

PHOENIX MSA - WALGREENS WITH RARE 5% RENTAL INCREASES EVERY 5 YEARS



WALGREENS

1575 N Arizona Blvd,
Coolidge, AZ 85128, USA

Marcus & Millichap
THE DELTONDO GROUP

WALGREENS

1575 N Arizona Blvd,
Coolidge, AZ 85128, USA

\$4,435,000
PRICE

6.35%
CAP

\$281,580
NOI

INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2006
Building Area	14,736 SF
Land Area	1.53 Acres



HIGHLIGHTS

- » **ABSOLUTE NET LEASE (NO LANDLORD RESPONSIBILITIES)** 14 Years Remaining on Recently Signed 15-Year Term. Lease Features Rare 5% Rental Increases Every 5 Years.
- » **OUTPARCEL TO WALMART ANCHORED SHOPPING CENTER:** Subject Property is Strategically Located at the Entrance of a Busy Walmart.
- » **STRATEGIC SIGNALIZED LOCATION WITH LIMITED WALGREENS COMPETITION IN IMMEDIATE TRADE AREA** Walgreens is Located on North Arizona Blvd. which sees 15,367+ VPD. The Nearest Walgreens to Subject Property is 18 Miles Away which Allows this Location to Excel.
- » **PHOENIX MSA** The Phoenix MSA (Metropolitan Statistical Area) is One of the Fastest-Growing Regions in the U.S., Characterized by a Dynamic Economy, Diverse Industries, and a Rapidly Expanding Population
- » **NEARBY TO THREE MAJOR SCHOOLS | 7,148 HOUSEHOLDS IN 5-MILE RADIUS** Walgreens Business Benefits from Being Close to Three Schools Totaling 2,299+ Students.
- » **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 10-MILE TRADE AREA** The 10-Mile Trade Area Supports Over 66,641+ Residents with an Average Household Income Exceeding \$75,000.

LUKE AIR FORCE BASE
\$3.88 B ECONOMIC IMPACT
7,000 EMPLOYEES

U.S. ARMY

GLENDALE COMMUNITY COLLEGE
 13,000 STUDENTS

GRAND CANYON UNIVERSITY
 20,500 STUDENTS

PHOENIX COLLEGE
 12,000 STUDENTS

ASU Arizona State University
 74,878 STUDENTS

Honeywell
 Aerospace

10,000+ \$5B+ \$500M \$3.2B+

intel

12,000+ \$20B+ \$700M \$8B+

SCOTTSDALE COMMUNITY COLLEGE
 A MARICOPA COMMUNITY COLLEGE
 10,000 STUDENTS

BOEING

4,600+ \$2.5B+ \$250M \$1.5B+

Walmart FOOD CITY SAFEWAY
 LOWE'S THE HOME DEPOT planet fitness
 fry's office DEPOT
 Aaron's five BELOW BIG LOTS!
 LONG JOHN SILVER'S Arby's Starbucks chilli's SONIC SUBWAY DUNKIN'

MESA COMMUNITY COLLEGE
 A MARICOPA COMMUNITY COLLEGE
 20,000 STUDENTS

CHANDLER-GILBERT COMMUNITY COLLEGE
 14,000 STUDENTS

Walmart SAFEWAY
 fry's DOLLAR TREE ROSS bealls
 DRESS FOR LESS' OUTLET.
 DG planet fitness popeye's TACO BELL Wendy's SANTA EXPRESS PIZZA HUT Little Caesars PIZZA

68,604 VPD

TSC TRACTOR SUPPLY CO

Dillard's JCPenney KOHL'S SEPHORA
 Marshalls Michaels PETSMART FAMOUS VICTORIA'S SECRET
 bealls Bath & Body Works DOLLAR TREE DRESS FOR LESS' BUFFALO WILD WINGS Chick-fil-e Olive Garden

Walgreens

Walmart SAFEWAY
 DOLLAR TREE SONIC O'Reilly TACO BELL
 Aaron's ANYTIME FITNESS CIRCLE K

LUCID
 ELECTRIC CAR MANUFACTURER

500 \$1B+ \$55M \$2B+

Mission Royale Golf Course
 Mission Royale II, Private Park

Casa Grande Ruins National Monument
 Coolidge HS
 1,093 students

IGA DG

\$287
 14,225 VPD

\$287
 15,367 VPD

TSC TRACTOR SUPPLY CO NAPA FAMILY DOLLAR Pizza Hut
 CHEVROLET BUICK GMC





Coolidge
ARIZONA

SAN CARLOS
PROJECT YARD
OFFICE

Walmart 

A STORAGE PLACE

FLORENCE-COOLIDGE HWY - 14,225 VPD

Walgreens

CIRCLE K 

N ARIZONA BLVD - 15,367 VPD



Casa Grande Ruins
National Monument



Nutrien
Ag Solutions®

IGA **DG**

TSC TRACTOR SUPPLY CO. **ACE Hardware** **FAMILY DOLLAR** **Pizza Hut**
CHEVROLET **BUICK** **GMC**



COOLIDGE
ARIZONA

DAIRY QUEEN
MCDONALD'S

NAPA

Coolidge HS
1,093 students

SAFeway
DOLLAR TREE **Aaron's**

O'Reilly

ANYTIME FITNESS

Coolidge Family
Dental
Kids & General
DENTISTRY

SONIC

TACO BELL



**CASA GRANDE RUINS
NATIONAL MONUMENT**

63K
Visitors
Per Year

CIRCLE K

Walgreens



N ARIZONA BLVD - 15133



TSC TRACTOR SUPPLY CO
NAPA FAMILY DOLLAR
Pizza Hut
CHEVROLET BUICK GMC

CAVIT
800 STUDENTS

CITY OF COOLIDGE ARIZONA
COOLIDGE ARIZONA

City of Phoenix

Coolidge HS
1,093 students

Heartland Ranch Elementary School
525 students

Imagine Schools Coolidge Elementary
681 students

O'Reilly

Coolidge Family Dental
Kids & General Dentistry

SONIC

CIRCLE K

Walgreens

CASA GRANDE RUINS NATIONAL MONUMENT
63K Visitors Per Year

ANYTIME FITNESS

TACO BELL

SAFeway
DOLLAR TREE
Aaron's



N ARIZONA BLVD - 15,367 VPD

Walmart



TENANT SUMMARY

Tenant	Walgreens
Guaranty	Walgreens Co.
Type of Ownership	Fee Simple
Lease Type	Absolute-Net
Landlord Responsibilities	None
Rent Commencement	22-Feb-24
Lease Expiration	28-Feb-39
Term Remaining	14 Years
Increases	5% Every 5 Years
Options	Twelve, 5 Year

ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Feb 28th, 2029	\$281,580	\$23,465
March 1, 2029 - Feb. 28th, 2034	\$295,659	\$24,638
Dec 1, 2033 - Nov 30, 2038	\$310,442	\$25,870



WALGREENS OVERVIEW

Founded in 1901 as a single drugstore, **Walgreens** today is a provider of trusted care in communities around 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 to form Walgreens Boots Alliance, Inc., the first global pharmacy-led, health and well-being enterprise. Recently Walgreens completed acquisition of more than 1,900 Rite Aid drugstores in the U.S., making Walgreens quality health care accessible to more customers and patients.



\$147.6 BILLION

REVENUE (2024)

8,475+

NUMBER OF LOCATIONS

WBA

STOCK SYMBOL

#28

FORTUNE 500 RANKINGS

202K

TOTAL EMPLOYEES

DEERFIELD, IL

HEADQUARTERS LOCATION

REGIONAL MAP



SEDONA 170 MILES



PHOENIX 53 MILES

TUSCON 65 MILES

MARKET OVERVIEW



DIVERSE ECONOMY

MajoMajor industries in Coolidge and Phoenix, Arizona, include healthcare and life sciences, logistics and transportation, agriculture, and advanced manufacturing.

STRATEGIC LOCATION / TRANSPORTATION HUB

The region is also a hub for renewable energy development and aerospace and defense, driven by its strategic location and skilled workforce. These industries play a significant role in supporting the area's economic growth.

WELL-EDUCATED & SKILLED WORKFORCE

Institutions such as Arizona State University (ASU), one of the largest public universities in the nation with over 140,000 students, offer renowned programs in engineering, business, and health sciences.

PHOENIX MSA

Phoenix, Arizona's largest city, boasts a population of approximately 1.7 million residents, ranking it as the fifth-largest city in the United States. The Phoenix-Mesa-Chandler metropolitan area spans Maricopa and Pinal counties, collectively housing over 5 million people. Known for its affordable cost of living, Phoenix attracts businesses and residents alike with its vibrant cultural amenities, such as the Desert Botanical Garden, Phoenix Art Museum, and the Heard Museum. Outdoor enthusiasts are drawn to its year-round sunshine and recreational hotspots like Camelback Mountain. The city also hosts several Fortune 500 company headquarters, including Avnet Inc., Freeport-McMoRan Inc., Republic Services Inc., and Insight Enterprises Inc.

ECONOMY

- » Phoenix is home to four Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, and Insight Enterprises. Additionally, the region boasts other major corporations with a significant presence, including ON Semiconductor and Sprouts Farmers Market, showcasing its diverse and thriving business environment.
- » In Coolidge, healthcare providers such as Sun Life Health, Sonoran Family Practice, and Desert Senita Community Health Center offer comprehensive medical services to the community. In Phoenix, major health systems include Banner Health, operating 33 hospitals across six states and employing over 55,000 individuals, with its headquarters in Phoenix

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

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.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

SHEILA ALIMADADIAN

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

AMANDA BAZULTO

Director of Operations
P. 949-419-3225
E. amanda.bazulto@marcusmillichap.com

RYAN GOTTLIEB

M: 949-633-1106
E: Ryan.Gottlieb@marcusmillichap.com
License TX 791419

CHRIS ORENIC

Associate
C: (310) 697-9586
O: (949) 419-3214

BROKER OF RECORD

RYAN SARBINOFF
M: (602) 687-6750
E: Ryan.Sarbinoff@marcusmillichap.com
LIC #BR675146000