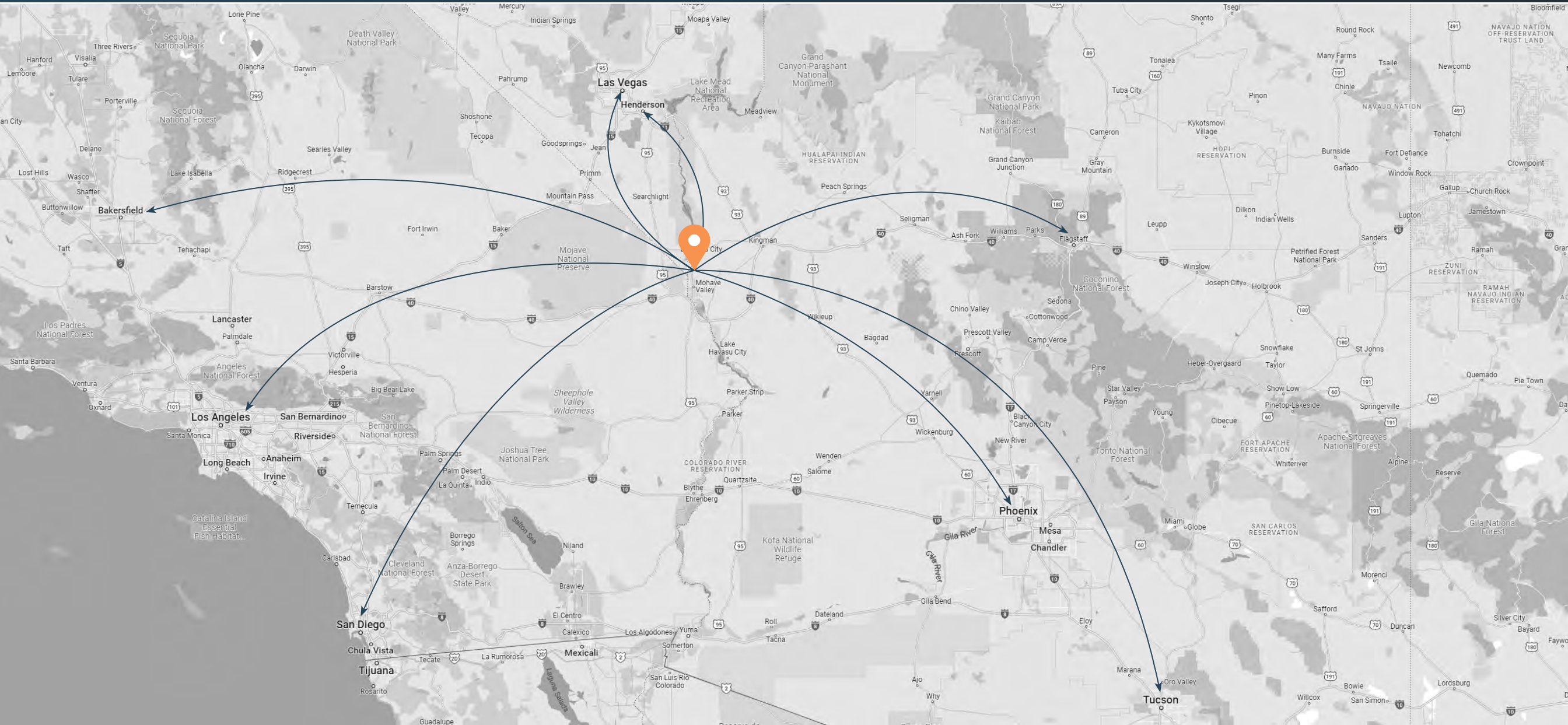
	Subject Property
	Fort Mohave, AZ

94 Miles	Henderson, NV
110 Miles	Las Vegas, NV

191 Miles	Flagstaff, AZ
235 Miles	Phoenix, AZ

270 Miles	Los Angeles, CA
285 Miles	Bakersfield, CA

319 Miles	San Diego, CA
347 Miles	Tucson, AZ



FORT MOHAVE, AZ

Named for a nearby fort used during the Mohave War in the 19th century, Fort Mohave is a city in Arizona’s Mohave County. Fort Mohave is a suburb of Bullhead City, and its recent growth has made it the most populous unincorporated community in Mohave County.

The largest single employer in Fort Mohave is Valley View Medical Center, which opened in 2005. This 102,000-square-foot facility features state-of-the-art technology as well as 38 medical/surgical beds, ten rehabilitation beds, a six-bed labor and delivery unit, a six-bed intensive care unit, four major operating rooms and two procedure rooms. In 2013, Fort Mohave became the home of a 200+ acre photovoltaic solar generating plant. Fort Mohave is also home to The Mojave Crossing Event Center, the largest stadium within 90 miles, serving all of Mohave County for large indoor events. The stadium has a seating capacity of 3,000 stadium-style and 5,000 arena-style.

Fort Mohave serves as a prime location for future industrial growth in Mohave County. The Mohave Tri-State Business Park currently has 132 fully improved/ shovel ready acres of industrial land ready for development. The location places industry less than five hours from over eight million potential customers.

Encompassing 13,470 square miles of various landscapes, lively lakes, and hardworking business communities, Mohave County is the second largest county in the state of Arizona and the fifth largest in the country. Mohave County is one of the lowest taxed counties in Arizona and is home to the largest remaining drivable stretch of Historic Route 66.



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	17,034	24,200	63,992
Households:	6,780	10,117	27,213
Household Income:	\$74,537	\$71,981	\$63,819

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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.

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COVID-19 NOTICE

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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