

Walgreens

318 WEST PROSPECT ROAD
CLEVELAND (ASHTABULA), OHIO 44004

STRONG CORPORATE GUARANTY

Walgreens Boots Alliance, Inc. / NYSE: WBA ✓
21,000+ Stores in 11 Countries

ESSENTIAL TENANT

Walgreens Deemed An Essential Tenant Through COVID-19 Related Orders ✓

ABSOLUTE-NET LEASE

New 13-Year Lease / No Landlord Responsibilities ✓
Rare 5% Rent Increases Year Every 5-Years

Marcus & Millichap
THE DELTONDO GROUP



Exclusively Listed by:

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INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** New 13-Year Lease with Twelve, 5-Year Options to Extend. Rent Increases Include 5% in Year 6 & 11 as well as 5% Increases in Each Option
- ✓ **Essential Tenant:** Walgreen’s Deemed an “Essential Tenant” through COVID-19 related Shelter-in-place Orders and Offers Consumers Safe Access to Pharmacy and Retail Pickup Via their Drive-thru.
- ✓ **Corporate Guarantee:** The Lease is Guaranteed by Walgreens (Walgreens Boots Alliance Inc., NYSE: WBA) which has an S&P Investment Grade Credit Rating of BBB.

- ✓ **Intersection Location:** Located at W. Prospect Rd. & Park Ave. Which Combined Oversees ±15,200 VPD. Within a 3-Mile Radius of Walgreens the Population Exceeds ±26,000 & ±10,000 Households
- ✓ **Established Industry Leader:** Walgreens is the Largest Retail Pharmacy, Health, and Daily Living Destination Across the USA & Europe. Walgreens Operates 21,000+ Stores in 11 Countries.
- ✓ **Infill, Affluent Cleveland Submarket:** In a 5-Mile Radius the Population Exceeds ±54,713; Households ±22,173 and an Average Household Income of ±\$58,569.



INVESTMENT SUMMARY

ADDRESS: 318 West Prospect Road
Cleveland (Ashtabula), Ohio 44004

PRICE: \$4,583,505

CAP: 4.85%

NOI: \$222,300

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	26,229	31,189	54,713
HOUSEHOLDS:	10,821	12,873	22,183
HH INCOME:	\$49,973	\$54,232	\$58,569



BIRDS EYE VIEW



PROPERTY DESCRIPTION

- | | |
|---|---|
| ✓ PROPERTY ADDRESS:
318 West Prospect Road
Cleveland (Ashtabula), Ohio 44004 | ✓ LEASE TYPE:
Absolute-Net |
| ✓ BUILDING SIZE:
14,820 SF | ✓ YEAR BUILT:
2005 |
| ✓ LOT SIZE:
1.82 Acres | ✓ ACCESS & FRONTAGE
W. Prospect Rd. (±13,000 VPD) |

TENANT PROFILE

COMPANY NAME

Walgreens Boots Alliance Inc.

STOCK SYMBOL

NYSE: WBA

MOODY'S CREDIT RATING

Baa2

REVENUE

\$139.5 B

NUMBER OF STORES

±21,000

HEADQUARTERS

Deerfield, IL

YEAR FOUNDED

1901

NUMBER OF EMPLOYEES

±450,000

Walgreens Boots Alliance (NASDAQ: WBA) is a global leader in retail and wholesale pharmacy, touching millions of lives every day through dispensing and distributing medicines, and through its convenient retail locations, digital platforms and health and beauty products. The company has more than 100 years of trusted healthcare heritage and innovation in community pharmacy and pharmaceutical wholesaling.

WBA has one of the largest global pharmaceutical wholesale and distribution networks, with more than 425 distribution centers delivering to more than 250,000 pharmacies, doctors, health centers and hospitals each year in more than 20 countries. WBA is one of the world’s largest purchasers of prescription drugs and many other health and well-being products. The company’s size, scale and expertise help position them to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

The company’s portfolio of retail and business brands includes Walgreens, Duane Reade, Boots and Alliance Healthcare, as well as increasingly global health and beauty product brands, such as No7, Soap & Glory, Liz Earle, Botanics, Sleek MakeUP and YourGoodSkin.

Aside from selling other brands, Walgreens has a number of their own branded products which help to boost their sales and differentiate them from competitors. They offer a wide range of products, from medication to groceries, to pet products.



TENANT SUMMARY

TENANT NAME:	Walgreens
OPERATOR:	Walgreens Boots Alliance, Inc.
GUARANTY:	Corporate
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute-Net
LANDLORD RESPONSIBILITIES:	None
LEASE COMMENCEMENT:	June 3, 2021
LEASE EXPIRATION:	June 3, 2034
TERM REMAINING:	13-Years
INCREASES:	5% Year 6 5% Year 11 5% Each Option
OPTIONS:	Twelve, 5-Year Options
RIGHT OF FIRST REFUSAL:	20-Days From Receipt of Notice

ANNUALIZED OPERATING DATA

Base Rent	ANNUALLY	MONTHLY
June 3, 2021 - June 2, 2026	\$222,300	\$18,525.00
June 3, 2026 (Year 6) - June 2, 2032	\$233,415	\$19,451.25
June 3, 2032 (Year 11) - June 2, 2034	\$245,086	\$20,424.83
Options to Renew (12)		
June 3, 2034 - June 2, 2039	\$257,340.30	\$21,445.03
June 3, 2039 - June 2, 2044	\$270,207.32	\$22,517.28
June 3, 2044 - June 2, 2049	\$283,074.34	\$23,589.53
June 3, 2049 - June 2, 2054	\$295,941.36	\$24,661.78
June 3, 2054 - June 2, 2059	\$308,808.38	\$25,734.03
June 3, 2059 - June 2, 2064	\$321,675.40	\$26,806.28
June 3, 2064 - June 2, 2069	\$334,542.42	\$27,878.54
June 3, 2069 - June 2, 2074	\$347,409.44	\$28,950.79
June 3, 2074 - June 2, 2079	\$360,276.46	\$30,023.04
June 3, 2079 - June 2, 2084	\$373,143.48	\$31,095.29
June 3, 2084 - June 2, 2089	\$386,010.50	\$32,167.54
June 3, 2089 - June 2, 2094	\$398,877.52	\$33,239.79





Ashtabula Area City Schools - 2-Miles from Wagreens
Erie Intermediate School (527 Students)
Superior Intermediate School (552 Students)
Michigan Primary School (418 Students)
Ontario Primary School (253 Students)



Park Ave. (±2,200 VPD)

W. Prospect Rd. (±13,000 VPD)



Lake Erie



W. Prospect Rd. ($\pm 13,000$ VPD)



DISTANCE FROM SUBJECT PROPERTY

61 - Miles Cleveland, OH

125 - Miles Pittsburgh, PA

198 - Miles Columbus, OH

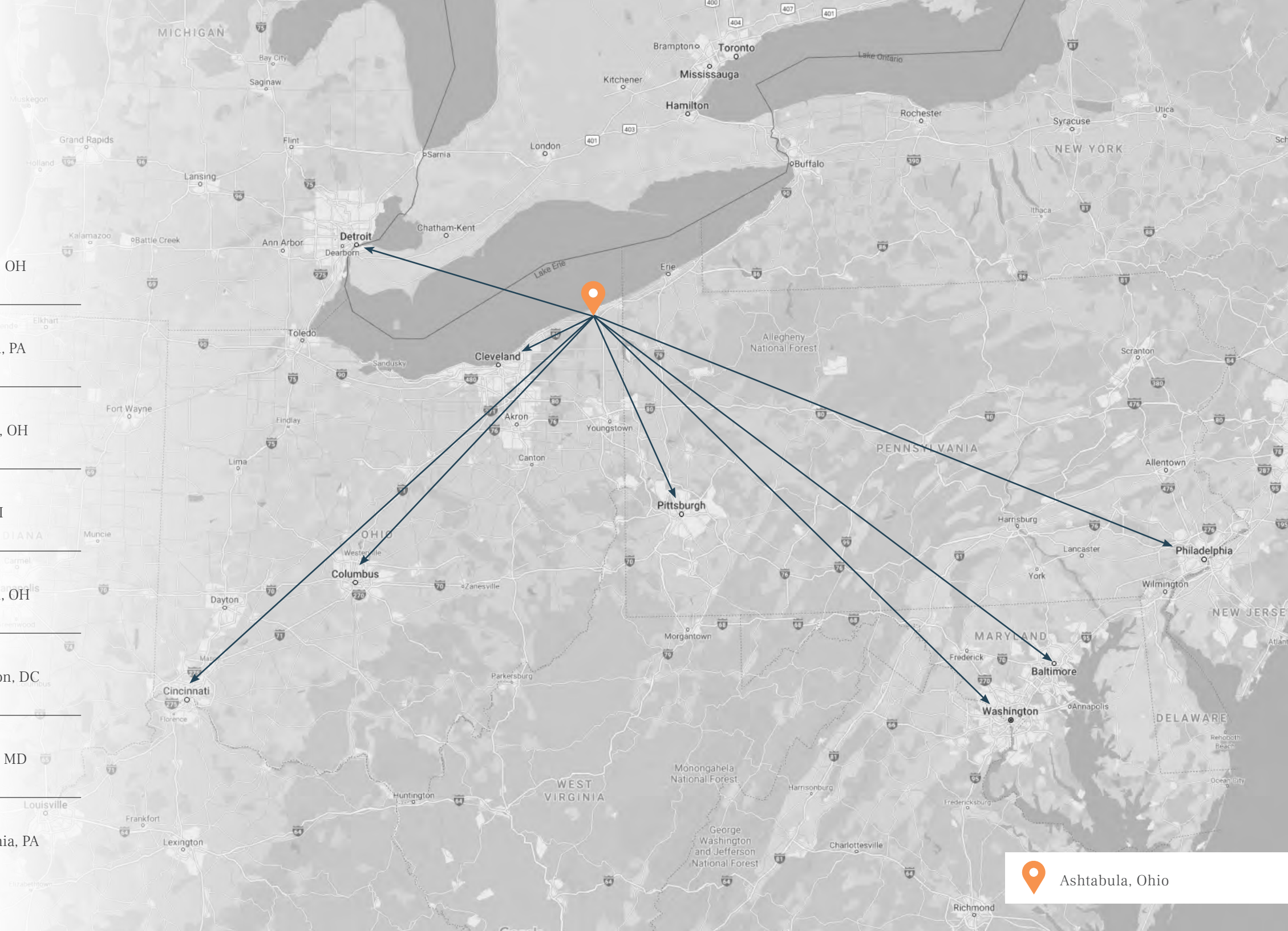
230 - Miles Detroit, MI

304 - Miles Cincinnati, OH

360 - Miles Washington, DC

366 - Miles Baltimore, MD

423 - Miles Philadelphia, PA



Ashtabula, Ohio

ASHTABULA, OHIO

Ashtabula is a city in Ashtabula County, Ohio, United States, and the center of the Ashtabula Micropolitan Statistical Area. It is located at the mouth of the Ashtabula River on Lake Erie, one of the Great Lakes, across from the province of Ontario, Canada and 53 miles northeast of Cleveland. The name Ashtabula is derived from ashtepihle, which means ‘always enough fish to be shared around’ in the Lenape language.

MAJOR AREA EMPLOYERS

Cleveland Clinic
Progressive Insurance
Union Home Mortgage
Medical Mutual
MetroHealth System
Case Western Reserve University
Nestle USA
Lubrizol
Mastech Digital
Rockwell Automation



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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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