



CVS PHARMACY
SAN MARCOS (AUSTIN MSA), TEXAS

OFFERED BY:

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Listed in conjunction with Texas Broker
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Wes Kirkham Properties
License No. 246734



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All properties visits are by appointment only.

PROPERTY SUMMARY



TENANT:	CVS Pharmacy
GUARANTOR:	CVS Health Corporation (Corporate Guaranty)
LOCATION:	920 Highway 80 San Marcos, Texas 78666
TYPE OF OWNERSHIP:	Fee Simple
CREDIT RATING:	Investment Grade, BBB (Standard and Poor's)
LEASE TYPE:	Absolute NNN – No Landlord Responsibilities whatsoever
LIST PRICE:	\$5,590,000.
CAP RATE:	4.25%
LEASE TERM:	20 Years
BASE RENT:	
	Current – 11/30/39 \$237,500.
	Option 1 (5 Years) \$249,375.
	Option 2 (5 Years) \$261,843.
	Option 3 (5 Years) \$274,935.
	Option 4 (5 Years) \$288,682.
	Option 5 (5 Years) \$303,116.
	Option 6 (5 Years) \$318,276.
	Option 7 (5 Years) \$334,186.
	Option 8 (5 Years) \$350,895.
OPTIONS:	Eight, 5-Year Options with 5% increases
SQUARE FOOTAGE:	12,934 SF
LAND AREA:	.992 +/- Acres
RENT COMMENCEMENT:	December 1, 2019
LEASE EXPIRATION:	November 30, 2039
RIGHT OF FIRST REFUSAL:	20 Days
FINANCING:	Delivered Free and Clear

PROPERTY SUMMARY
CVS PHARMACY – SAN MARCOS, TX



PROPERTY OVERVIEW:

RDO Investments is pleased to present a fee simple, single tenant, 12,934 square foot CVS Pharmacy located in San Marcos (Austin MSA), Texas. CVS has been at this location since 2007 and recently agreed to extend their lease 20 additional years, showing their commitment to the site due to their high sales. The property is located at the junction of Highway 80 (40,149 vehicles per day) and Interstate 35 (150,000+ vehicles per day), a major regional arterial. The site has excellent visibility and good ingress and egress from Highway 80 and Clarewood Drive. The lease is structured with five percent rental increases between each of the eight, 5-year renewal options. The lease is absolute net providing for zero landlord responsibilities.

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

LOCATION OVERVIEW:

San Marcos is one of Austin's largest suburbs and the seat of Hays County. San Marcos is a principal city of the Austin-Round Rock-San Marcos Metropolitan Statistical Area (MSA), one of the largest and fastest growing MSAs in the U.S., with a population of more than 2 million and the 16th largest GDP per capita in the country. Located along Interstate 35, 20 miles southwest of Austin and 51 miles northeast of San Antonio, the city is ideally situated between two major commercial and demographic hubs. The U.S. Census Bureau named San Marcos the fastest growing city in the US in 2013, 2014, and 2015.

San Marcos is home to the flagship campus of Texas State University, the largest institution in the Texas State University System and fifth-largest university in Texas with enrollment of more than 39,000 students. The 26-acre Forensic Anthropology Center at Texas State is one of four extant body farms in the U.S. and the largest such forensics research facility in the world. The facility draws researchers and experts in forensic science from all over the world. The University has an economic impact of \$2.2 billion with an employment impact of over 29,000 jobs.

Centrally located along I-35, San Marcos's strong infrastructure makes it an ideal hub for commerce and industry. The San Marcos economic development corporation has focused on attracting additional businesses in the Aviation, Aerospace, Security, & Defense, Business Services, Material Sciences, Information Technology, Life Sciences, and Regional Distribution sectors. In April 2017, Urban Mining Company announced plans to develop a 100,000 square foot state-of-the-art rare earth magnet manufacturing facility and headquarters in San Marcos. The Greater San Marcos Partnership has been recognized as a top Economic Development Organization in Texas as well as one of the top 50 economic developers within the United States.

Based upon the 2010 Census, the national demographics consulting firm Sites USA has estimated that for 2021 there are approximately 77,044 permanent residents and 29,242 households within a five-mile radius of the Property. According to Sites USA, the average household income within a five-mile radius of the Property was estimated to be \$59,159.

TENANT OVERVIEW
CVS PHARMACY – SAN MARCOS, TX



CVS HEALTH CORPORATION (NYSE: CVS), TOGETHER WITH ITS SUBSIDIARIES, PROVIDES INTEGRATED PHARMACY HEALTH CARE SERVICES.

CVS Health is the nation's premier health innovation company helping people on their path to better health. Whether in one of its pharmacies or through its health services and plans, CVS Health is pioneering a bold new approach to total health by making quality care more affordable, accessible, simple and seamless. CVS Health is community-based and locally focused, engaging consumers with the care they need when and where they need it. The Company has more than 9,800 retail locations, approximately 1,100 walk-in medical clinics, a leading pharmacy benefits manager with approximately 93 million plan members, a dedicated senior pharmacy care business serving more than one million patients per year, expanding specialty pharmacy services, and a leading stand-alone Medicare Part D prescription drug plan. CVS Health also serves an estimated 39 million people through traditional, voluntary and consumer-directed health insurance products and related services, including a rapidly expanding Medicare Advantage offering. This innovative health care model increases access to quality care, delivers better health outcomes and lowers overall health care costs.

Exemplifying the organizations commitment to leading the transformation of health care, CVS Health recently completed their acquisition of Aetna, establishing the company as the nation's premier health innovation company. The acquisition will transform the consumer health experience and build healthier community through a new innovative health care model that is local, cost efficient and consumer centric. The combined company will connect consumers with the powerful health resources of CVS Health in communities across the country and Aetna's network of providers to help remove barriers to high quality care and build lasting relationships with consumers, making it easier for consumers to access the information, resources and services they need to achieve their best health.

CVS Health Corporation was founded in 1892 and is headquartered in Woonsocket, Rhode Island. To find more information regarding how CVS Health is shaping the future of health visit: www.cvshealth.com.





SITE PLAN
CVS PHARMACY – SAN MARCOS, TX



SITE AERIAL - CVS PHARMACY – SAN MARCOS, TX



RETAILER MAP
 CVS PHARMACY – SAN MARCOS, TX



1899
 +/- 39,000 Students

THE LYNDON

Logos: EVO, SALIGRASS, COLONY, IHOP, TWIN LIQUORS, Mequitta, H&B BLOCK, HAWAII POKE, Tiff's Treats, UBREAKFIX, AMERICA'S BEST CONTACT LENS SPECIALISTS, Total Nutrition, manchie's, hopdoddy, USAA, Total Care, pure barre, Xmas

Traffic Counts
 150,000+ VPD

H-E-B
 Walgreens

Logos: Conn's, HOBBY LOBBY, TSC, SUPERCUTS, ADVANCE AMERICA CASH ADVANCE, FAZOLI'S, OneMain Financial, cricket, Jason's Deli, gundull

Logos: McDonald's, Chick-fil-A, KFC, VALERO, jiffylube, FIVE GUYS

Logos: Walmart, GameStop, CAFO, Frost Bank, Check 'n Go, Aaron's, Little Caesars

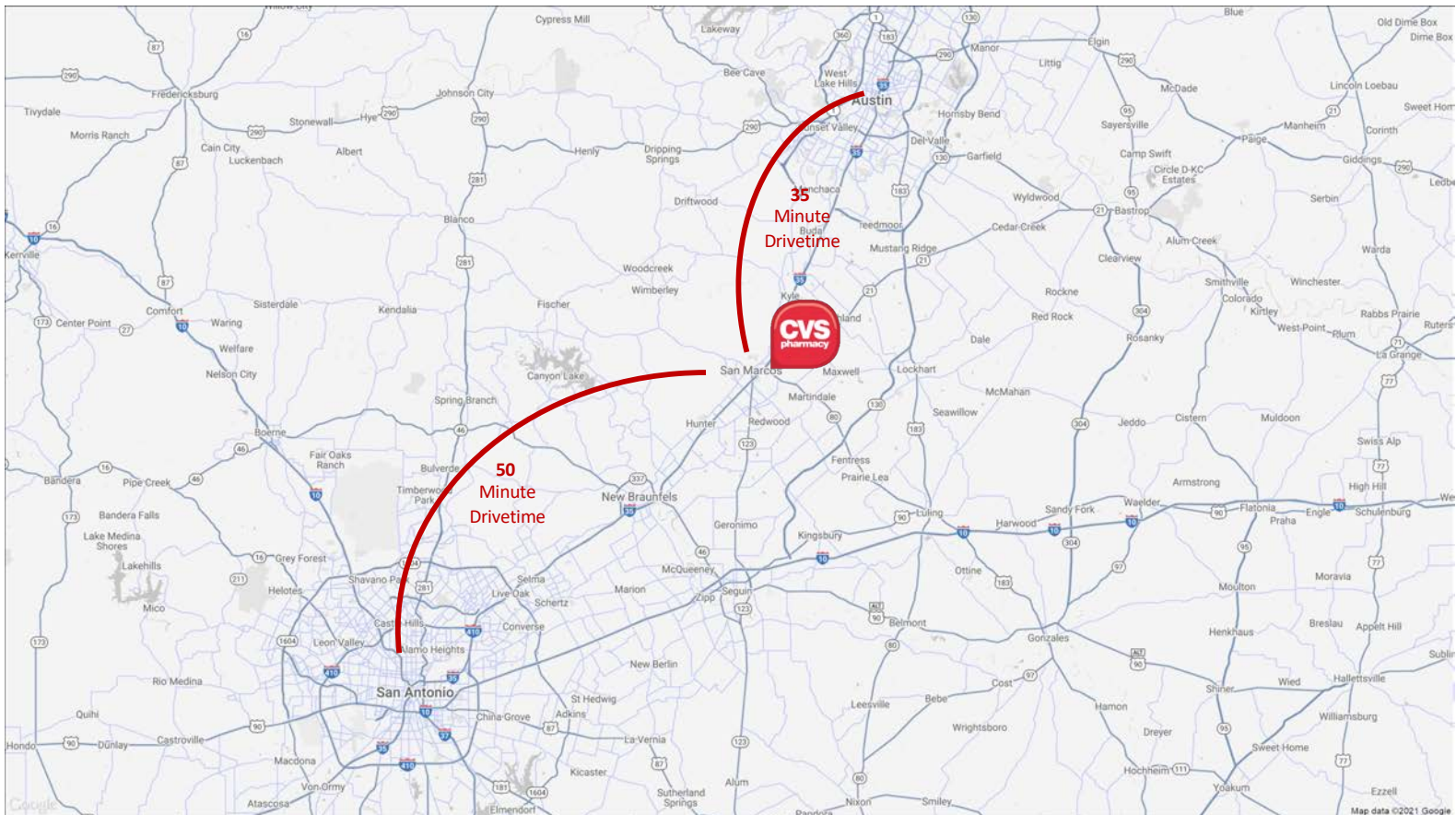
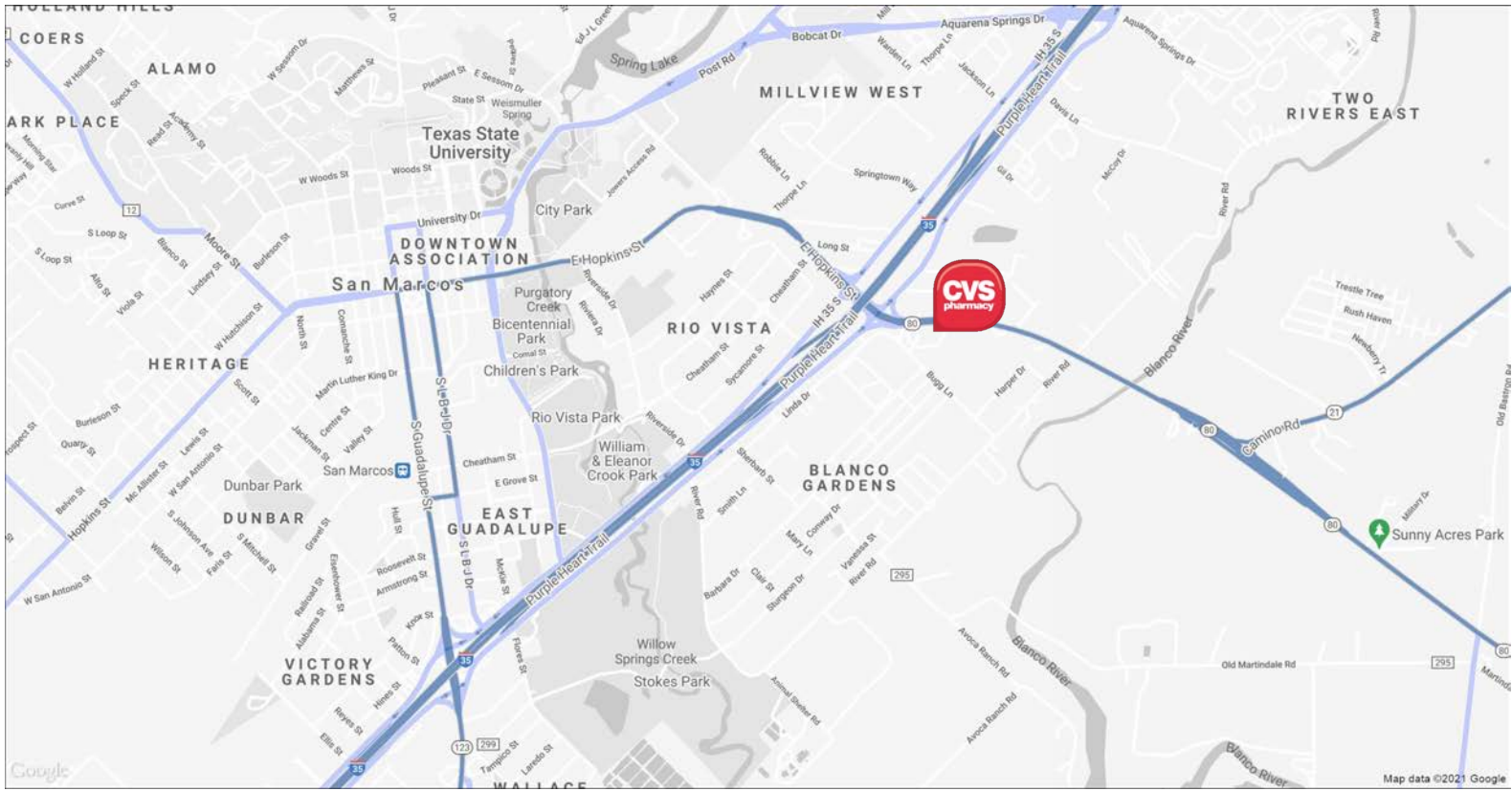
Logos: WELLS FARGO, Target, CHASE, Bank of America, TACO BELL, H-E-B, CARPOTE

Logos: Pizza Hut, HALF PRICE BOOKS, DQ, Nationwide, AUSTIN TELCO FEDERAL CREDIT UNION

CVS pharmacy

Traffic Counts
 40,149 VPD

LOCATION MAP
CVS PHARMACY – SAN MARCOS, TX



DEMOGRAPHICS
CVS PHARMACY – SAN MARCOS, TX



Lat/Lon: 29.8814/-97.9194

RS1

920 TX-80		1 mi radius	3 mi radius	5 mi radius
San Marcos, TX 78666				
POPULATION	2021 Estimated Population	11,381	54,991	77,044
	2026 Projected Population	12,683	61,377	86,390
	2010 Census Population	8,968	43,026	57,360
	2000 Census Population	8,825	36,102	46,132
	Projected Annual Growth 2021 to 2026	2.3%	2.3%	2.4%
	Historical Annual Growth 2000 to 2021	1.4%	2.5%	3.2%
	2021 Median Age	26.5	26.5	28.3
HOUSEHOLDS	2021 Estimated Households	4,806	21,299	29,242
	2026 Projected Households	5,369	23,997	32,951
	2010 Census Households	3,629	15,700	20,547
	2000 Census Households	3,632	12,659	15,863
	Projected Annual Growth 2021 to 2026	2.3%	2.5%	2.5%
	Historical Annual Growth 2000 to 2021	1.5%	3.3%	4.0%
RACE AND ETHNICITY	2021 Estimated White	69.5%	75.5%	75.7%
	2021 Estimated Black or African American	7.2%	6.2%	5.7%
	2021 Estimated Asian or Pacific Islander	2.0%	2.2%	2.0%
	2021 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
	2021 Estimated Other Races	20.4%	15.2%	15.7%
	2021 Estimated Hispanic	56.7%	43.6%	46.0%
INCOME	2021 Estimated Average Household Income	\$44,793	\$52,497	\$59,159
	2021 Estimated Median Household Income	\$35,740	\$42,410	\$48,670
	2021 Estimated Per Capita Income	\$19,175	\$21,173	\$23,174
EDUCATION (AGE 25+)	2021 Estimated Elementary (Grade Level 0 to 8)	7.4%	5.1%	5.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	8.3%	7.7%	7.9%
	2021 Estimated High School Graduate	29.6%	27.4%	27.3%
	2021 Estimated Some College	24.5%	22.9%	21.9%
	2021 Estimated Associates Degree Only	4.8%	5.5%	5.8%
	2021 Estimated Bachelors Degree Only	18.6%	20.3%	20.5%
	2021 Estimated Graduate Degree	6.7%	11.0%	11.2%
BUSINESS	2021 Estimated Total Businesses	338	1,849	2,404
	2021 Estimated Total Employees	3,606	21,161	26,996
	2021 Estimated Employee Population per Business	10.7	11.4	11.2
	2021 Estimated Residential Population per Business	33.7	29.7	32.0

CONTACT

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