



*Walgreens*

1901 S Oneida St., Appleton, WI

Offering  
Memorandum





## *Walgreens*

- 03 Investment Overview
- 04 Tenant Overview
- 05 Location Map
- 06 Aerial View
- 07 Nearby Retail
- 08 Location & Demographics
- 09-10 Image Gallery
- 11 Disclaimer



<b>LOCATION</b>	1901 S. Oneida St. Appleton WI., 54915
<b>PRICE</b>	\$4,540,000
<b>CAP RATE</b>	6.30%
<b>NOI</b>	\$286,000
<b>YEAR BUILT</b>	1992
<b>BUILDING SIZE (SF)</b>	13,000
<b>LOT SIZE (AC)</b>	1.15
<b>LEASE TYPE</b>	Fee Simple NNN
<b>LEASE TERM</b>	13-Years
<b>LEASE START</b>	9/1/2022
<b>LEASE EXPIRATION</b>	8/31/2035
<b>RENT INCREASES</b>	5% every 5-Years (including option periods)
<b>OPTIONS</b>	Twelve 5-Year

- The lease is fee simple absolute NNN** with no landlord responsibilities.
- Lease is guaranteed by Walgreens (S&P: BBB-)** with a 13 year term and rent increases of five percent (5%) every five years. Rent increase also occurs at the beginning of the first option.
- Excellent access and visibility** along South Oneida Street (16,400 VPD), in proximity to the Appleton, Wisconsin's downtown area.
- Strategically positioned** in a strong retail corridor surrounded by national tenants including Pizza Hut, Dairy Queen, and Shell gas station. Walgreens is less than a mile from St. Elizabeth Campus of Ascension NE Wisconsin Hospital (279 Beds) as well as State Highway 47, which is the main northwest-southeast highway in the state.
- Located within the Appleton Metropolitan Statistical Area** (MSA Population: 242,403). Appleton is centrally located in the state, on Lake Winnebago where it is just 30 miles southwest of Green Bay and 45 miles west of Lake Michigan.



# Tenant Overview

**Walgreens, and its holding company Walgreens-Boots Alliance, Inc.,** is headquartered in Deerfield, Illinois. Walgreens became a subsidiary of the holding company in 2014 to establish unmatched supply chain and procurement expertise, offering customers innovative solutions and optimal efficiencies.

**With over 9500 US locations** Walgreens is one of the nation's largest drugstore chains, and the first global health and well being enterprise comprising over 18,750 locations in 11 countries. Every day Walgreens touches the lives of over 10 million customers in stores and online.

**Walgreens is a trusted wellness provider** that supplies customers, patients, and payers with everything from acute prescriptions and vaccinations to specialty pharmaceuticals and wellness services. Recent initiatives include:

**A strategic partnership** with Microsoft and Adobe providing a digital experience and customer insights platform offering access to products and services from the company's global pharmacy and retail businesses.

**Opening of 600 Village Medical** primary care clinics at Walgreens stores in more than 30 U.S. markets within the next four years. The plan is to build hundreds more thereafter.

**“On the spot” drive-thru shopping** providing customers with select household essential and health & wellness products online in advance and then pay for and pick them up at Walgreens.

**Sales of a majority-portion of Walgreens-Boots-Alliance wholesale** pharmacy operations to Alliance Healthcare in a move to help grow their core pharmacy and healthcare businesses.



Walgreens HQ

<b>CREDIT RATING</b>	S&P BBB-
<b>REVENUE 2019</b>	\$139 Bil
<b>TOTAL ASSETS</b>	\$87 Bil
<b># OF LOCATIONS</b>	9560
<b># EMPLOYEES</b>	415,000+
<b>HEADQUARTERS</b>	Deerfield, IL



# Location Map





# Aerial View





# Nearby Retail

Downtown Appleton

 **Ascension Hospital**  
279 Beds

*Walgreens*

Emperor's Buffet & Grill

  
**Pizza Hut**

W CALUMET ST: 11,700 VPD

S ONEIDA ST: 16,400 VPD



## *Appleton Wisconsin*

### **Small town personality with big town amenities**

Recently ranked in the “top 25 places to live,” Appleton and the Fox Cities, 18 communities along the Fox River and Lake Winnebago, are known for shopping, Harry Houdini’s birthplace, the Mile of Music festival and one of the largest children’s museums in the Midwest.

The city and region explodes with events and activities that promote interaction with its residents and businesses. Weekly markets, concerts, minor league baseball, art fairs and so much more provide a hometown feel and a wonderful place to live. With its proximity to major waterways Appleton offers an extensive array of water activities from boating and skiing to fishing and swimming. A major convention center, the Paper Valley Hotel, hosts a wide range of national events and regional programs. Appleton shares its history with Lawrence University which was founded in 1847.

Business has been responsible for Appleton’s economic prosperity and progressive attitude. The paper industry has thrived in the area for decades. The Vulcan Street Hydroelectric Central Station represents an early use of hydropower to generate electricity. Retail trade has also contributed to the area’s progress.



Demographics	1 MILE	3 MILES	5 MILES
Total Population	12,549	87,619	157,777
5-year Population Projections	2.53%	2.69%	3.05%
Households	5,512	36,580	65,193
Average HH Income	\$64,126	\$71,973	\$78,640
Median HH Income	\$50,327	\$55,559	\$59,720

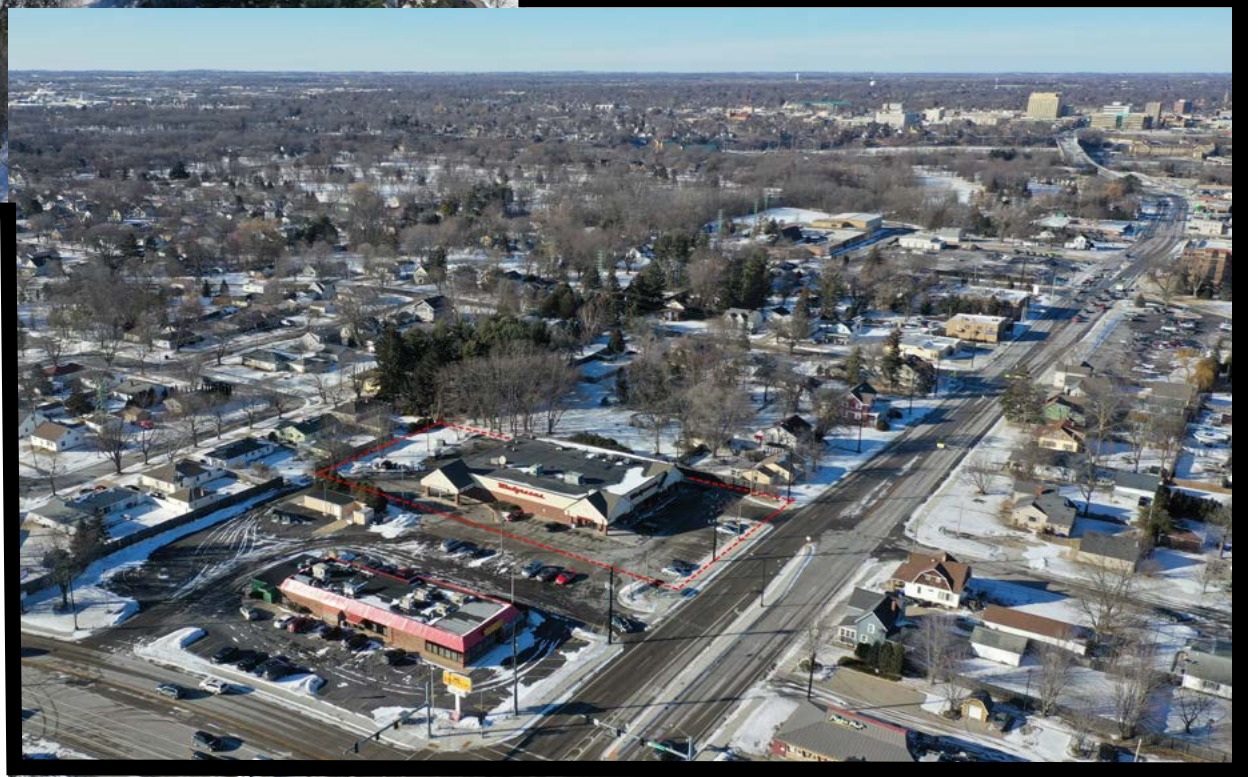


# Image Gallery



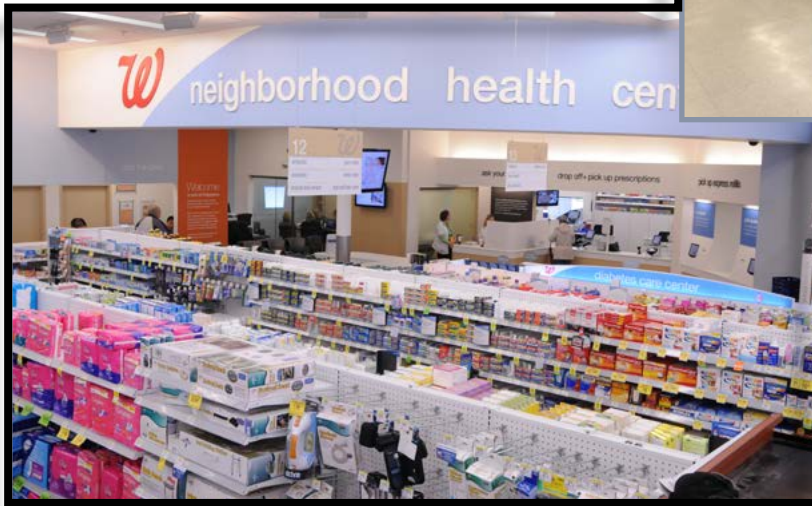
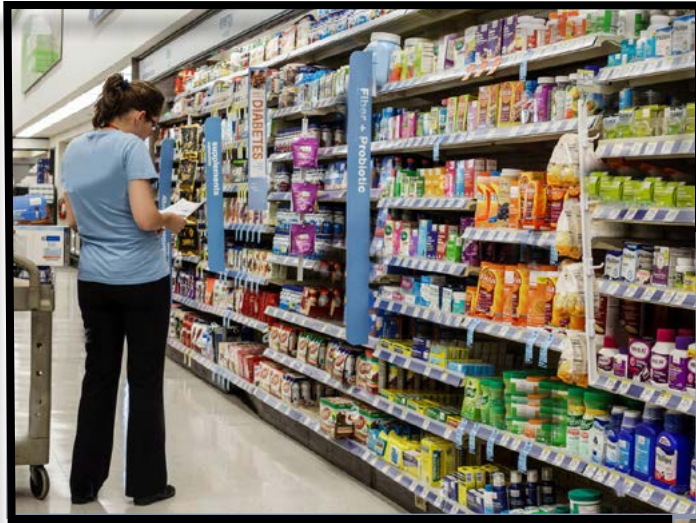
Looking West

Looking East





# Image Gallery





# Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents.

Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.





*Walgreens*

**EQUITY INVESTMENT**  
ADVISORS

Rich Lydon  
Managing Director  
CA. DRE #01466991

310.584.4540  
rlydon@eiadv.com

Wimmer Real Estate, LLC  
WI Broker of Record  
#56224-90