

Walgreens

ABSOLUTE NNN INVESTMENT (FEE SIMPLE)

9512 S 71st Plaza | Papillion, NE | 68133

OUTPARCEL TO

**HOBBY
LOBBY**



PRICING DETAILS

List Price	\$5,378,000
NOI	\$322,680
CAP Rate	6.00%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Walgreens
Lease Start	August 3, 2009
Lease Expiration	August 31, 2034
Lease Term	25 Years
Term Remaining On Lease	16 Years
Base Rent	\$322,680
Rental Adjustments	Flat in Primary Term
Option Periods	Tenant Can Terminate Upon 12 Months Notice from 8/31/2034 - 8/31/2084
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

- Walgreens (NASDAQ: WBA) is rated “BBB” by S&P’s - Investment Grade Credit
- 16 Years Remaining on a 25 Year Lease
- Absolute NNN Lease - Zero Landlord Responsibilities - Excellent 1031 Exchange Asset
- Strong Performing Store Sales – 2017 Sales Approximately \$2,378,000
- Outparcel to Sam’s Club & Hobby Lobby Anchored Center
- Major Surrounding Anchor Tenants - Walmart Supercenter, Lowe’s, Kohl’s, The Home Depot, Target
- Strong Demographics - Approx. 175,000 Residents Within 5-Mile Radius
- High Growth Area - Over 16% Growth from 2010 - 2018
- Affluent Neighborhood - +/- \$91,200 AHHI Within 3-Mile Radius
- Over \$118 Billion in Corporate Revenue - Net Income over \$4 Billion
- Ranked 17th in Fortune Global 500 - 2nd Largest Pharmacy Store Chain in U.S.
- Papillion, NE - Lowest Property Tax Levy in The Three-County Metro Area
- Deliverable Free and Clear of Existing Debt





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72ND ST.
30,022 VPD

CORNHUSKER RD. 22,200 VPD

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CREDIT UNION

Papillion Family Medicine

DUNKIN' DONUTS

DISCOUNT TIRE

JIMMY JOHN'S
Since 1983
GOURMET SANDWICHES

PARCEL DETAILS		
Parcel	Building Size	Land Size
011591250	14,820 SF	1.83 Acres

INVESTMENT CONTACT

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