

**SINGLE TENANT CREDIT  
RETAIL INVESTMENT OFFERING**



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**Purchase Price: \$3,750,000**

**Initial Cap Rate: 6.0%**

**Lease Terms:**

- **Current Term 7/1/20 - 6/30/25**
- **Corporate Net Lease**
- **Standard Percentage Rent Clause**
- **Six x 5 Year Renewal Options**

**Annual Rent Schedule:**

**\$225,000 Years 1 - 20**

**Option Rent Schedule:**

**\$225,000 Years 21 - 25**

**\$225,000 Years 26 - 30**

**\$225,000 Years 31 - 35**

**\$225,000 Years 36 - 40**

**\$225,000 Years 41 - 45**

**\$225,000 Years 46 - 50**

**\$225,000 Years 51 - 55**

**\$225,000 Years 56 - 60**

**Rent Started July 1995**



The subject property is a single tenant **Walgreens Drugstore** located at “Main & Main” in the exclusive **Highlands Ranch** suburb of Denver, Colorado. The property consists of a freestanding ± 13,500 sf retail building, with double drive through lanes, on a ± 1.48 parcel at the intersection of South Colorado Blvd. and South University Blvd. These two heavily trafficked streets run parallel from

downtown all the way to this spectacular retail hub in Highlands Ranch. The initial twenty year primary term commenced in 1995. Walgreens continues to extend the lease which is currently in the 2nd of 8, five year renewal options. With annual rent of only \$225,000, this is a rare opportunity to acquire a credit backed, single tenant investment property with rental upside. Walgreens rent is \$16.67 per square foot, with current market rent reported to be \$18.00 - \$22.00 per square foot. This is arguably the best retail intersection in Highlands Ranch and there is no ability for Walgreens to relocate to any comparable location without significantly increasing their occupancy costs. Sharing this busy intersection are **Village Center West (King Sooper’s Grocery, 7-Eleven, UCHealth Care, Pediatric Clinic, Ace Hardware, Take 5 Car Wash, TJ Maxx, Bath & Body Works, Orangetheory Fitness, Crumbl Cookies, Chick fil A, Canvas Credit Union, Colorado State Bank, IHOP, MOD Pizza, Panda Express, Panera Bread, Wendy’s & WingStop), Whole Foods Market, Einstein Bros. Bagels, Five Guys Burgers, Qdoba, Circle K, My Goods Market, Chase Bank, First Bank and U.S. Bank**. This is the opportunity to purchase a Walgreens Drugstore with below market rent, at an outstanding signalized intersection, assuring a continued long-term uninterrupted income stream.



|                |              |                      |
|----------------|--------------|----------------------|
| Land Area:     | ± 1.48 Acres | (± 64,468 SF)        |
| Building Area: | ± 13,500 SF  | double drive through |



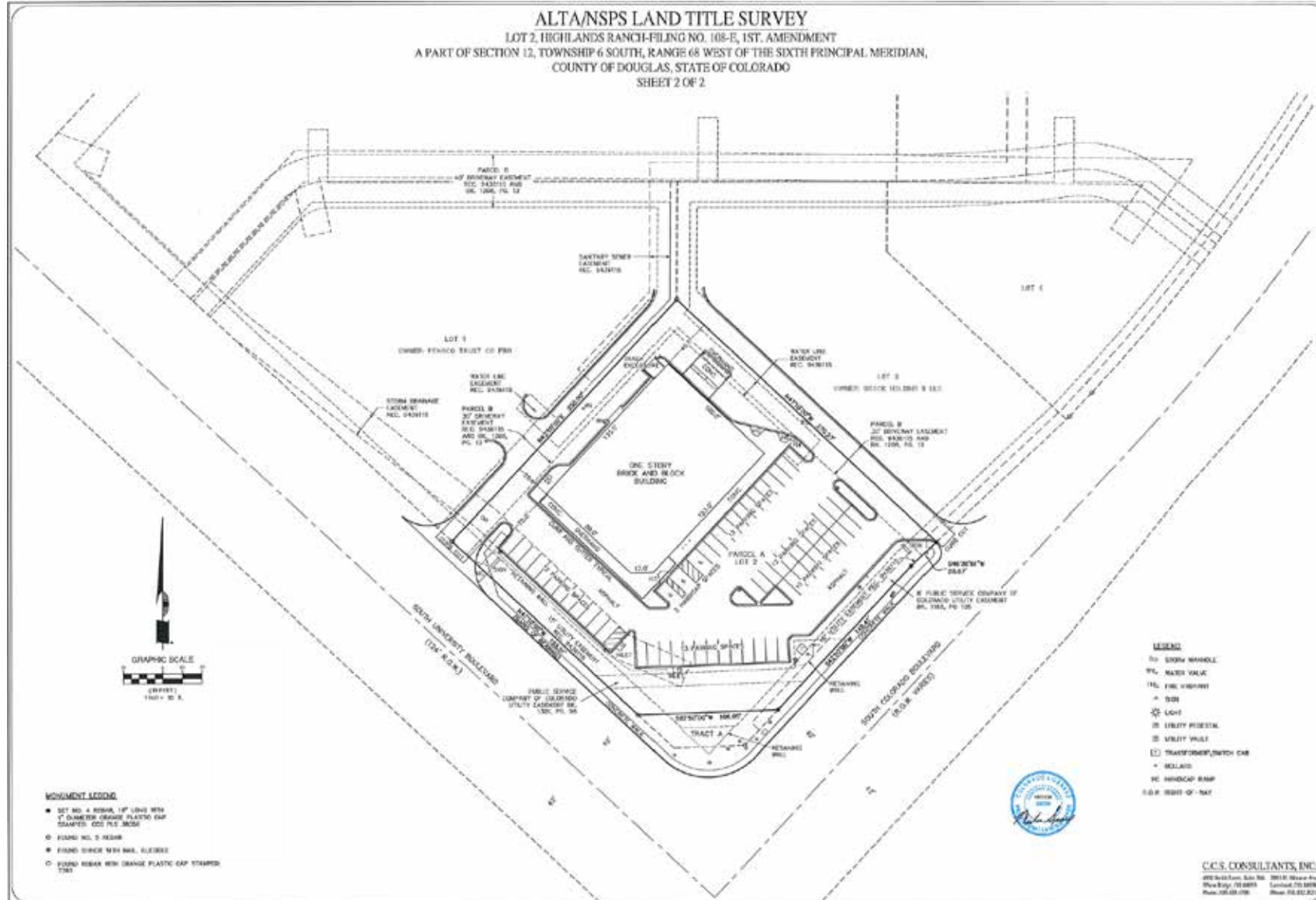
|                    |               |               |
|--------------------|---------------|---------------|
|                    | <u>3 mile</u> | <u>5 mile</u> |
| Population:        | 114,580       | 231,727       |
| Average HH Income: | \$154,628     | \$147,721     |

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all interested parties to conduct their own independent due diligence and not to solely depend on this memorandum.







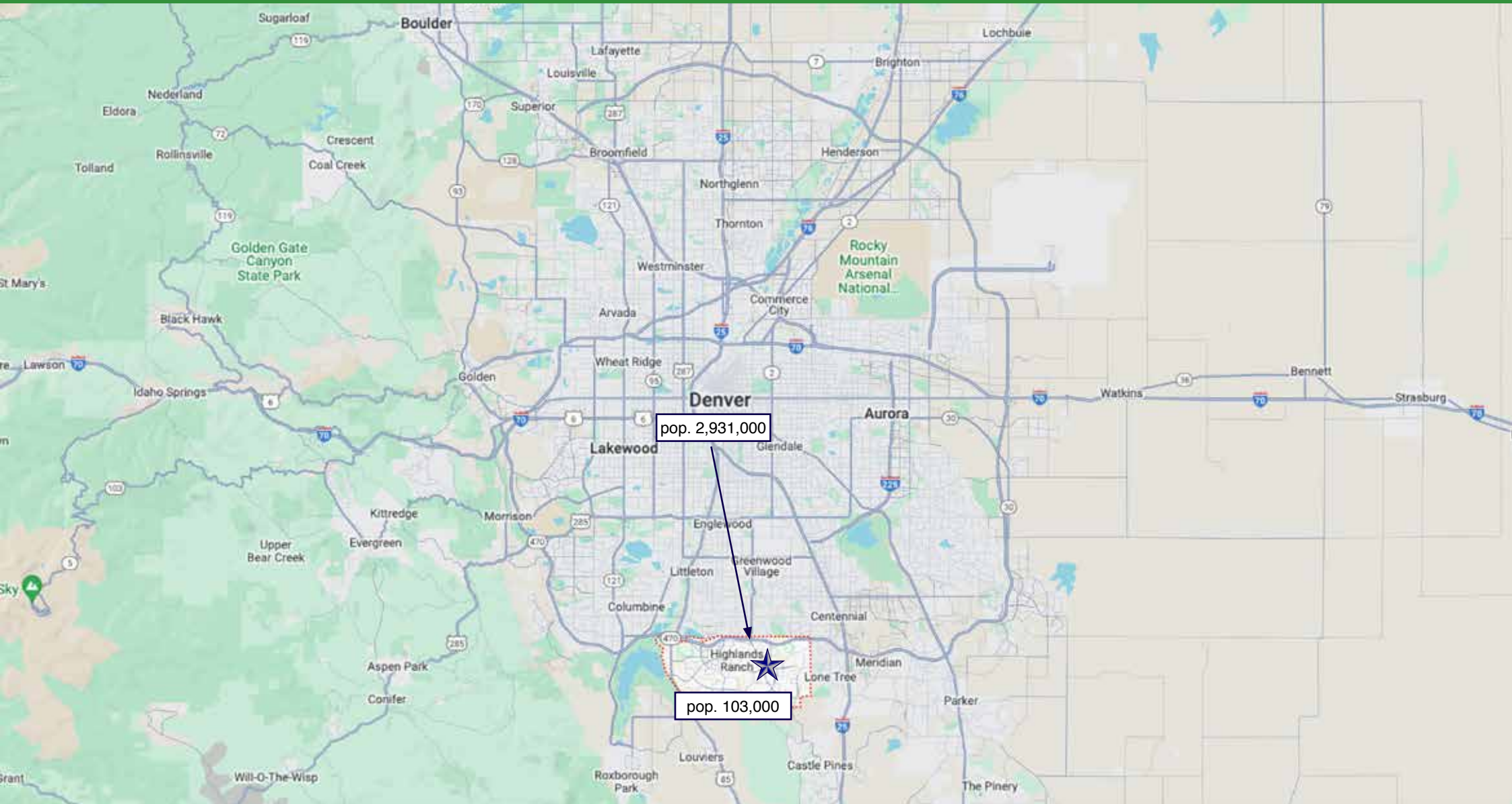














**ABOUT THE TENANT**

**Walgreens Boots Alliance, Inc.**

**2023 U.S. Revenue: \$139.1 Billion (+4.8%)**

**2023 Market Capitalization: \$21.28 Billion**

**Publicly Traded on NASDAQ as "WBA"**

**Standard & Poors Credit Rating: BBB-**

Walgreens Company was founded in 1901 and is one of the nation's largest drugstore chains and the Retail Pharmacy USA Division of Walgreens Boots Alliance, Inc., a global leader in retail and wholesale pharmacy. The Company was created through the joining of Walgreens Company and Boots Alliance in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare service. The Company has a presence across the United States, Europe and Latin America employing 315,000 team members at approximately 13,000 locations. In the U.S., Walgreens is the neighborhood retailer that makes health and well-being within reach for everyone on a daily basis. Walgreens operates 9,020 locations in all 50 states, with revenues exceeding \$139 billion in 2023 with Free Cash Flow of \$4.2 billion. Walgreens maintains a "BBB" Credit Rating with Standard & Poor's and "Baa2" with Moody's. Walgreens stabilized its commercial pharmacy business through multiyear agreements with Express Scripts and Caremark. Prescription sales account for 67% of total sales. 76% of the population lives within 5 miles of a Walgreens Drugstore. In 2017 Walgreens received regulatory approval to purchase 1,932 Rite Aid stores and three distribution centers for \$4.38 billion. The Company filled 800 million prescriptions in FY 2023. Walgreens Boots Alliance and VillageMD are extending their partnership with a \$1 billion deal to open 500-700 primary care offices in Walgreens drug stores over the next 5 years.

**ABOUT THE AREA**

**Highlands Ranch**

**Highlands Ranch** is a planned suburb of Denver, Colorado with a current population of more than 103,000 residents making it the most populous unincorporated community in the state. The first homes in Highlands Ranch were built in 1981 around the same time the state was constructing Highway C-470 through the area. Highlands Ranch is Shea Homes Colorado's largest master planned community with 22,000 acres of development. Shea Homes Colorado works with ten home builders in Highlands Ranch including Beazer, Berkeley Homes, Forest Glen, Joyce Homes, Richmond, Ryland, Sanford Homes, Writer Homes and Virden who together have developed more than 31,500 homes. Naturally, commercial development followed with Lucent Technologies and Avaya Communication establishing their local presence. Other large employers here include HRCA (national award winning non-profit organization and the largest homeowners association in the nation), Specialized Loan Servicing LLC, UDR, Inc. Petersons and Visa Inc's Operations Center. The most common job group is Management followed by Business & Financial, Sales & Marketing and Office & Administration. Douglas County recent research identified five industries offering the greatest opportunity for growth, while supporting the region's economic development goals. These industries are Aerospace, Business Support Services, Financial Services, Healthcare and Recreation and Entertainment. In 2021 the median annual household income was \$134,000.

Highlands Ranch is ranked as one of the most progressive master planned communities in the country and lies just 12 miles south of the Denver Metro area. Approximately 61% of the community is devoted to non-urban uses such as open space and recreation, about 31% is residential properties and the remaining 8% is business and commercial property. Highland Ranch is divided into four neighborhoods: Eastridge, Westridge, Northridge and Southridge. There are 19 elementary schools, four middle schools, six high schools and numerous daycare facilities.



| Radius                                    | 1 Mile           | 3 Mile           | 5 Mile           |
|---|------------------|------------------|------------------|
| <b>Population</b>                         |                  |                  |                  |
| 2028 Projection                           | 16,582           | 117,619          | 238,715          |
| 2023 Estimate                             | 15,870           | 114,583          | 231,727          |
| 2010 Census                               | 14,343           | 109,179          | 203,207          |
| Growth 2023 - 2028                        | 4.49%            | 2.65%            | 3.02%            |
| Growth 2010 - 2023                        | 10.65%           | 4.95%            | 14.03%           |
| <b>2023 Population by Hispanic Origin</b> |                  |                  |                  |
| 2023 Population                           | 1,461            | 9,908            | 19,759           |
| <b>2023 Population</b>                    |                  |                  |                  |
| White                                     | 13,735 86.55%    | 100,032 87.30%   | 203,657 87.89%   |
| Black                                     | 246 1.55%        | 1,973 1.72%      | 4,241 1.83%      |
| Am. Indian & Alaskan                      | 87 0.55%         | 559 0.49%        | 1,238 0.53%      |
| Asian                                     | 1,414 8.91%      | 8,663 7.56%      | 15,733 6.79%     |
| Hawaiian & Pacific Island                 | 9 0.06%          | 124 0.11%        | 245 0.11%        |
| Other                                     | 380 2.39%        | 3,233 2.82%      | 6,614 2.85%      |
| U.S. Armed Forces                         | 0                | 24               | 373              |
| <b>Households</b>                         |                  |                  |                  |
| 2028 Projection                           | 5,721            | 42,532           | 91,913           |
| 2023 Estimate                             | 5,472            | 41,469           | 89,156           |
| 2010 Census                               | 4,962            | 39,706           | 77,203           |
| Growth 2023 - 2028                        | 4.55%            | 2.56%            | 3.09%            |
| Growth 2010 - 2023                        | 10.28%           | 4.44%            | 15.48%           |
| Owner Occupied                            | 4,673 85.40%     | 33,990 81.96%    | 67,048 75.20%    |
| Renter Occupied                           | 799 14.60%       | 7,479 18.04%     | 22,108 24.80%    |
| <b>2023 Households by HH Income</b>       |                  |                  |                  |
| Income: <\$25,000                         | 173 3.16%        | 1,681 4.05%      | 4,346 4.87%      |
| Income: \$25,000 - \$50,000               | 387 7.07%        | 3,010 7.26%      | 7,773 8.72%      |
| Income: \$50,000 - \$75,000               | 537 9.81%        | 4,282 10.33%     | 10,495 11.77%    |
| Income: \$75,000 - \$100,000              | 607 11.09%       | 4,906 11.83%     | 10,662 11.96%    |
| Income: \$100,000 - \$125,000             | 657 12.01%       | 5,620 13.55%     | 12,364 13.87%    |
| Income: \$125,000 - \$150,000             | 769 14.05%       | 5,125 12.36%     | 10,133 11.37%    |
| Income: \$150,000 - \$200,000             | 925 16.90%       | 7,259 17.51%     | 14,158 15.88%    |
| Income: \$200,000+                        | 1,117 25.90%     | 9,585 23.11%     | 19,226 21.56%    |
| <b>2023 Avg Household Income</b>          | <b>\$161,583</b> | <b>\$154,628</b> | <b>\$147,721</b> |
| <b>2023 Med Household Income</b>          | <b>\$137,191</b> | <b>\$131,024</b> | <b>\$122,853</b> |

