

1133

Robert St. S

West St. Paul, MN

OFFERING
MEMORANDUM



*Actual site



Contacts

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BROKER OF RECORD
Terese Reiling-Holden

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Summary

Colliers is pleased to offer the opportunity to purchase a long-term Walgreens pharmacy in an irreplaceable location within West St. Paul at 1133 Robert Street S. The site is at a lighted hard corner intersection that sees more than 22,837 cars per day.

The tenant has been in possession of the building since 1992. The tenant has just extended the current lease and it runs through July 31st, 2034. The location is just minutes from downtown St. Paul and a few minutes from Minneapolis. Walgreens has confirmed its commitment to a site that they have been at for 30 years.

The property is offered at \$3,616,063 which translates to a 5.50% cap rate.

Area Retail



Details

STRATEGIC LOCATION

- › Located at the Southwest corner of Robert St. S and Butler Ave E
- › Located in the heart of West St. Paul and minutes from Minneapolis
- › Hard corner lighted intersection
- › Immediate neighbors include St. Croix Lutheran Academy, McDonald's, Menards, Dunkin, Firestone, O'Reilly's, Harbor Freight, and more.

STRONG INVESTMENT FUNDAMENTALS

- › Corporate Guarantee
- › Just extended lease
- › Signalized hard corner – 22,000+ cars per day
- › Exploding growth
- › Minutes from Minneapolis/St. Paul with over 294,00+ people with in a 5 mile radius.



\$3,616,063
PRICE



5.50%
CAP RATE



\$198,882
NOI



11 YRS
LEASE TERM
REMAINING



7.31.2034
EXPIRATION



Corporate
GUARANTEE



4, Five year
OPTIONS



Offering Details

PROPERTY DESCRIPTION

PROPERTY ADDRESS	1133 Robert St S West St. Paul, MN
OFFERING PRICE	\$3,616,063
NOI	\$198,882
CAP RATE	5.50%
LAND SIZE	.97 acres
BUILDING SIZE	12,544 SF

LEASE SUMMARY

LEASE TYPE	NNN
LEASE TERM REMAINING	11 Years
LEASE EXPIRATION	July 31st, 2034*
RENEWAL OPTIONS	Four, Five-year options
GUARANTOR	Corporate

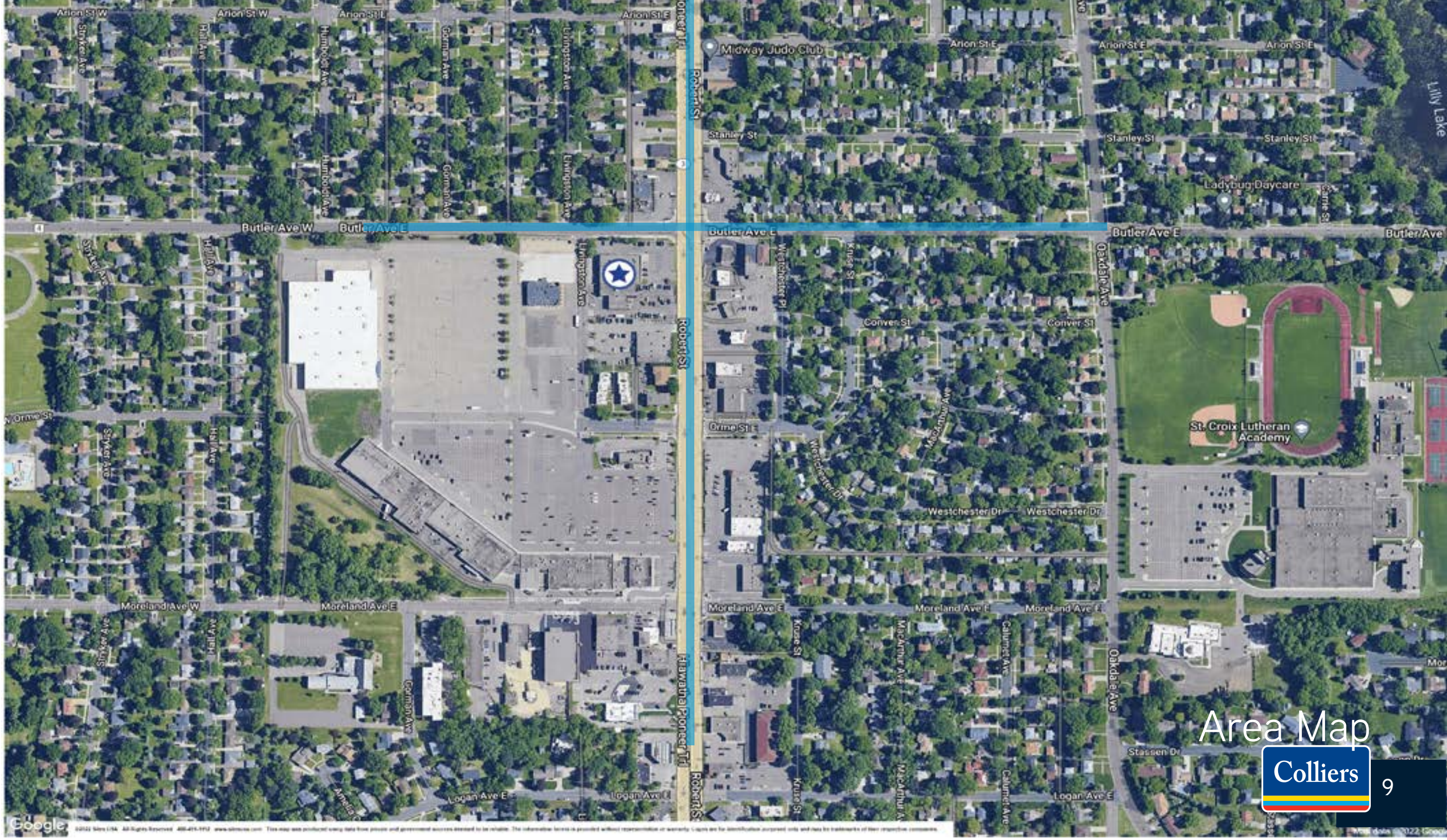
* Lease extension will be executed at time of sale.



*Actual site

Location Overview

West St. Paul is a city in Dakota County, Minnesota, United States. It is immediately south of Saint Paul and immediately west of South St. Paul. The city's misleading name comes in part from the fact that it lies on the west bank of the predominantly north-to-south Mississippi River. A previous City of West St. Paul, incorporated in the late 19th century, was situated in what is now called Saint Paul's Lower West Side. The current West St. Paul split from the western half of South St. Paul, and was incorporated in 1889, just south of the city of Saint Paul. The population was 20,615 at the 2020 census, growing by 1,075 since 2010. West Saint Paul is known for its 2.5-mile retail strip along Robert Street.



Area Map



About Walgreens

Walgreens is an American pharmaceutical company which operates the largest drug retailing chain in the United States of America. It specializes in serving prescriptions, health & wellness products, health information and photo services. As of August 31, 2019, the company operated 9,277 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. It was founded in Chicago, Illinois, in 1901. The Walgreens headquarters office is in the Chicago suburb of Deerfield, Illinois.

Walgreens Boots Alliance is the first global pharmacy-led, health and wellbeing enterprise. Their goal is to help people across the world lead healthier and happier lives. Walgreens Boots Alliance was created through the combination of Walgreens and Alliance Boots in December 2014. This transaction brought together two leading companies with iconic brands, complementary geographic footprints, shared values and a heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care.



REVENUE
\$139.5 billion



HEADQUARTERS
Deerfield, IL



EMPLOYEES
385,000



LOCATIONS
9,560



OWNERSHIP
Public



TENANT
Walgreens

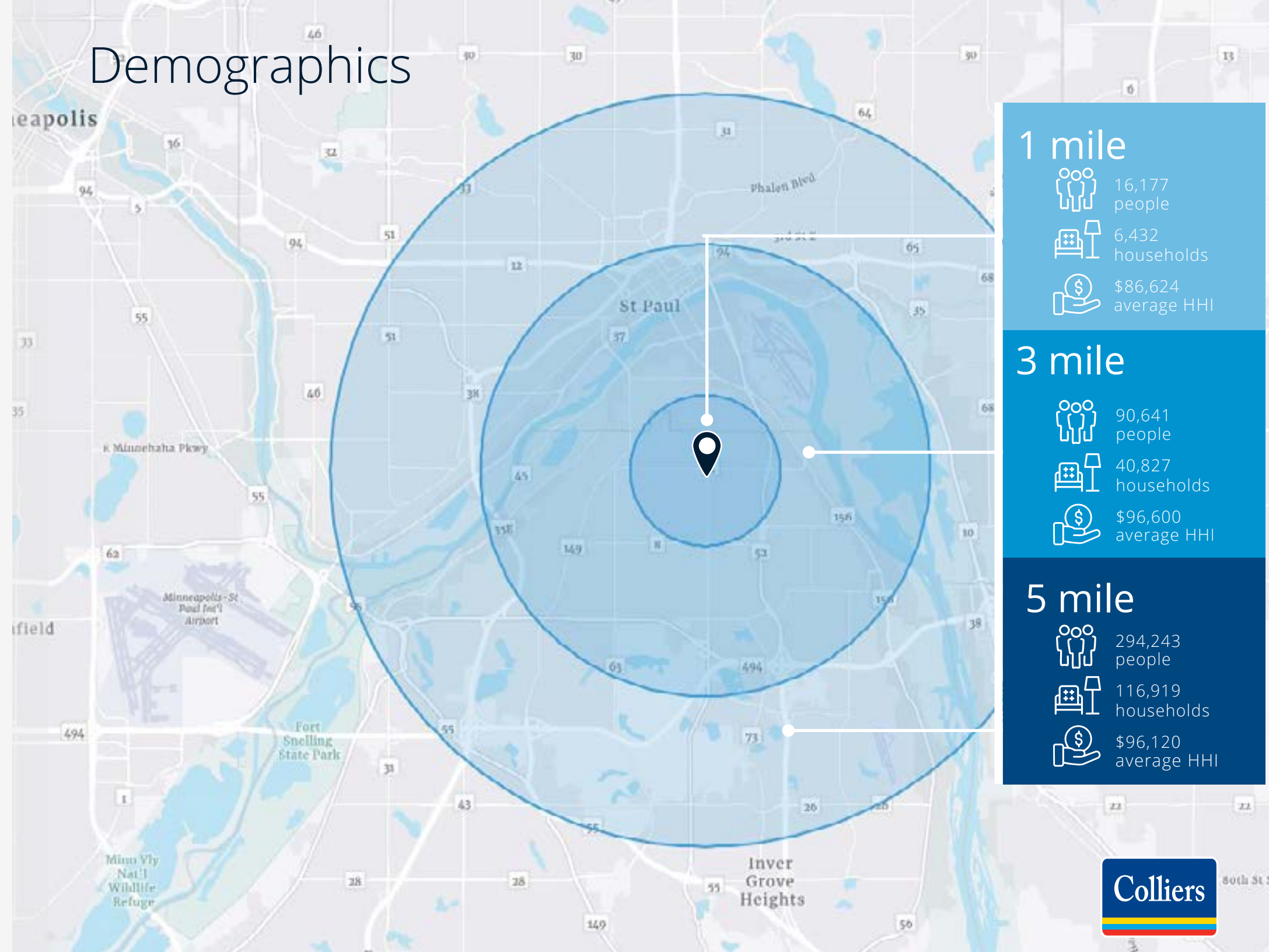


FOUNDED
1901



CREDIT RATING
S&P BBB

Demographics



1 mile

16,177 people

6,432 households

\$86,624 average HHI

3 mile

90,641 people

40,827 households

\$96,600 average HHI

5 mile

294,243 people

116,919 households

\$96,120 average HHI



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This Offering Memorandum contains select information pertaining to the business and affairs of the property at 2985 Via Las Rosas, Oceanside, CA 92054. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the property at 2985 Via Las Rosas, Oceanside, CA 92054 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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