



OFFERING MEMORANDUM
WALGREENS

9200 ELK GROVE FLORIN ROAD | ELK GROVE, CA 95624

Walgreens

Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	Walgreens
Property Address	9200 Elk Grove Florin Rd. Elk Grove, CA 95624
Property Type	Single Tenant Retail
Price	\$7,590,000
Price/SF/Bldg	\$524.17
Net Operating Income	\$374,200
CAP Rate	4.93%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	16.5 Years
Occupancy	100%
Building Size	14,480 SF
Land Size	63,162 SF
APN	1160100093
Zoning	Commercial

TRAFFIC COUNTS

CARS PER DAY

Elk Grove Florin Road	29,086
Bond Road	20,999

INVESTMENT HIGHLIGHTS

- Single Tenant NNN property leased to Walgreens with 16+ Years remaining
- Highly visible corner retail property
- This is a one-of-a-kind, trophy property.
- Only 1 owner since built. Free and clear of financing or other debt.
- It has location-location-location. It is located on the corner of a major intersection of the main thoroughfare of the fastest growing suburb in Sacramento County in the largest state in the U.S.
- The property has never been an industrial or gas station site and is as environmentally clean site as one can find.
- 2-lane drive thru windows.
- Licensed for alcoholic sales.
- Facility for charging electric and hybrid cars.



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Walgreens	14,480	100%	\$31,183	\$2.33	\$374,200	\$28.00	5/2/2007	5/3/2032		NNN	
Note - NNN Lease, Tenant responsible for roof & structure											
TOTAL	14,480	100%	\$31,183		\$374,200						

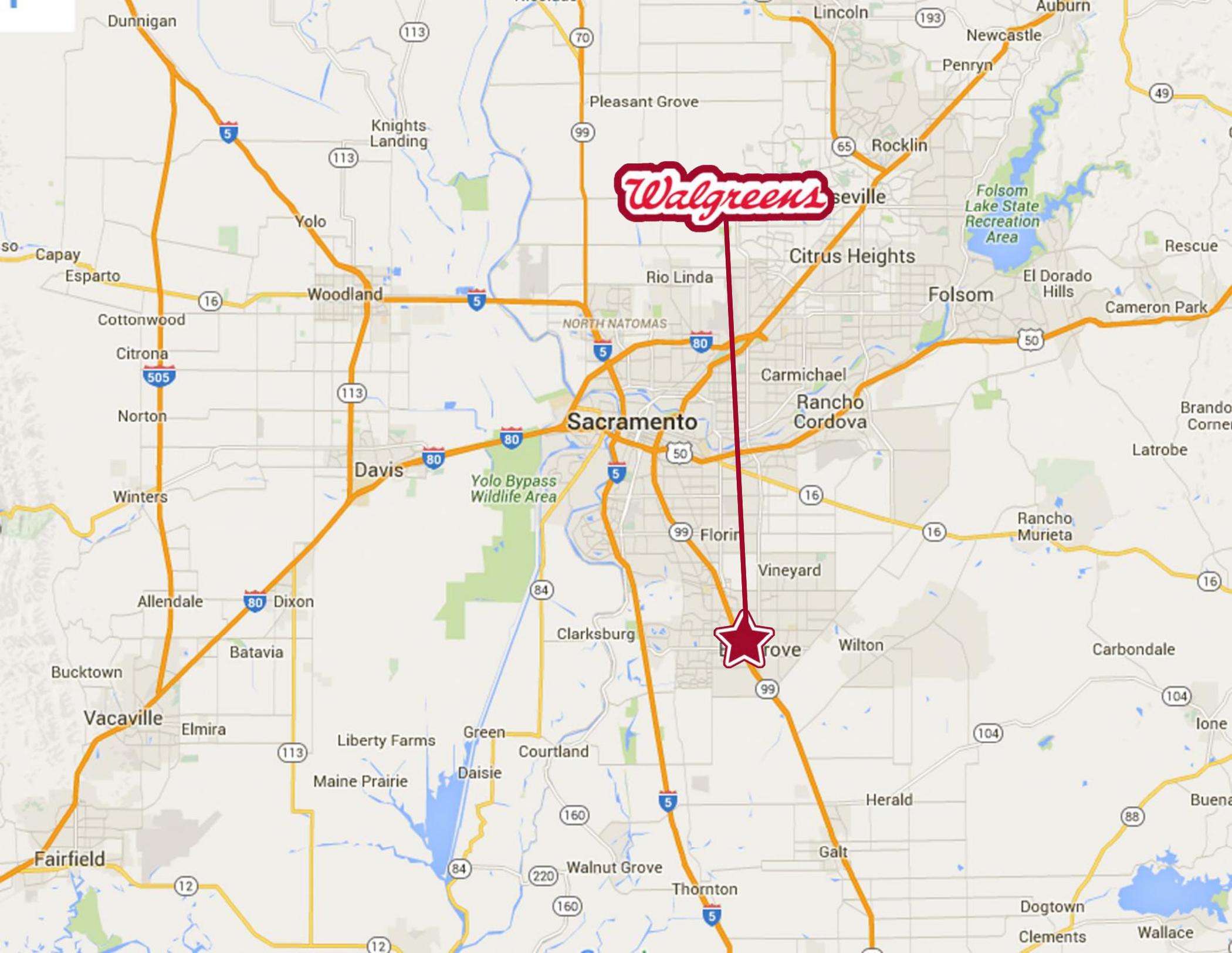


Elk Grove, CA

Elk Grove is a city in Sacramento County, California, located just south of the state capital of Sacramento. It is part of the Sacramento–Arden-Arcade–Roseville Metropolitan Statistical Area. As of 2014, the population of the city was estimated at 160,688. The second-largest city in Sacramento County, Elk Grove was the fastest growing city in the U.S. between July 1, 2004, and July 1, 2005.

In the following decades, Elk Grove remained a small farming community with little urban development. However, in the late 1980s, suburban development projects began to spring up around the community, specifically in the north near Sacramento. This was meant to serve Sacramento's population as well as San Francisco commuters looking for a community relatively near the San Francisco Bay Area which they could settle in and still commute from. This set off a period of rapid suburban growth which hit its peak in the years 2004 and 2005 when Elk Grove was declared the fastest growing city in the US.

The Census reported that Elk Grove had a population of 161,007. The population density was 10,595 people per square mile. The racial makeup of Elk Grove was 11.2 % African American, 46.1 White, 38.1% Non-Hispanic White, 26.3 % Asian and Hispanics or Latinos (of any race) made up 18% of the population.



Walgreens



Sacramento

NORTH NATOMAS

Yolo Bypass Wildlife Area

Folsom Lake State Recreation Area



Walgreens

WELLS FARGO



Creekside Plaza



Elk Grove Florin Road



Walgreens

Bond Road



Eik Grove Florin Road



Walgreens



Bond Road

Elk Grove Florin Road



	1 mile	3 miles	5 miles
Population			
2000 Population	11,954	68,602	153,152
2010 Population	13,941	106,393	234,953
2015 Population	14,211	112,989	245,260
2020 Population	14,688	118,694	255,849
2000-2010 Annual Rate	1.55%	4.49%	4.37%
2010-2015 Annual Rate	0.37%	1.15%	0.82%
2015-2020 Annual Rate	0.66%	0.99%	0.85%
2015 Male Population	48.7%	48.8%	48.8%
2015 Female Population	51.3%	51.2%	51.2%
2015 Median Age	39.1	34.2	33.5

In the identified area, the current year population is 245,260. In 2010, the Census count in the area was 234,953. The rate of change since 2010 was 0.82% annually. The five-year projection for the population in the area is 255,849 representing a change of 0.85% annually from 2015 to 2020. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	61.3%	44.4%	39.3%
2015 Black Alone	7.0%	11.6%	13.2%
2015 American Indian/Alaska Native Alone	1.1%	0.7%	0.7%
2015 Asian Alone	14.4%	26.1%	27.8%
2015 Pacific Islander Alone	0.8%	1.4%	1.6%
2015 Other Race	7.8%	7.6%	9.2%
2015 Two or More Races	7.5%	8.2%	8.1%
2015 Hispanic Origin (Any Race)	19.6%	20.0%	21.6%

Median Household Income

2015 Median Household Income	\$79,392	\$78,389	\$73,294
2020 Median Household Income	\$87,235	\$85,052	\$80,729
2015-2020 Annual Rate	1.90%	1.64%	1.95%

Average Household Income

2015 Average Household Income	\$98,114	\$95,307	\$90,226
2020 Average Household Income	\$109,936	\$107,042	\$101,621
2015-2020 Annual Rate	2.30%	2.35%	2.41%

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