

5790 LUCAS AND HUNT ROAD | COUNTRY CLUB HILLS, MO 63136



# AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential

Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes

certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

ALL PARCEL LINES ON SITE PLAN  
AND AERIALS ARE APPROXIMATE.

# OFFERING MEMORANDUM

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## THE OFFERING

CBRE's Net Lease Property Group is pleased to extend the opportunity to acquire fee simple interest in an Absolute NNN Walgreens located in Country Club Hills, Missouri. Country Club Hills is located approximately 13 miles north of the Saint Louis Central Business District. The original 25-year lease has 15 years of term remaining and a corporate guarantee (S&P Rated BBB/Stable). There are zero landlord responsibilities.

Walgreens is situated at the southern corner of Lucas and Hunt Road and Florissant Avenue, a heavily trafficked intersection with over 32,000 vehicles passing daily. The Property is kitty-corner to Northland Shopping Center, the dominate shopping center in the trade area. Northland Shopping Center is anchored by Schnuck's grocery store and contains over 300,000 square feet of retail. Other National tenants in the area include Aldi, Rainbow, Footlocker, PNC, and many others.

Walgreens is the nation's #1 drugstore chain providing trusted care in communities around the United States. Walgreens has over 8,100 locations in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Prescription drugs account for the majority of the company's sales while the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. Walgreens employs more than 235,000 people and interacts with approximately 8 million customers in its stores and online each day.

## FINANCIAL OVERVIEW

Offering Price	\$4,985,300
Cap Rate	6.80%
Annual Rent	\$339,000.00
Monthly Rent	\$28,250.00
Lease Structure	Absolute NNN
Land Area	±2.23 Acres / 97,172 Square Feet
Building Size	14,820 Square Feet
Parking	75 Spaces (5.06 per 1,000 SF of GLA)
Tenant	Walgreen Co., an Illinois Corporation
Guarantee	Corporate
Lease Term Remaining	15 Years
Rent Commencement	January 19, 2009
Lease Expiration	January 31, 2034
ROFR	Yes- Tenant has 21 days to execute.
Tenant Responsibilities	CAM, Taxes, Insurance, Parking, Structure, and Roof
Landlord Responsibilities	None

# Walgreens



# INVESTMENT HIGHLIGHTS



**Corporate Guarantee:** This is an excellent opportunity to acquire fee interest in a corporate Walgreens lease. Walgreens is the nation's #1 drugstore chain, operating more than 8,100 mostly freestanding Walgreens stores in all 50 US states, the District of Columbia, Guam, and Puerto Rico. Walgreens has a "BBB" rating from Standard & Poor's and reported \$124 billion dollars in sales for fiscal year 2017.



**Long Term Commitment:** The rent commenced in January 2009 and currently the tenant has 15 years remaining.



**Absolute NNN Lease Structure:** There are zero landlord responsibilities. Tenant is responsible for CAM, Taxes, Insurance, Parking, Structural, and Roof.



**Excellent Visibility and Traffic Counts:** Walgreens is highly visible with no impeding outlots at the southern corner of Lucas and Hunt Road and Florissant Avenue. The site benefits from over 32,000 vehicles passing the site daily at this fully signalized intersection.



**Bustling Trade Area:** Walgreens is located kitty-corner to Northland Shopping Center, the dominate shopping center in the trade area. Northland Shopping Center is anchored by Schnuck's grocery store and contains over 300,000 square feet of retail. Other National tenants in the area include Aldi, Rainbow, Footlocker, PNC, and many others. The World Headquarters of the Fortune 500 company Emerson Electric is located north of the Property. Emerson has 103,500 employees worldwide and over 2,000 at their headquarters building.



**Dense Demographics:** Located just outside of St. Louis, the Property serves a dynamic, densely populated area. Within three-miles of the Property is a population of 110,587 residents and 267,262 residents live within the five-mile extended trade area.



**The St. Louis MSA:** Walgreens is located in the St. Louis MSA, approximately 13 miles northwest of downtown. The St. Louis MSA is the largest metropolitan area in Missouri, the 20th largest in the United States, and has an estimated total population of 2.85 million.

# AERIAL VIEW LOOKING NORTHWEST



# TENANT PROFILE

Founded in 1901 and headquartered in Deerfield, Illinois, Walgreens is the nation's #1 drugstore chain providing trusted care in communities around the United States. Walgreens has over 8,100 locations in all 50 states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Prescription drugs account for the majority of the company's sales while the rest comes from general merchandise, over-the-counter medications, cosmetics, and groceries. For fiscal 2017, Walgreens filled 990 million prescriptions (including immunizations) on a 30-day adjusted basis. Walgreens employs more than 235,000 people and interacts with approximately 8 million customers in its stores and online each day.

In December 2014, Walgreens combined with European-based Boots Alliance to create the first global pharmacy-led, health and wellbeing enterprise in the world. Walgreens Boots Alliance (NASDAQ: WBA) is the largest retail pharmacy, health, and daily living destination across the U.S. and Europe. Under the Walgreens, Duane Reade, Boots and Alliance Healthcare brands, the company offers prescription and non-prescription drugs, beauty and personal care products, household items, greeting cards, seasonal items, and convenience food. The company employs over 385,000 people and has a presence in more than 25 countries with 14,347 stores. Walgreens Boots Alliance had Fiscal Year ending August 2017 sales of approximately \$124 billion.



14,300+  
Locations



Total Revenue  
\$124 B



Stock Symbol  
NASDAQ: WBA



Employees  
385,000



25  
Countries



S&P Rating  
BBB

## RANKINGS AND RATINGS

- Fortune magazine World's Most Admired Companies (published March 2015)
- Fortune magazine World's Most Admired Companies (2018)
- Fortune magazine 500 Largest U.S.-Based Companies (2017) - Walgreens ranked 17th overall in revenue.
- Fortune magazine Global 500 Largest Companies (2017) - Walgreens ranked 37th overall in revenue.
- Forbes Global 2000 (2017)- Walgreens ranked 94th on this list of the 2000 largest public companies worldwide.
- Tenet Partners, CoreBrand 100-top Most Powerful Brands (2017)
- Forbes The World's Most Valuable Brands (2017)



# PROPERTY DESCRIPTION

Property Name	Walgreens
Location	5790 Lucas and Hunt Road Country Club Hills (St. Louis County), MO 63136
GLA	14,820 Square Feet
Site Size	± 2.23 Acres / 97,172 Square Feet
Year Built	2009
Site Shape	Irrectangular
Parking	75 parking spaces (including 4 accessible) 5.06 per 1,000 SF
PIN	13G42101
Zoning	C - Commercial district
Access	Direct ingress/egress to the Site is provided Lucas and Hunt Road and Florissant Avenue
Frontage/Visibility	± 280 feet of frontage on Lucas and Hunt Road and ± 330 feet of frontage on Florissant Avenue.
Flood Zone	According to the flood hazard maps published by the FEMA, the site is within Zone X as indicated on Community Map Panel No. 29189C0207K dated February 4, 2015. Zone X, an area that is determined to be outside the 100-and 500-yearflood plains.
Surrounding Land Uses	The site is primarily surrounded by residential as well as a mix of commercial and retail development.
Topography	The site improvements are more or less at the same elevation level as the main road.



# SITE PLAN



# MARKET OVERVIEW

## COUNTRY CLUB HILLS

Located at the southern corner of Lucas and Hunt Road and Florissant Avenue, a heavily trafficked intersection with over 32,000 vehicles passing daily, in Country Club Hills, Missouri. The Property is across from Norwood Hills Country Club and kitty-corner to Northland Shopping Center, the dominate shopping center in the trade area. Northland Shopping Center is anchored by Schnuck's grocery store and contains over 300,000 square feet of retail. Other National tenants in the area include Aldi, Rainbow, Footlocker, PNC, and many others. Additionally, the Property is located south of the Emerson Electric World Headquarters with over 2,000 employees at their headquarters building.

The Property's trade area extends to a three-mile radius with over 110,500 people residing within 42,500 households. Residents earn an average household income of nearly \$46,386. Approximately 27% of the population within the trade area has at least some college education and 10% has at least a bachelor's degree. One half of the occupied housing stock within the trade area is owner occupied, and the average home value is near \$98,000.

## ST. LOUIS, MISSOURI

The St. Louis Metropolitan Statistical Area is the largest Metropolitan Area in Missouri, the 20th largest in the United States, and has an estimated total population of 2.85 million. The Metropolitan Area is bisected by the Mississippi River where eastern Missouri meets western Illinois. The MSA includes the independent City of St. Louis (population 316,262) along with the Missouri counties of St. Louis, St. Charles, Jefferson, Franklin, Lincoln, Warren, and Washington, plus the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.

From St. Louis, Chicago is approximately 300 miles to the northeast, Kansas City is approximately 250 miles to the west, and Memphis is approximately 250 miles to the south. Its location near the geographical center of the United States means it is the closest major metropolitan area to the U.S. population center.



# MARKET OVERVIEW

## RECENT PERFORMANCE

The St. Louis region has a highly diversified industry structure, which keeps the region's economy growing at a modest pace. Net job growth continues in the public sector, in the private industries transportation/warehousing, and in the retail trade. Continued positive momentum include rising industrial output and resumed income growth, and bank reporting strong loan demand from both households and businesses.

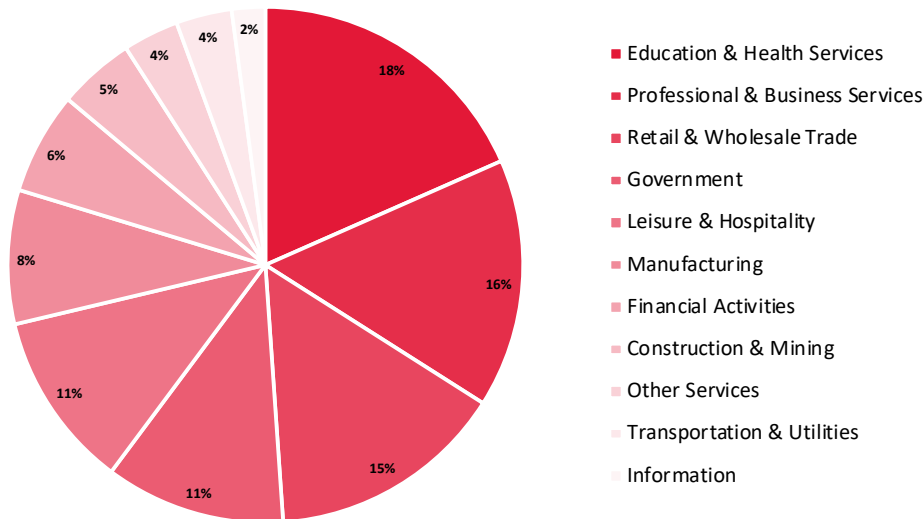
## CONSUMERS

Signs of continued modest growth are present for St. Louis' consumer industries. Consumers are predicted to increase slightly during the next quarter. This bump will further support overall retail stores. Recent data also shows that the startup culture in St. Louis is hot, with the share of startup firms (defined as those less than one year old) is the second highest of any metro area in the country.

## HEALTH CARE

The St. Louis region offers some of the best and most accessible health care from more than 50 general practice, teaching and research hospitals. Not only is St. Louis recognized as the most affordable city for children's health insurance, St. Louis is home to some of the best overall hospitals in the nation. SSM Healthcare System, one of the largest employers in the area, plans to build a new \$550 million hospital in August.

## FEBRUARY 2018 ESTIMATED EMPLOYED POPULATION BY OCCUPATION



# MARKET OVERVIEW

## EDUCATION

With more than a dozen four-year universities and colleges, St. Louis offers a number of options for students pursuing degrees in a variety of fields. Over 126,000 students are currently enrolled in area four-year institutions, which each year produce more than 28,000 new graduates with bachelor's, master's, doctorate, or professional degrees.

## POPULATION

The St. Louis MSA has seen consistent population growth over the past several years. The current estimated population of 2.85 million ranks St. Louis as the 20th most populous MSA in the US. The counties of Lincoln, St. Charles and Warren in Missouri and Monroe County in Illinois are experiencing the fastest growth in the metro area.

## ENTERTAINMENT

St. Louis is home to a couple professional sports teams including the St. Louis Cardinals and the St. Louis Blues. St. Louis is also well known for its extensive soccer history, contributing at least one participant to the US men's team in every FIFA World Cup tournament. The community offers other forms of entertainment, with the USA Today naming the St. Louis Zoo the best free attraction in America in 2017.

## EMPLOYMENT

The economic diversification of St. Louis is one of the area's most significant assets. Diversification supports resistance to sharp economic recessions and allows quick responsiveness in periods of expansion. The region is known as an academic and corporate center for the biomedical sciences and is home to some of the country's largest privately held corporations, including Edward Jones, Graybar, Enterprise Rent-A-Car, and Scottrade. Many large public corporations are headquartered in St. Louis including Express Scripts, Centene Corporation, Emerson, Monstanto, RGA, Ameren, Peabody Energy, Energizer, and Anheuser-Busch InBev (North American Headquarters).

## ST. LOUIS MSA TOP EMPLOYERS

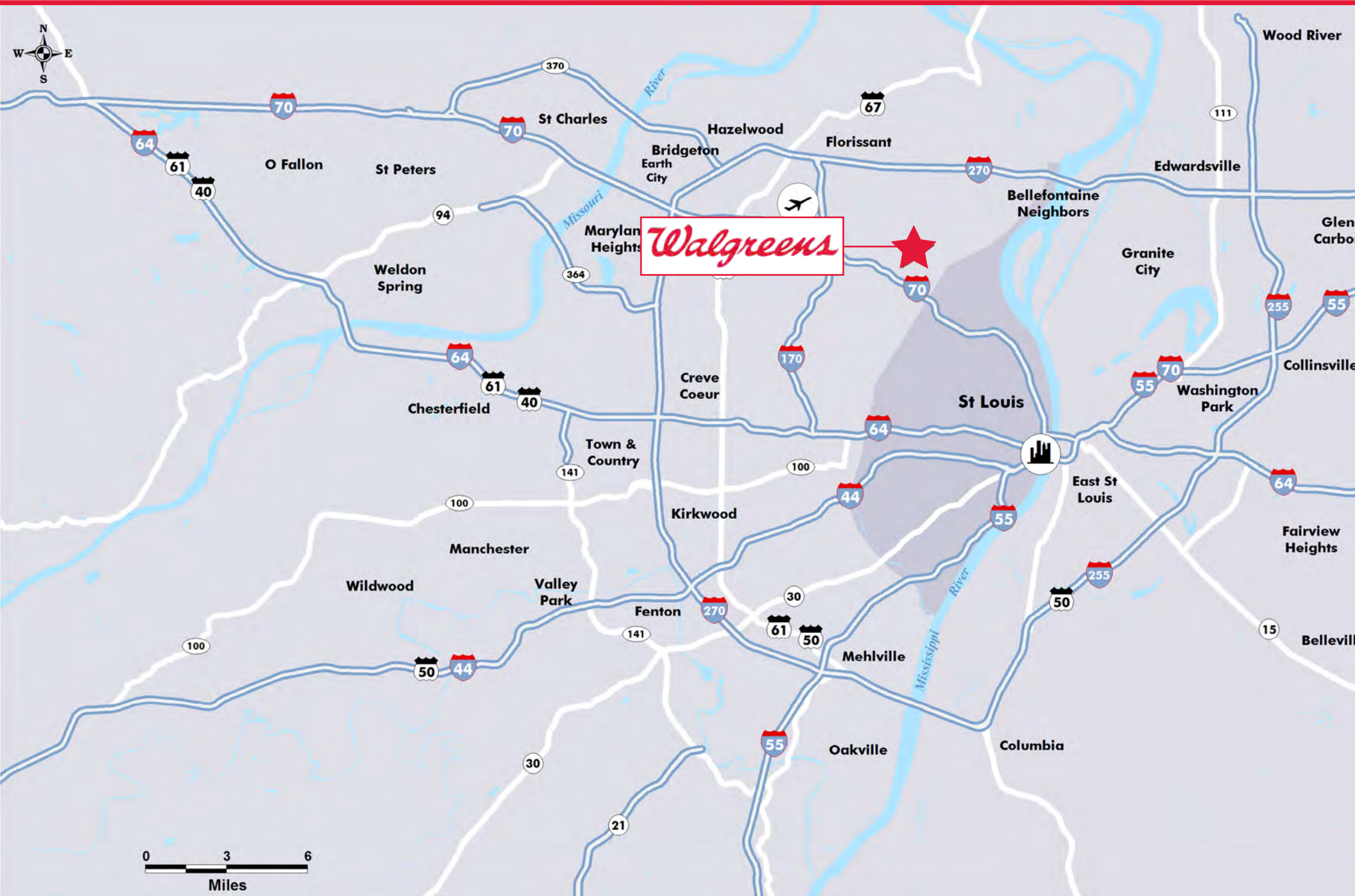
#	COMPANY	TOTAL EMPLOYEES
1	BJC Healthcare	24,182
2	Wal-Mart Stores Inc.	22,006
3	SSM Health Care System	15,949
4	Washington University in St. Louis	14,692
5	Boeing Defense, Space & Security	14,617
6	Mercy Health Care	13,715
7	Scott Air Force Base	13,000
8	Schnuck Markets Inc.	10,897
9	Archdiocese of St. Louis	10,460
10	AT&T	10,015
11	McDonald's Corp.	7,550
12	St. Louis University	7,311
13	Washington University Physicians	7,004
14	Express Scripts Inc.	5,788
15	Edward Jones	5,525
16	Imo's Pizza	5,455
17	Enterprise Holdings	5,100
18	Wells Fargo	5,000
19	Walgreens	4,740
20	Target Corp.	4,675

Source: St. Louis Regional Chamber, 2017

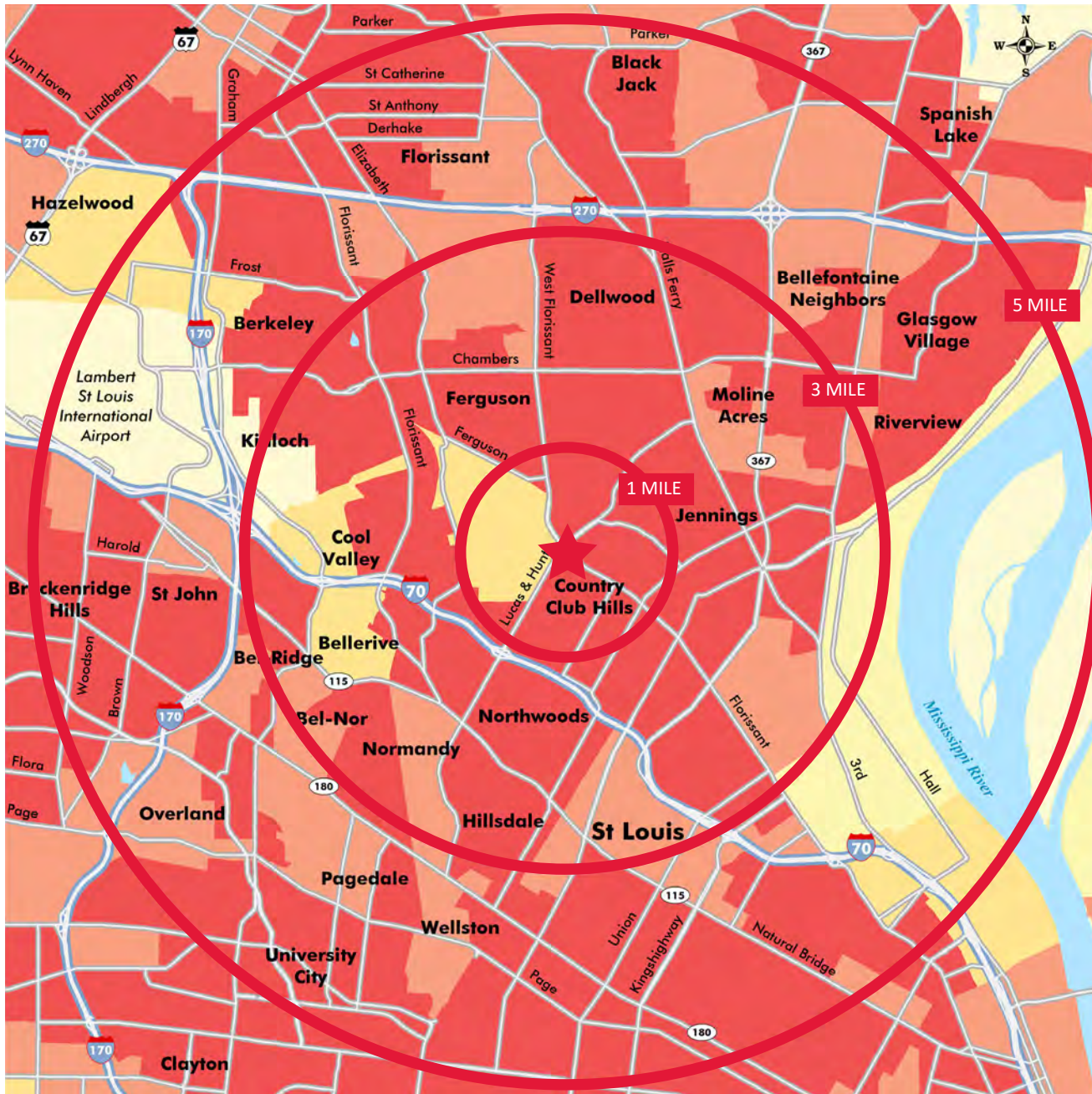
# AERIAL VIEW LOOKING SOUTHEAST



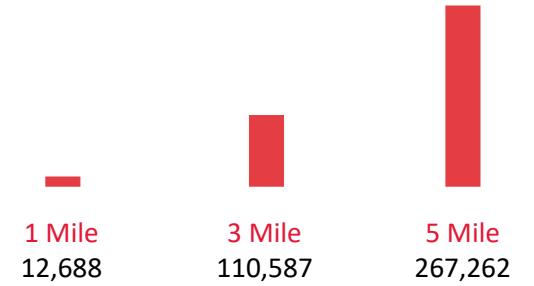
# REGIONAL MAP



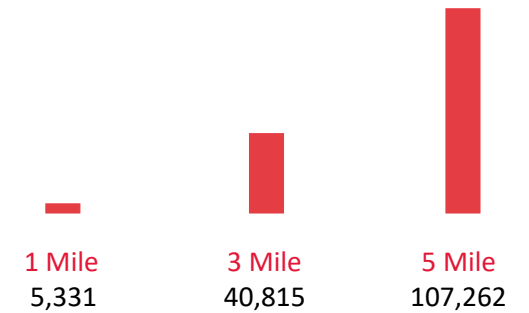
# POPULATION CONCENTRATION MAP



## 2017 POPULATION



## DAYTIME POPULATION

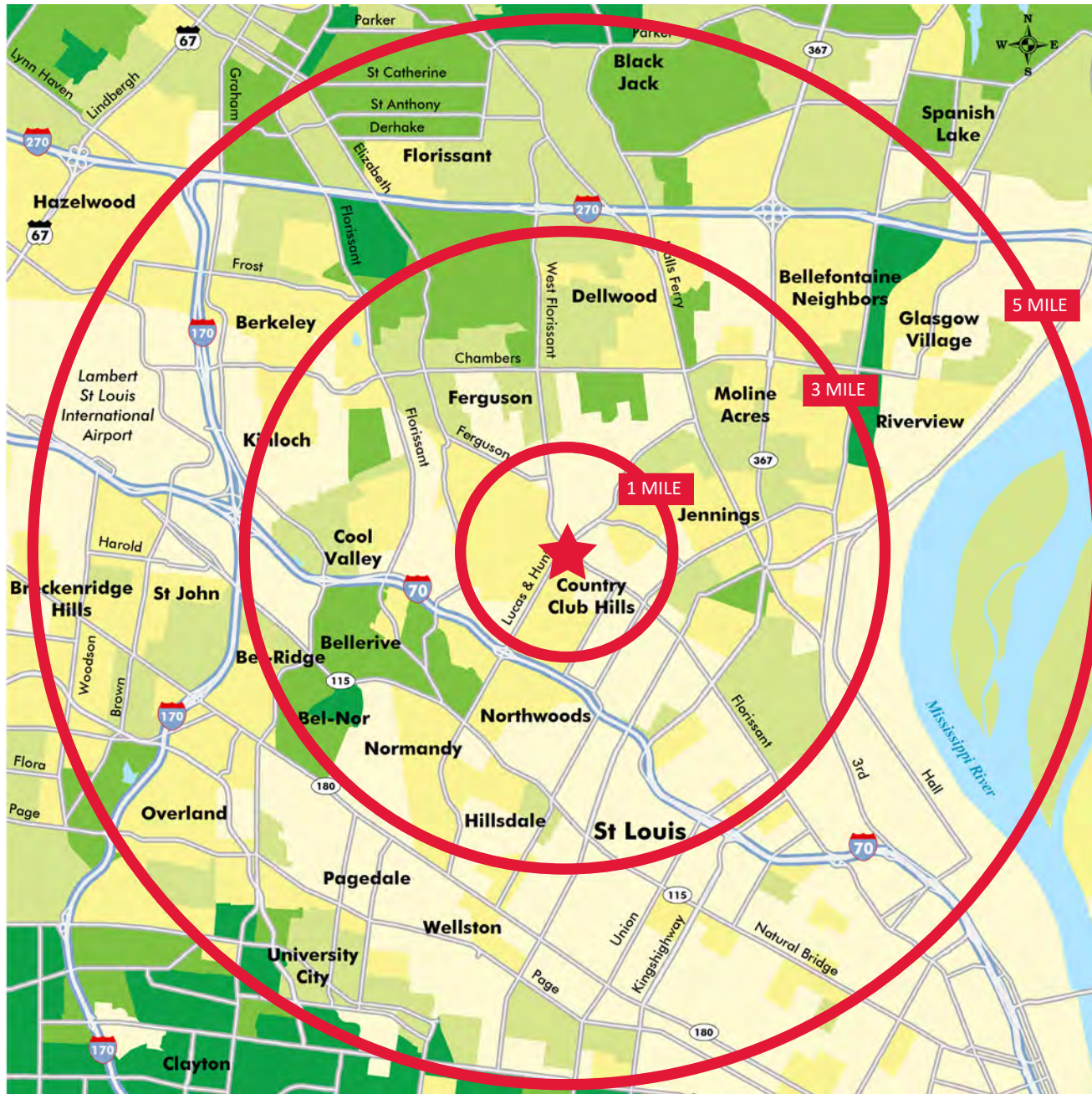


## POPULATION PER SQUARE MILE - 2017





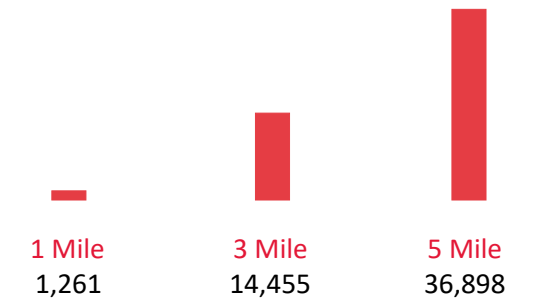
# HOUSEHOLD INCOME MAP



## 2017 AVERAGE HOUSEHOLD INCOME



## HOUSEHOLDS EARNING OVER \$50,000 ANNUALLY



## AVERAGE HOUSEHOLD INCOME - 2017

- Over \$75,000
- \$60,000 to \$75,000
- \$50,000 to \$60,000
- \$40,000 to \$50,000
- Less than \$40,000

# WALGREENS - COUNTRY CLUB HILLS, MO



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