



**WALGREENS Co.**  
**INDIANAPOLIS, INDIANA**

OFFERED BY:

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Listed in conjunction with Indiana Broker  
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All properties visits are by appointment only.

## PROPERTY SUMMARY



TENANT:	Walgreens
GUARANTOR:	Walgreen Co.
LOCATION:	1330 West 86 <sup>th</sup> Street Indianapolis, Indiana 46260
TYPE OF OWNERSHIP:	Fee Simple
CREDIT RATING:	Investment Grade, BBB (Standard and Poor's)
LEASE TYPE:	Absolute NNN – No Landlord Responsibilities whatsoever
LIST PRICE:	\$10,292,000.
CAP RATE:	6.85%
LEASE TERM:	25 Years
BASE RENT:	\$705,000.
PERCENTAGE RENT:	The tenant pays the higher of fixed rent or percentage rent. This lease has the standard Walgreens percentage rent clause. The percentage rent calculation is 2% of general sales and 0.5% of food and prescription sales (excluding third-party prescription plans). Real estate taxes and insurance costs are then deducted from this, the net amount after this deduction being the percentage rent.
OPTIONS:	Ten (10) five (5) year options at the previous years rent
SQUARE FOOTAGE:	14,820 SF
LAND AREA:	1.75 +/- Acres
RENT COMMENCEMENT:	August 1, 2010
LEASE EXPIRATION:	July 31, 2035
RIGHT OF FIRST REFUSAL:	21 Days
FINANCING:	Delivered Free and Clear

**PROPERTY SUMMARY**  
**WALGREENS – INDIANAPOLIS, IN**



**PROPERTY OVERVIEW:**

RDO Investments is pleased to present a fee simple, single tenant, 14,820 square foot Walgreens in Indianapolis, Indiana. The property is strategically located in the main retail thoroughfare of 86<sup>th</sup> Street in north central quadrant of Indianapolis. The property was constructed in 2010 and has excellent visibility and good ingress and egress. The tenant signed an original 75 year lease in 2010 with termination options every 5 years after the original 25 year primary term. The lease is pure NNN, with no Landlord Responsibilities whatsoever.

The property can be purchased as a portfolio sale or on a one off basis.

**LOCATION OVERVIEW:**

Indianapolis is the capital and largest city of the U.S. state of Indiana and the seat of Marion County. It is in the East North Central region of the Midwestern United States. With an estimated population over 850,000 in 2017, Indianapolis is the second most populous city in the Midwest, after Chicago, and 14<sup>th</sup> largest in the U.S. The city is the economic and cultural center of the Indianapolis metropolitan area, home to 2 million people, the 34<sup>th</sup> most populous metropolitan statistical area in the U.S. Its combined statistical area ranks 26<sup>th</sup>, with 2.4 million inhabitants.

Contributing to an annual gross metropolitan product of \$125.9 billion, the Indianapolis metropolitan area is the 26<sup>th</sup> largest economic region in the U.S. and 42<sup>nd</sup> largest in the world. The largest industry sectors by employment are manufacturing, health care and social services, and retail trade. As of 2017, three Fortune 500 companies were based in the city: health insurance company Anthem Inc.; pharmaceutical company Eli Lilly; and Simon Property Group, the largest real estate investment trust in the U.S. Columbus, Indiana-based Cummins opened its Global Distribution Headquarters in downtown Indianapolis in 2017

Indianapolis is also the fourth fastest high-tech job growth area in the U.S., with 28,500 information technology-related jobs.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2019 there are approximately 71,225 residents and 32,572 households with a three-mile radius of the Property. According to Sites USA, the average household income with a five-mile radius of the Property was estimated to be \$99,783.

## TENANT OVERVIEW

### WALGREENS – INDIANAPOLIS, IN



**Walgreens** (NYSE: “WBA”) is one of the largest retail pharmacy, health, and drug store chains in the U.S. and Europe. The company operates 9,560 drugstores in fifty states, the District of Columbia, Puerto Rico, and the US. Virgin Islands under the brands Walgreens and Duane Reade. Approximately 400 of these locations also provide in- store healthcare clinics or other provider retail healthcare clinic services. Walgreens and its parent companies together have presence in more than 25 countries, employ more than 385,000 people, and operate more than 12,800 stores in 11 countries. Walgreens is a market leader in the U.S. retail pharmacy space, with approximately 76% of the country’s population living within five miles of a Walgreens or Duane Reade retail pharmacy.

In 2014, the company agreed to purchase the remaining 55% of Switzerland-based Alliance Boots that it did not already own to form a global business. Under the terms of the purchase, the two companies merged to form a new holding company, Walgreens Boots Alliance Inc., on December 31, 2014. Walgreens became a subsidiary of the new company, which retains its Deerfield headquarters and trades on the Nasdaq under the symbol “WBA”.

On October 27, 2015, Walgreens announced that it would acquire its rival Rite Aid for \$17.2 billion to widen its footprint in the United States and negotiate for lower drug costs. However, following regulatory feedback, the companies terminated the merger agreement in June 2017, instead entering into a real estate purchase agreement by which Walgreens plans to acquire 1,932 existing Rite Aid stores and three distribution centers for \$4.375 billion in cash and other consideration. These store transfers are expected to be completed by spring 2018, and will allow Walgreens to expand their U.S. footprint as desired.

In March 2017, Walgreens Boots Alliance and pharmacy benefit manager Prime Therapeutics LLC closed a transaction to form a combined central specialty pharmacy and mail services company, AllianceRX Walgreens Prime. The merger was intended to promote greater efficiency, provide cost-saving opportunities for patients, and improve care coordination.

Walgreens Boots Alliance carries a credit rating of BBB by Standard and Poor’s. For the fiscal year ending August 2018, Walgreens Boots Alliance reported revenue of \$131.5 billion, net income of \$5 billion, and a Market Cap of \$48.472 billion.

Walgreen Co (Guarantor under the Lease), also has an individual Investment Grade Standard & Poor’s Credit rating of BBB.



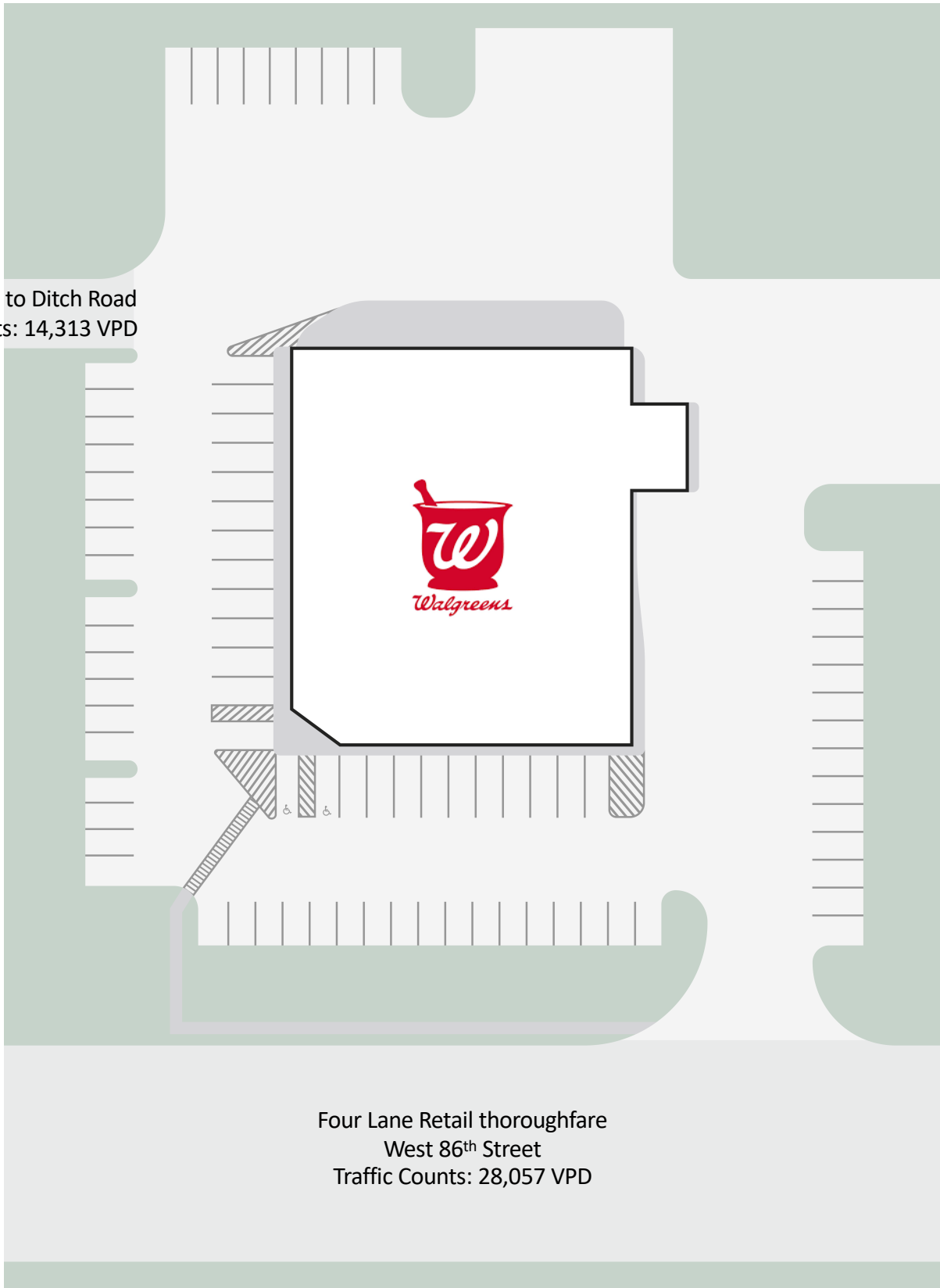
PHOTOS - WALGREENS - INDIANAPOLIS, IN



**SITE PLAN**

**WALGREENS – INDIANAPOLIS, IN**

Access Road to Ditch Road  
Traffic Counts: 14,313 VPD



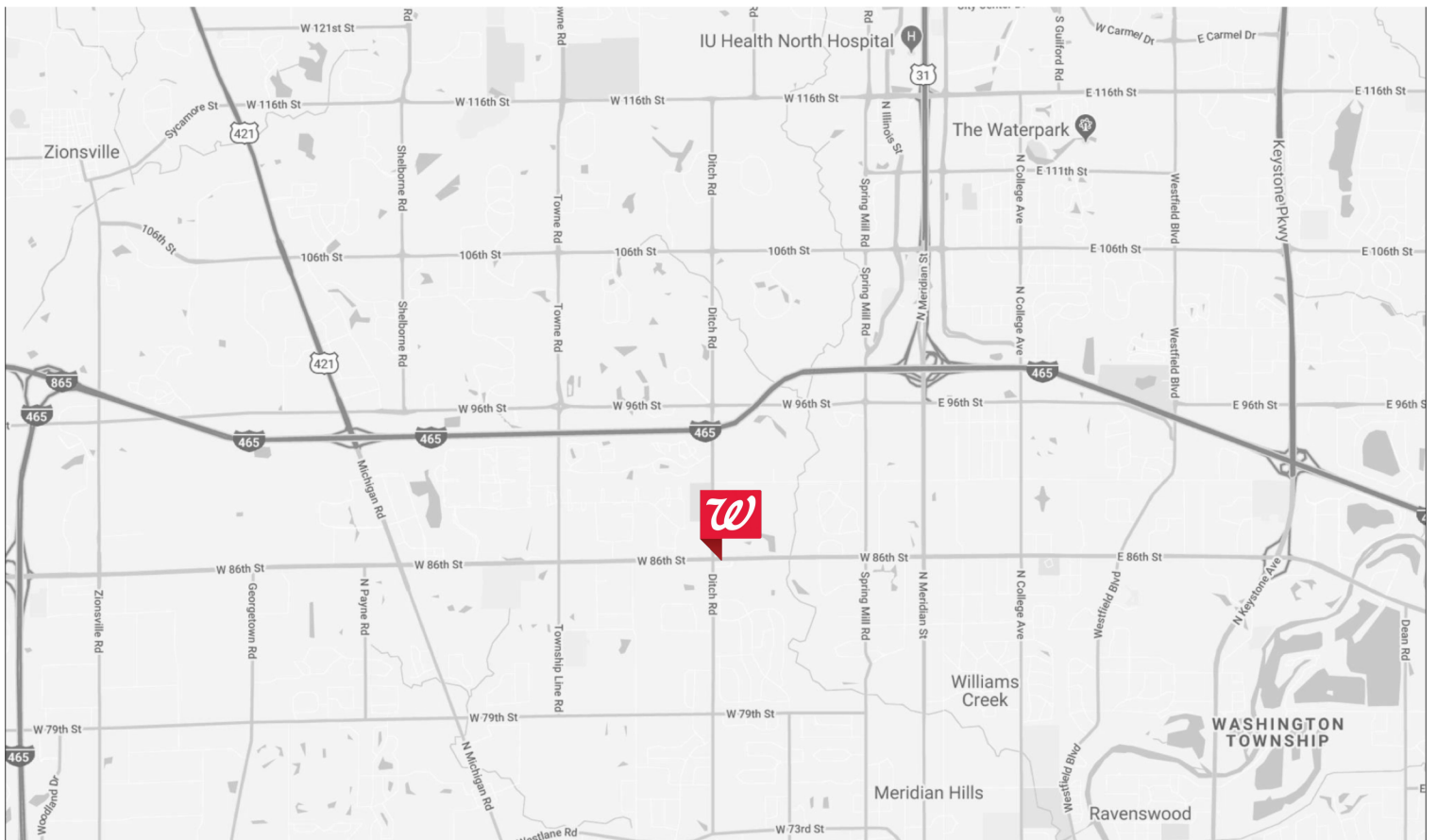
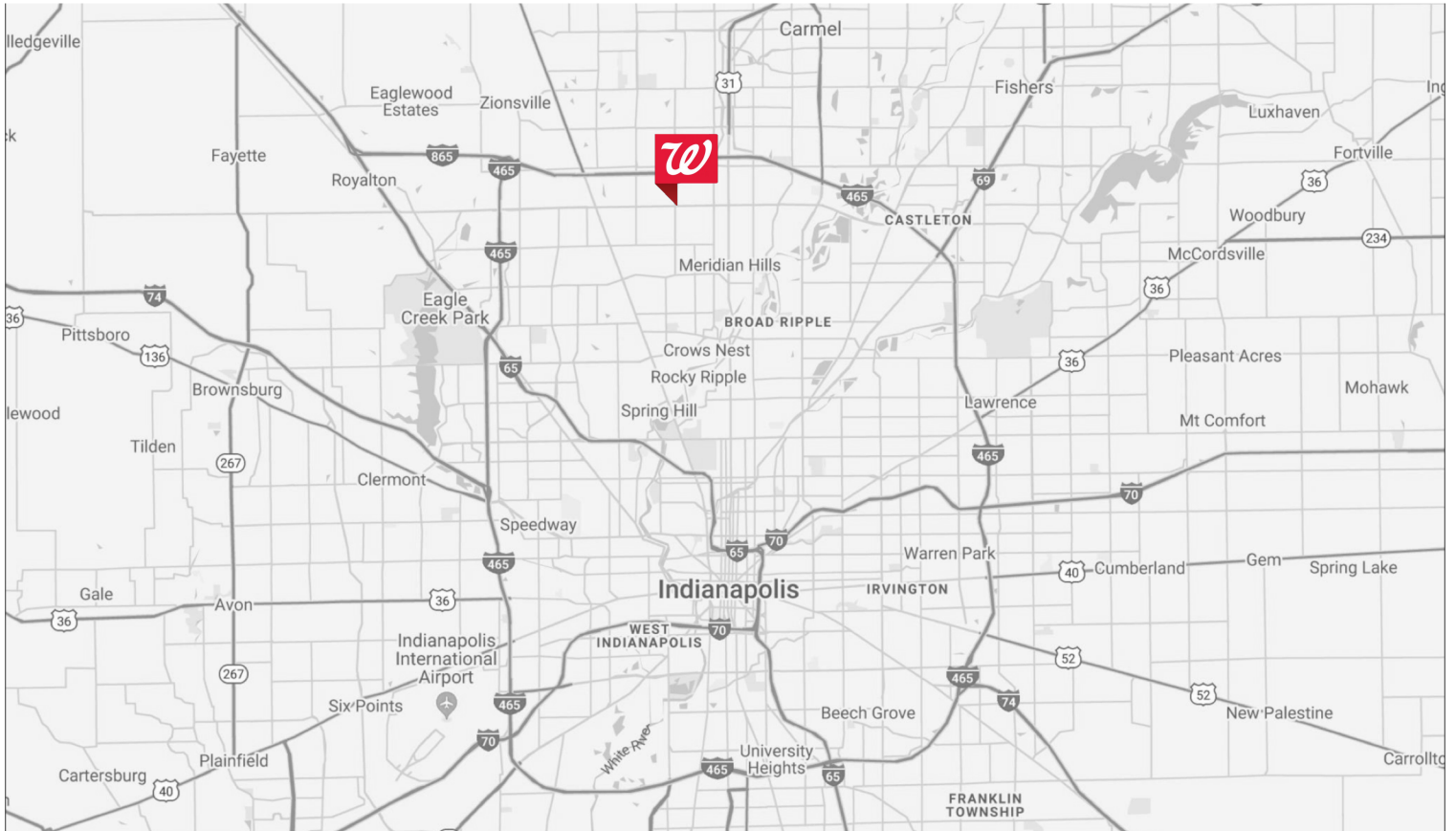
RETAILER MAP  
 WALGREENS – INDIANAPOLIS, IN





# LOCATION MAP

## WALGREENS – INDIANAPOLIS, IN



**DEMOGRAPHICS**  
**WALGREENS – INDIANAPOLIS, IN**



Lat/Lon: 39.9127/-86.1826

RS1

1330 W 86th St		1 mi radius	3 mi radius	5 mi radius
Indianapolis, IN 46260				
<b>POPULATION</b>	2019 Estimated Population	12,388	71,225	168,132
	2024 Projected Population	12,669	73,302	175,239
	2010 Census Population	11,896	67,421	151,697
	2000 Census Population	11,358	64,463	140,274
	Projected Annual Growth 2019 to 2024	0.5%	0.6%	0.8%
	Historical Annual Growth 2000 to 2019	0.5%	0.6%	1.0%
	2019 Median Age	39.0	37.6	37.7
<b>HOUSEHOLDS</b>	2019 Estimated Households	5,794	32,572	76,222
	2024 Projected Households	5,867	33,229	78,835
	2010 Census Households	5,371	29,792	65,975
	2000 Census Households	5,093	28,363	60,723
	Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.7%
	Historical Annual Growth 2000 to 2019	0.7%	0.8%	1.3%
<b>RACE AND ETHNICITY</b>	2019 Estimated White	61.4%	58.1%	65.1%
	2019 Estimated Black or African American	25.8%	27.2%	21.5%
	2019 Estimated Asian or Pacific Islander	3.9%	5.5%	6.1%
	2019 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
	2019 Estimated Other Races	8.6%	8.9%	7.0%
	2019 Estimated Hispanic	11.4%	11.4%	8.7%
<b>INCOME</b>	2019 Estimated Average Household Income	\$78,387	\$88,835	\$99,783
	2019 Estimated Median Household Income	\$61,288	\$71,258	\$80,000
	2019 Estimated Per Capita Income	\$36,872	\$40,714	\$45,341
<b>EDUCATION (AGE 25+)</b>	2019 Estimated Elementary (Grade Level 0 to 8)	3.0%	3.2%	2.4%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.2%	3.7%
	2019 Estimated High School Graduate	15.7%	17.0%	15.2%
	2019 Estimated Some College	20.6%	19.9%	16.9%
	2019 Estimated Associates Degree Only	8.9%	7.3%	6.5%
	2019 Estimated Bachelors Degree Only	28.1%	29.8%	33.1%
	2019 Estimated Graduate Degree	19.6%	18.6%	22.2%
<b>BUSINESS</b>	2019 Estimated Total Businesses	1,083	4,453	13,094
	2019 Estimated Total Employees	39,209	80,280	194,166
	2019 Estimated Employee Population per Business	36.2	18.0	14.8
	2019 Estimated Residential Population per Business	11.4	16.0	12.8

**CONTACT**

**WALGREENS – INDIANAPOLIS, IN**



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