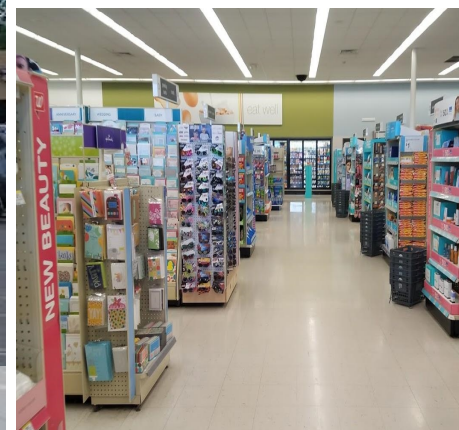


Walgreen's



Walgreens



OFFERING MEMORANDUM | PRIME WALGREEN'S IN LIMITED COMPETITION MARKET!

1609 Freemont Drive
Canon City, CO 81212

Paul Zakovich
Biltmore Realty Ltd
President
(303) 901-2120
paul@biltmorecompanies.com
Lic: 164421



Walgreen's

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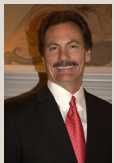
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Demographics

Exclusively Marketed by:



Paul Zakovich

Biltmore Realty Ltd

President

(303) 901-2120

paul@biltmorecompanies.com

Lic: 164421





01

Executive Summary

Investment Summary

WALGREEN'S

OFFERING SUMMARY

ADDRESS	1609 Freemont Drive Canon City CO 81212
---------	--

FINANCIAL SUMMARY

PRICE	\$3,987,450
OCCUPANCY	100%
NOI (CURRENT)	\$318,996
CAP RATE (CURRENT)	8.00%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	8,315	25,285	31,260
2023 Median HH Income	\$55,259	\$58,413	\$59,851
2023 Average HH Income	\$70,073	\$76,747	\$79,575

- Excellent Visibility Along US Highway 50
Traffic Counts in excess of 30,000 VPD
Pad Site Anchored by City Market/Kroger
Strong Sales
Long Term Lease 11/30/2080 with Including Option Periods.

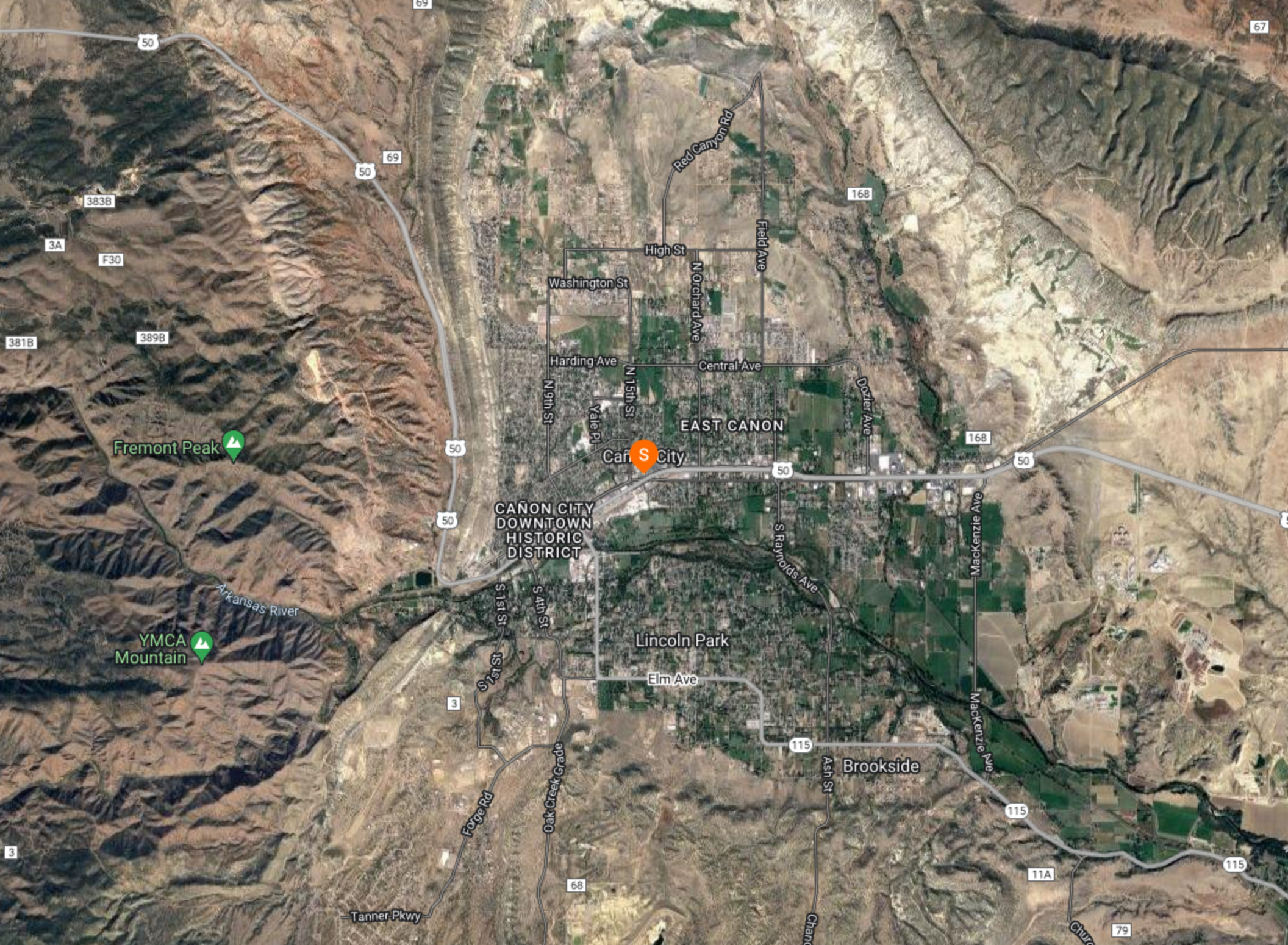


WALGREEN'S

Property Description

Aerial Map

02





03

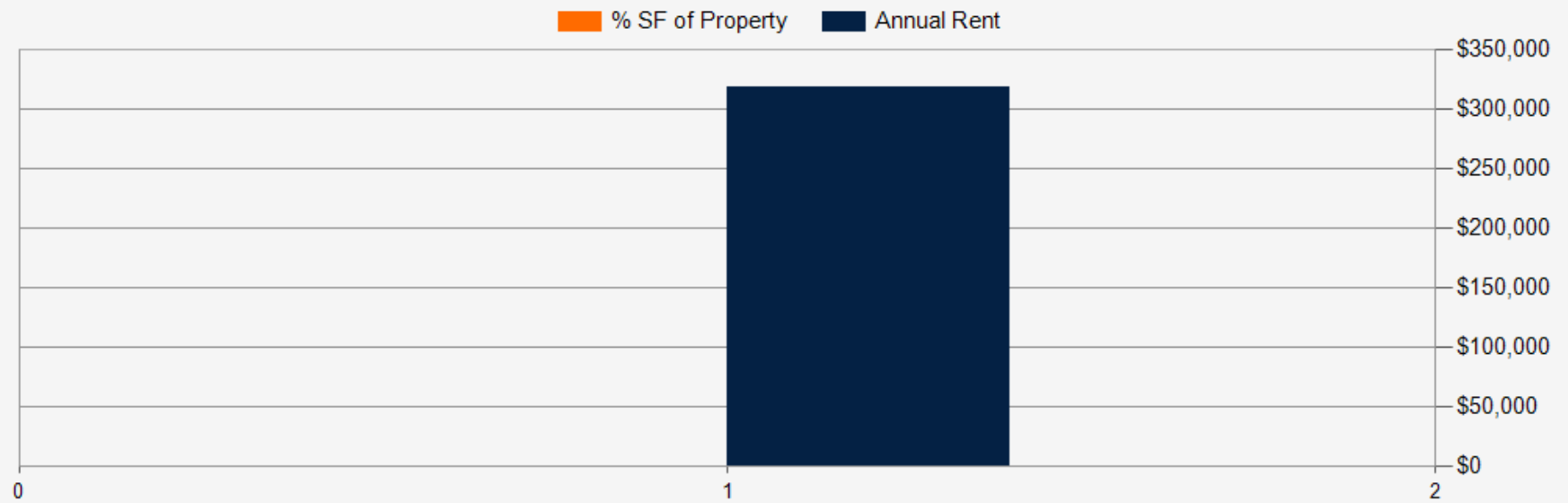
Rent Roll

Rent Roll
Lease Expiration
Tenant Profile

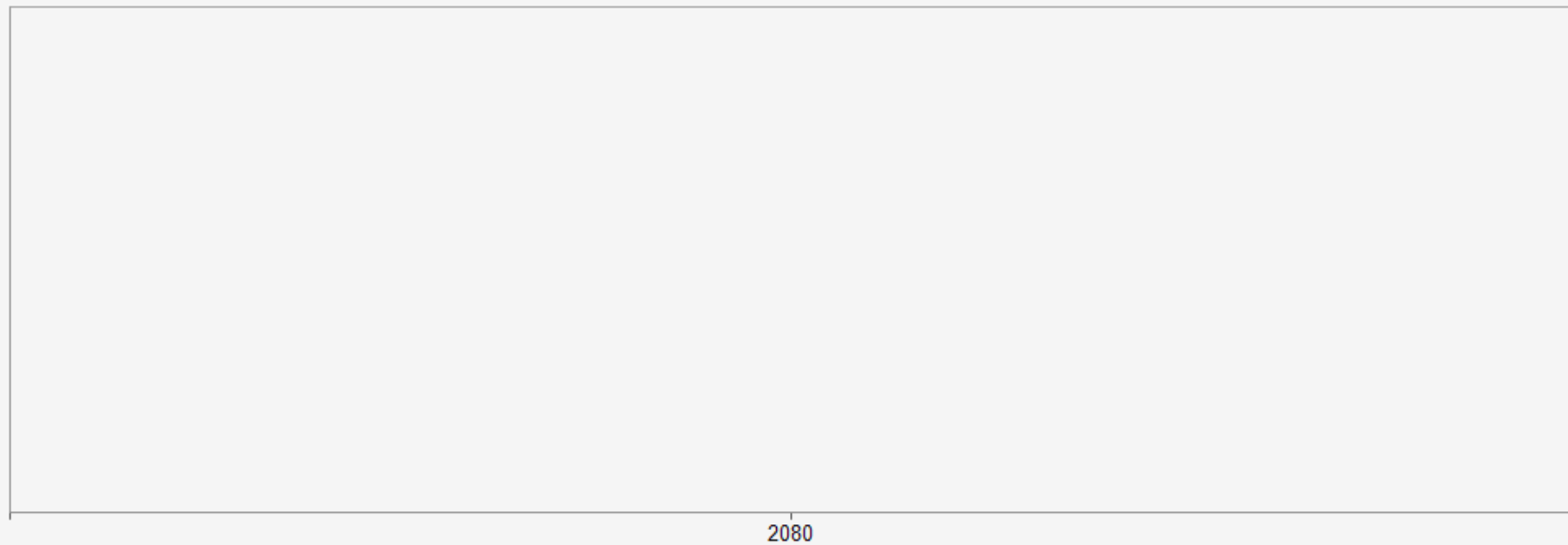
WALGREEN'S

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Walgreen's	14,820	0.00%	12/01/05	11/30/80	CURRENT	\$26,583	\$1.79	\$318,996	\$21.52		NNN	Next Option period 12/01/2030
	Totals:	14,820					\$26,583		\$318,996				

Tenant SF Analysis



Lease Expiration Summary



Company

Trade Name	Walgreens
Headquartered	Deerfield, IL
# of Locations	12,500
Website	www.walgreensbootalliance.com

Description

Walgreens Boots Alliance, Inc. is an integrated healthcare, pharmacy and retail leader

Walgreens Boots Alliance (Nasdaq: WBA) serves millions of customers and patients every day, with a 170-year heritage of caring for communities.

A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America, WBA plays a critical role in the healthcare ecosystem. The company is reimagining local healthcare and well-being for all as part of its purpose – to create more joyful lives through better health. Through dispensing medicines, improving access to a wide range of health services, providing high quality health and beauty products and offering anytime, anywhere convenience across its digital platforms, WBA is shaping the future of healthcare.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company, and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S.



04

Financial Analysis

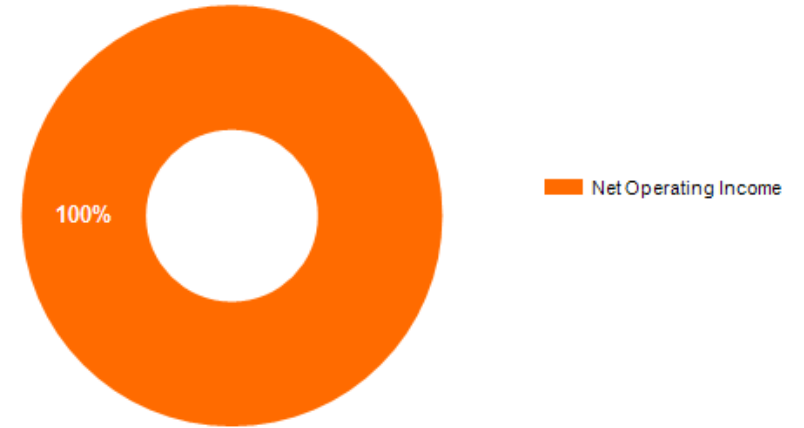
Income & Expense Analysis

WALGREEN'S

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$318,996
Effective Gross Income	\$318,996
Net Operating Income	\$318,996



DISTRIBUTION OF EXPENSES

CURRENT

WALGREEN'S

Demographics

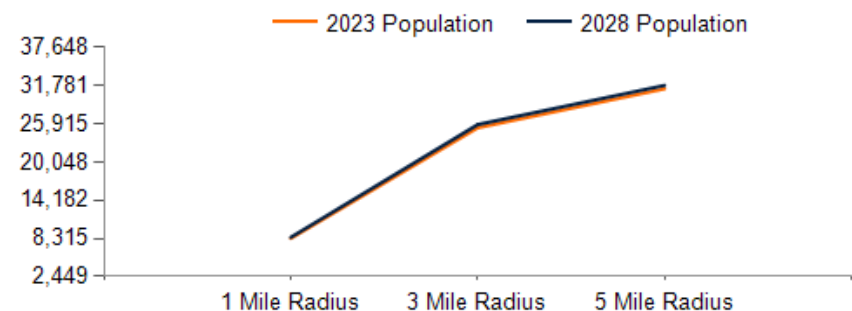
Demographics

05

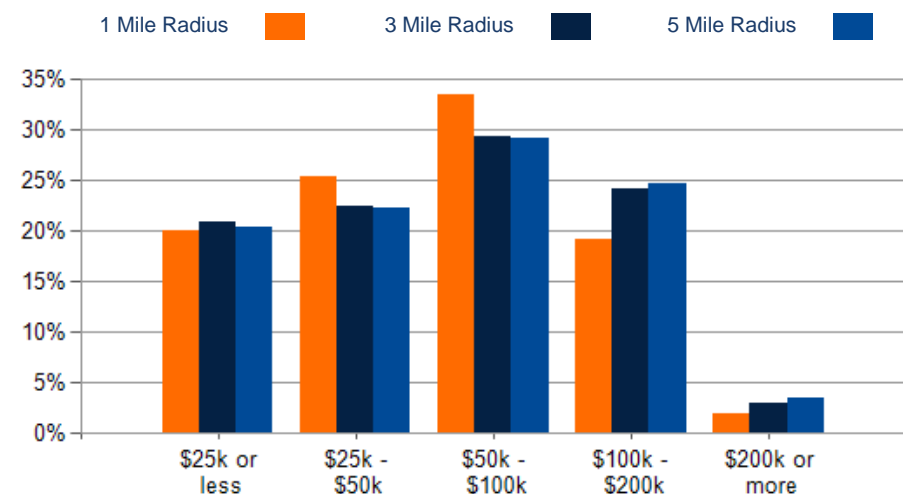
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,865	23,599	28,733
2010 Population	7,361	23,117	28,818
2023 Population	8,315	25,285	31,260
2028 Population	8,484	25,775	31,781
2023-2028: Population: Growth Rate	2.00%	1.90%	1.65%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	447	1,380	1,428
\$15,000-\$24,999	285	856	905
\$25,000-\$34,999	472	1,148	1,228
\$35,000-\$49,999	453	1,256	1,331
\$50,000-\$74,999	600	1,646	1,736
\$75,000-\$99,999	623	1,486	1,602
\$100,000-\$149,999	514	1,761	1,921
\$150,000-\$199,999	186	822	903
\$200,000 or greater	71	313	402
Median HH Income	\$55,259	\$58,413	\$59,851
Average HH Income	\$70,073	\$76,747	\$79,575

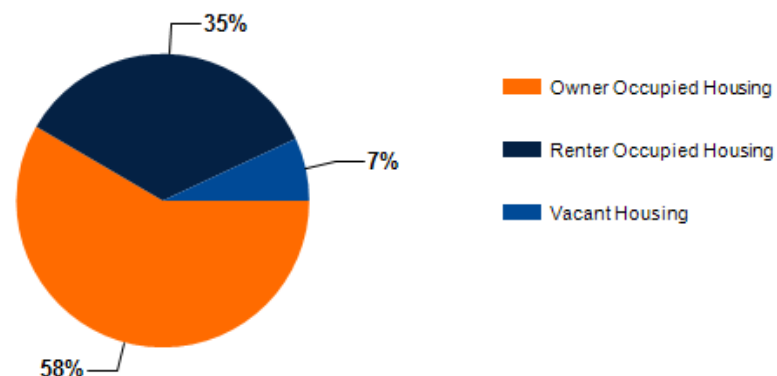
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,661	10,060	10,436
2010 Total Households	3,371	9,608	10,282
2023 Total Households	3,650	10,668	11,454
2028 Total Households	3,781	11,029	11,844
2023 Average Household Size	2.13	2.25	2.26
2023-2028: Households: Growth Rate	3.55%	3.35%	3.35%



2023 Household Income



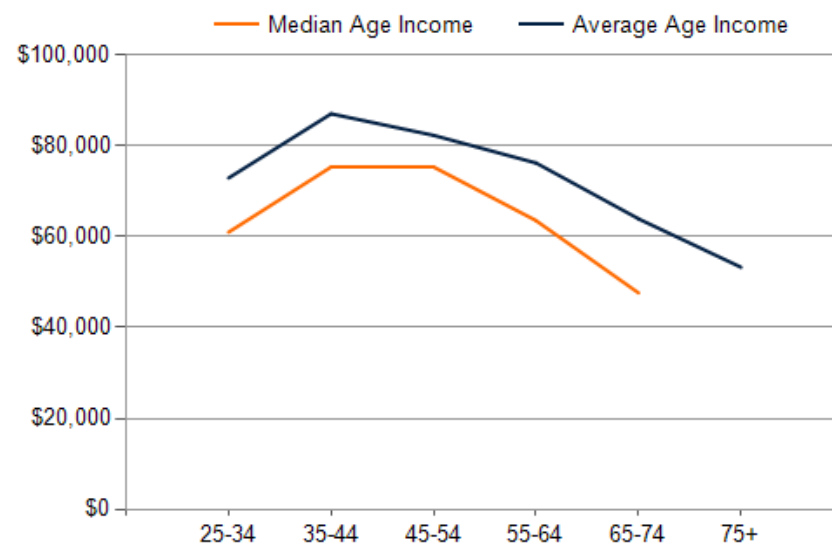
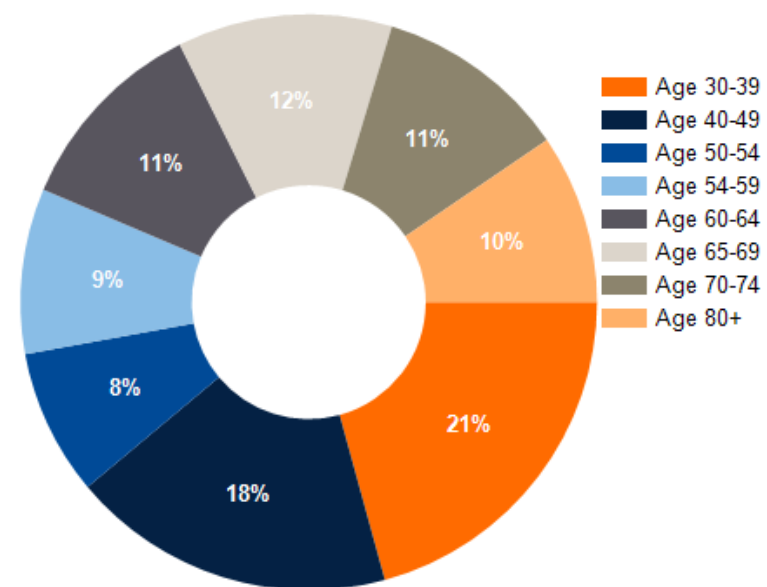
2023 Own vs. Rent - 1 Mile Radius



Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	533	1,520	2,308
2023 Population Age 35-39	528	1,514	2,266
2023 Population Age 40-44	486	1,473	2,136
2023 Population Age 45-49	443	1,346	1,822
2023 Population Age 50-54	419	1,418	1,853
2023 Population Age 55-59	475	1,573	1,947
2023 Population Age 60-64	574	1,858	2,198
2023 Population Age 65-69	616	2,000	2,295
2023 Population Age 70-74	553	1,708	1,966
2023 Population Age 75-79	487	1,402	1,543
2023 Population Age 80-84	289	893	983
2023 Population Age 85+	354	855	897
2023 Population Age 18+	6,829	20,640	26,306
2023 Median Age	46	47	45
2028 Median Age	47	48	46

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,001	\$61,822	\$62,049
Average Household Income 25-34	\$72,922	\$77,043	\$78,023
Median Household Income 35-44	\$75,354	\$78,879	\$80,523
Average Household Income 35-44	\$87,082	\$92,972	\$96,140
Median Household Income 45-54	\$75,383	\$79,335	\$81,026
Average Household Income 45-54	\$82,341	\$93,414	\$98,025
Median Household Income 55-64	\$63,564	\$68,108	\$70,061
Average Household Income 55-64	\$76,246	\$84,187	\$87,734
Median Household Income 65-74	\$47,630	\$51,305	\$52,966
Average Household Income 65-74	\$63,960	\$69,919	\$73,171
Average Household Income 75+	\$53,286	\$57,388	\$58,961



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