



WALGREENS

20100 McLoughlin Boulevard, Gladstone (Portland MSA), OR

1.5 MILES FROM PROVIDENCE WILLAMETTE FALLS MEDICAL CENTER (101 BED FACILITY)



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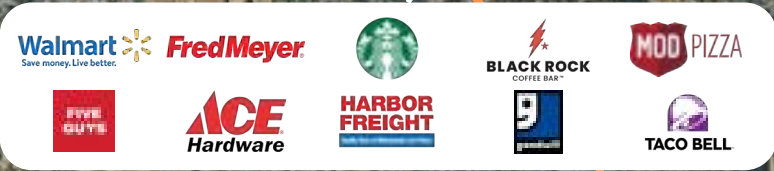
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PORTLAND
5 MILES

RIVERGROVE



Gladstone High School
594 Students

CLACKAMAS

Clackamas Industrial Park
1,187 Acres

99

GLADSTONE

SUBJECT PROPERTY

West Linn High School
1,905 Students

43

WEST LINN

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Estimated Population:	9,476	81,089	181,406
Daytime Population:	7,068	63,009	178,621
Household Income:	\$99,320	\$113,440	\$113,241

205

OREGON CITY

Providence Willamette Falls Medical Center
101 Beds | 1.5 Miles From Walgreens

Clackamas Community College
26,000 Students

Oregon City High School
1,931 Students





River Glen Apartments
44 Apartment Units

River Run Village
84 Apartment Units

Gladstone High School
594 Students

John Wetten Elementary
574 Students

Fairway Village
75 Apartment Units

Rivergreen Apartments
209 Apartment Units

Luxor Nails & Spa
RCI Injury Treatment Center
ATI Physical Therapy
Hollywood Beverage

RIVER RD

MCLOUGHLIN BLVD (36,700 VPD)

W ARLINGTON ST (4,988 VPD)



Providence Willamette Falls Hospital
101 Bed Facility

Edgewater at the Cove
244 Apartment Units



OREGON CITY



CLACKAMAS RIVER



Rivergreen Apartments
209 Apartment Units



MCLOUGHLIN BLVD (36,700 VPD)

WALGREENS

Address:	20100 McLoughlin Blvd Gladstone (Portland MSA), OR
Price:	\$5,453,760
CAP:	6.25%
NOI:	\$340,860

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	2011
Building Area:	14,840 SF
Land Area:	1.39 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.
- » **Signalized Hard Corner Location:** Walgreens is Located at McLoughlin Blvd & West Arlington Street Overseeing 41,600+ Vehicles Per Day. McLoughlin Blvd is the Most Traveled Thoroughfare in Gladstone and Connects to Portland.
- » **Near Major Hospital:** 1.5 Miles from Walgreens Resides Providence Willamette Falls Medical Center A 101 Medical Bed Facility, the Largest Hospital in the Region.
- » **Corporate Guaranty:** Walgreens Operates more than 9,000 Stores Across All 50 States, Puerto Rico, and the U.S. Virgin Islands.
- » **Strong Demographics:** The 5-Mile Trade Area Supports Over 181,400+ Residents with an Average Household Income Exceeding \$113,241.
- » **Stable Investment Grade Tenant:** Walgreens Boots Alliance is Publicly Traded (NASDAQ: WBA), is ranked #18 in the Fortune 500, and is rated "BBB-" by S&P



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Feb 28, 2029	\$340,860.00	\$28,405.00
Mar 1, 2029 - Feb 28, 2034	\$357,903.00	\$29,825.25
Mar 1, 2034 - Feb 28, 2039	\$375,798.15	\$31,316.51

TENANT SUMMARY

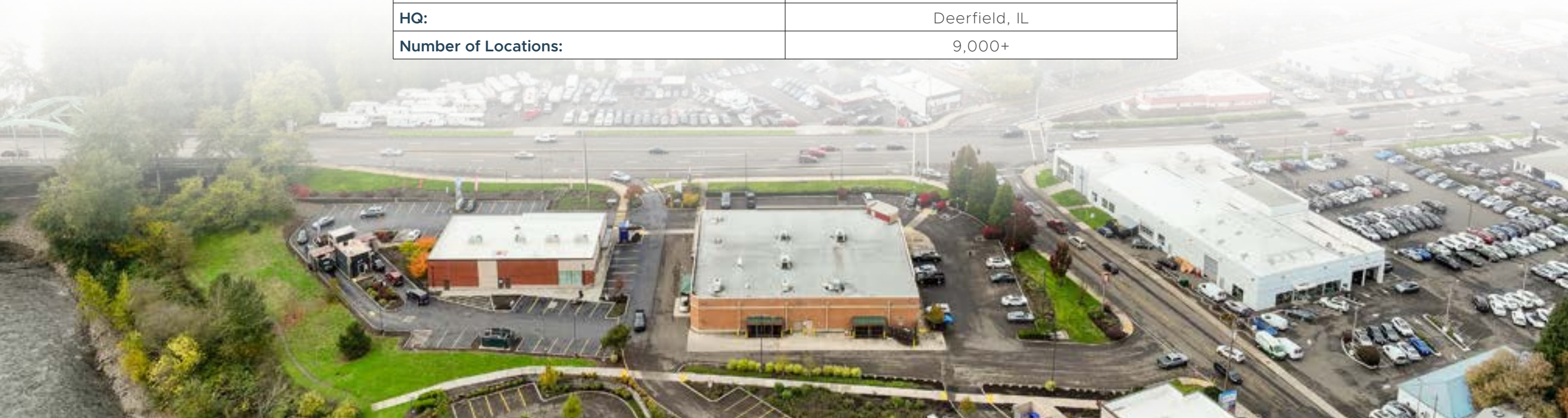
Tenant:	Walgreens
Guaranty:	Walgreens Co.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Feb 22, 2024
Lease Expiration:	Feb 28, 2039
Term Remaining:	14 Years
Increases:	5% Every 5 Years
Options:	Twelve, 5 Year

WALGREENS OVERVIEW


Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving 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.

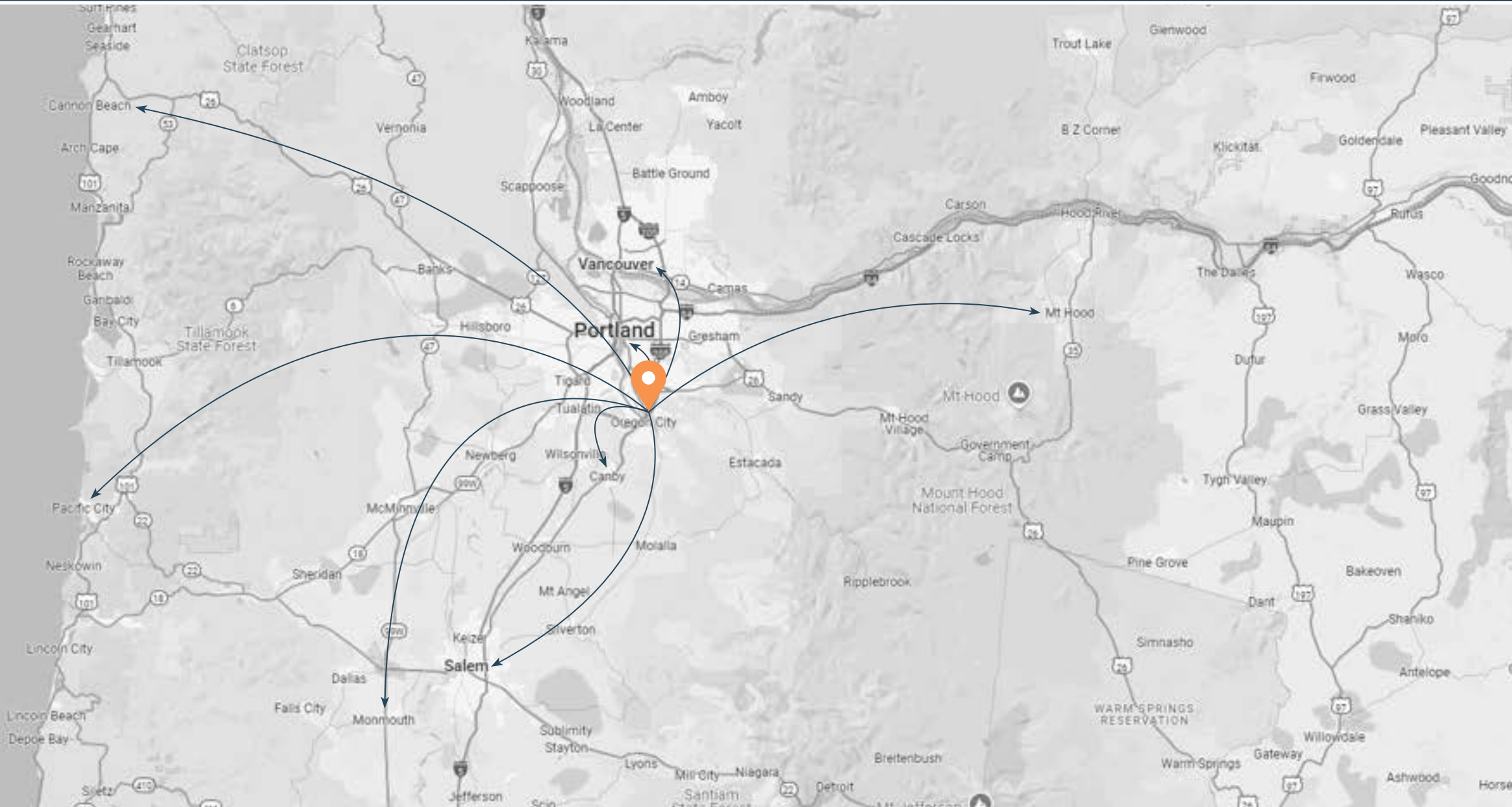
WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace.

Tenant:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol:	WBA
2023 Annual Revenue:	\$139.08 Billion
Board:	NYSE
Corporate Rank:	Number 27 on Fortune 500 (2023)
Rating Agency:	Standard & Poor's
Credit Rating:	BBB-
HQ:	Deerfield, IL
Number of Locations:	9,000+



REGIONAL MAP

	SUBJECT PROPERTY	11 Miles	Portland, OR	10 Miles	Canby, OR	60 Miles	Mt. Hood, OR	91 Miles	Pacific City, OR
	Gladstone, OR	24 Miles	Vancouver, WA	40 Miles	Salem, OR	60 Miles	Monmouth, OR	94 Miles	Cannon Beach, OR





PORTLAND MSA

The Portland-Vancouver metro is located near the confluence of the Columbia and Willamette rivers, and it stretches across the Oregon border into Washington. The region is composed of Multnomah, Clackamas, Columbia, Washington and Yamhill counties in Oregon, as well as Clark and Skamania counties in Washington state. Mount Hood and the Cascade Range are situated nearby to the east, and the Oregon Coast Range lies to the west. The metro contains approximately 2.5 million residents, with over 650,000 people residing in Portland — the area’s most populous city and the seat of Multnomah County. A multitude of world-renowned footwear and apparel companies, software providers, and advanced manufacturing companies support a steady growing employment base.

ECONOMY



STEADY HOUSEHOLD GROWTH

The Portland-Vancouver metro has recorded positive household growth in all of the last 23 years, aside from 2020.



ADVANCED MANUFACTURING INDUSTRIES

The market’s educated workforce and the presence of Intel, Microchip Technology and Lam Research are attracting more advanced semiconductor and electronics manufacturers to the region.



LOWER BUSINESS COSTS

The cost of doing business is among the lowest on the West Coast, supported by no state income tax in Washington and no sales tax in Oregon.

- » The metro’s economy has shifted from primarily exporting timber and raw materials to a high focus on outdoor apparel, clean tech, electronics manufacturing and software.
- » A diverse group of companies headquartered in the market include Nike, Daimler, and Columbia Sportswear. Intel and IBM also occupy large manufacturing and research sites on the western side of the Portland metro.

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