



355 S. Federal Blvd., Denver, CO



419 16th Ave., Laurel, MS

Offering Memorandum

Three Property Portfolio



Walgreens



3333 Masonic Dr., Alexandria, LA

Peter Block
Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Lisa Vela
Brokers of Record
Colorado Only

Christian Pera
Senior Associate
+1 847 384 2844
christian.pera@colliers.com

Eric Okleshen
Associate
+1 847 698 8212
eric.okleshen@colliers.com

Executive Summary



Colliers Net Lease Investment Group is pleased to present to qualified individuals the opportunity to acquire 100% fee interest in 3 freestanding single-tenant Walgreens located in Colorado, Louisiana and Mississippi. Each site is situated on hard corner lighted intersection. All of the sites were built between 2004 – 2007. The Denver location shares a pad with a Taco Bell and sits on very dense Alameda Ave and Federal Blvd. The Alexandria, LA site sits directly across from the Christus St. Frances Cabrini Hospital and in front of a nursing home and rehab center as well as a retirement home. The last site is in Laurel, MS. Many of you may recognize the name because Laurel is the home of the very popular HGTV fixer upper show called Home Town.

The leases range in terms from 6.5 years to 11 years. The offerings have some of the most favorable cap rates on the market today. **Walgreens has expressed an interest in extending the lease terms in Alexandria, LA and Laurel, MS**

The listing prices are \$6,276,667, \$4,400,000 and \$5,030,769 for Denver, Alexandria and Laurel respectively.

Colliers Support

Jake Gloor

Associate
+1 847 754 3830
jake.gloor@colliers.com

Angela Schurr

Business Analyst
+1 847 384 2858
angela.schurr@colliers.com

Brokers of Record - Louisiana

Rhonda Reap-Curiel
Coldwell Banker Reap Realty
1305 Metro Drive St 1
Alexandria LA 71301

Brokers of Record - Mississippi

Andrew Philips
Colliers | Memphis
6363 Poplar Ave,
Memphis, TN 38119

About *Walgreens*

Walgreens is an American pharmaceutical company that 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 heritage of trusted healthcare services through pharmaceutical wholesaling and community pharmacy care.

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Property 1

355 S. Federal Blvd.
Denver, CO





Property Profile

Address 355 S. Federal Blvd. Denver, CO

Price \$6,276,667

Cap Rate 6.00%

NOI \$376,600

Building Size 14,820 SF

Land Size 1.92 Acres

Year Built 2008

Options 50 (1) year

Lease Type Absolute NNN

Lease Expiration 3/31/2034

Lease Commencement 11/1/2007

Lease Term Remaining 11.1 years

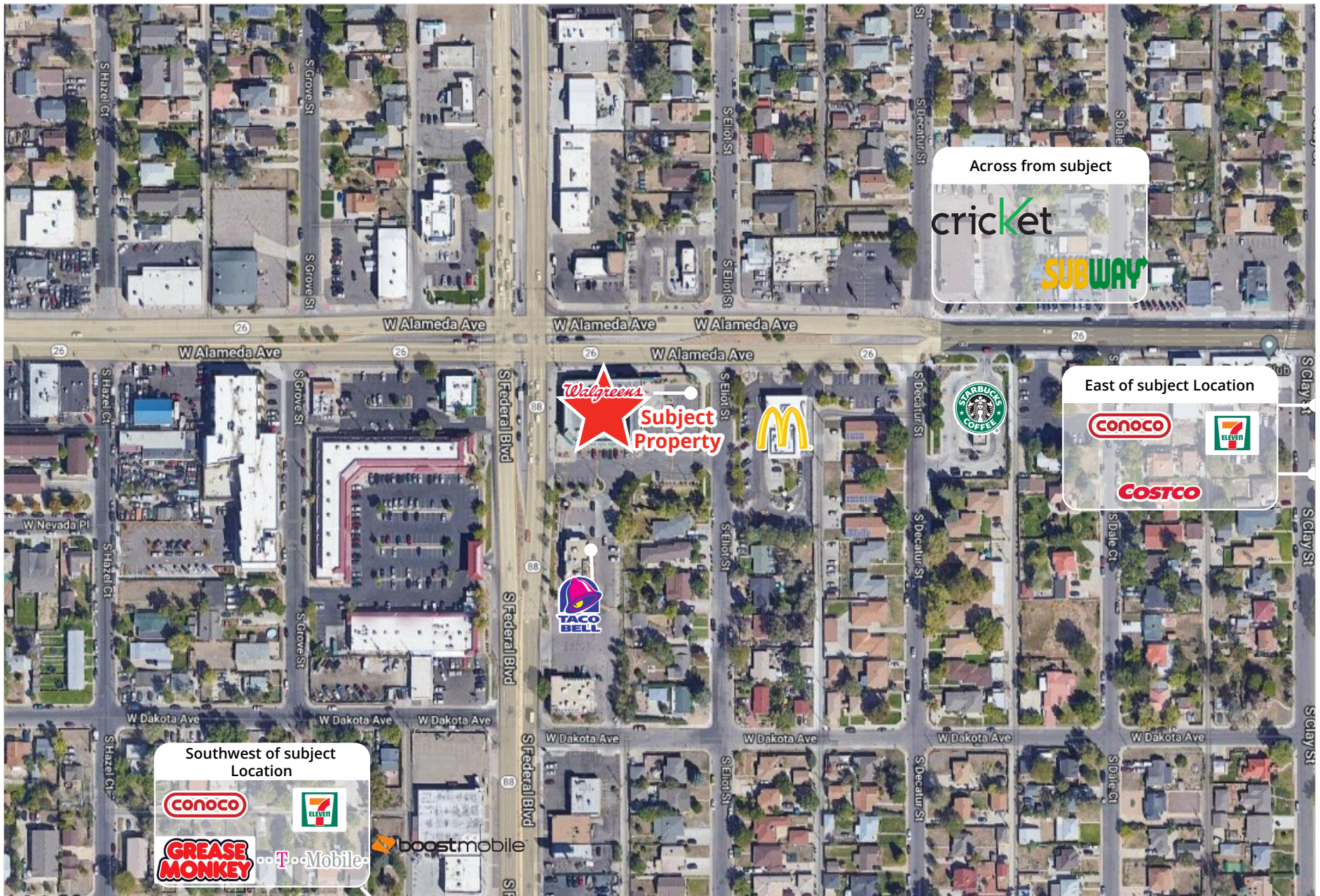
Yearly Termination starts 4/1/2034

Guarantor Corporate

Site Plan



Retail Map





Location Overview

Denver is known as the Mile High City. A beautiful, bustling metropolis set against the backdrop of the Rocky Mountains, Denver is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban as well as natural amenities.

This urban enclave offers exciting opportunities for both corporate employers as well as entrepreneurs, award-winning transit and mobility, and excellence in education and health care--all set against a legendary backdrop for leisure and recreation. Denver is strengthening its reputation as one of America's most livable cities. As a destination that simply "has it all,"

Denver more than ever is a top choice to live, work and enjoy life.



Major Roads

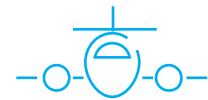
Corner of W. Alameda
Ave. & S. Federal Blvd.

CanAm Highway
1.7 miles / 4 mins



Downtown

Denver
12 min / 4.4
Miles



Airports

Denver International
28 min / 24 miles



Property Details

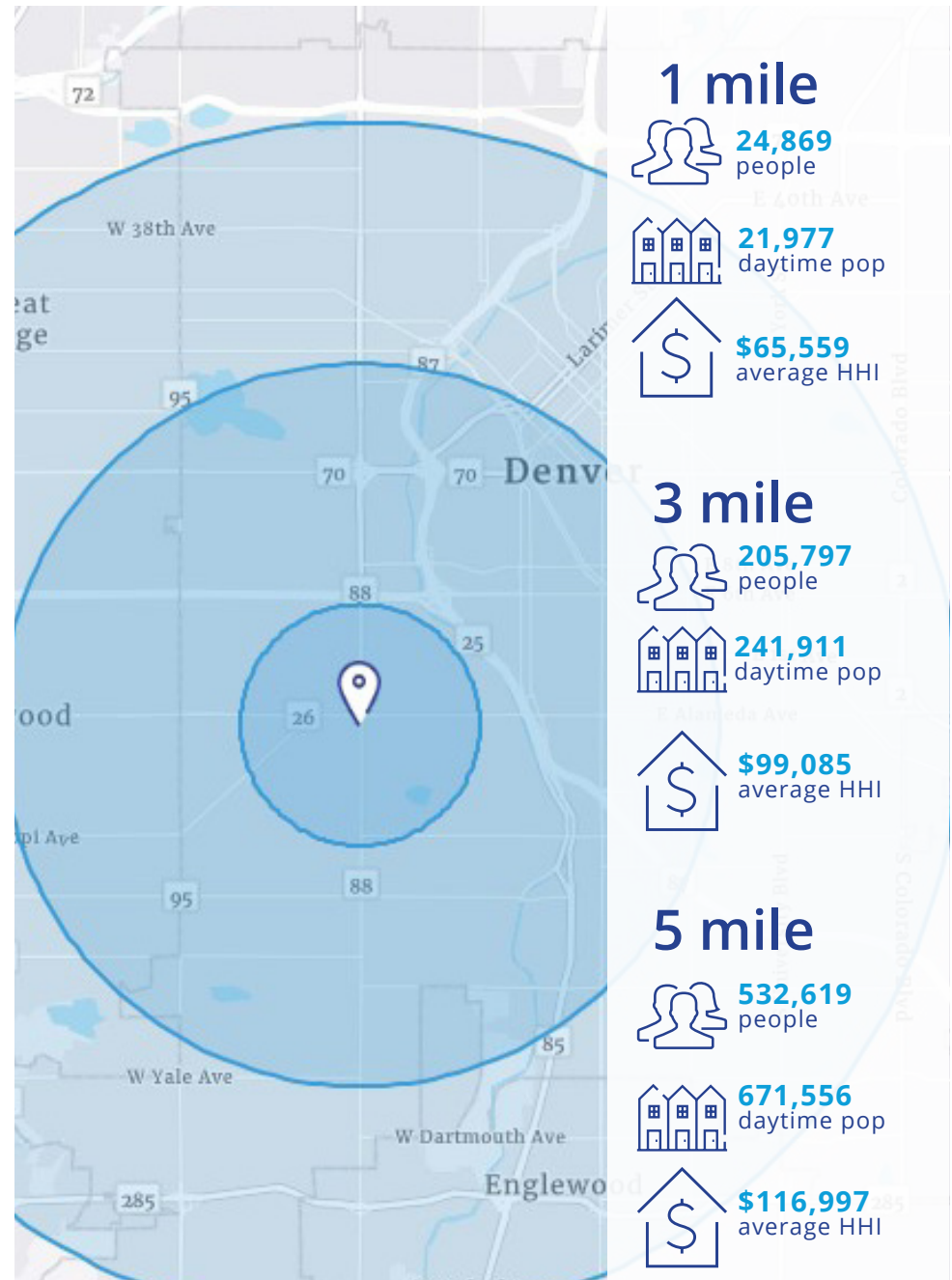
Strategic Location

- Located in a very busy intersection of W. Alameda Ave & S Federal Blvd.
- Great demographics including nearly 453,125 people within 5 miles
- Situated at a hard corner with a lighted intersection
- Numerous retailers in the immediate area including McDonald's, Starbucks, Dairy Queen, Taco Bell, and more



Strong Investment Fundamentals

- Dominant pharmacy brand with 8,886 locations
- Good sales
- Strong pharmacy brand with good name recognition
- 100% Fee Simple



Property 2

419 16th Ave.
Laurel, MS



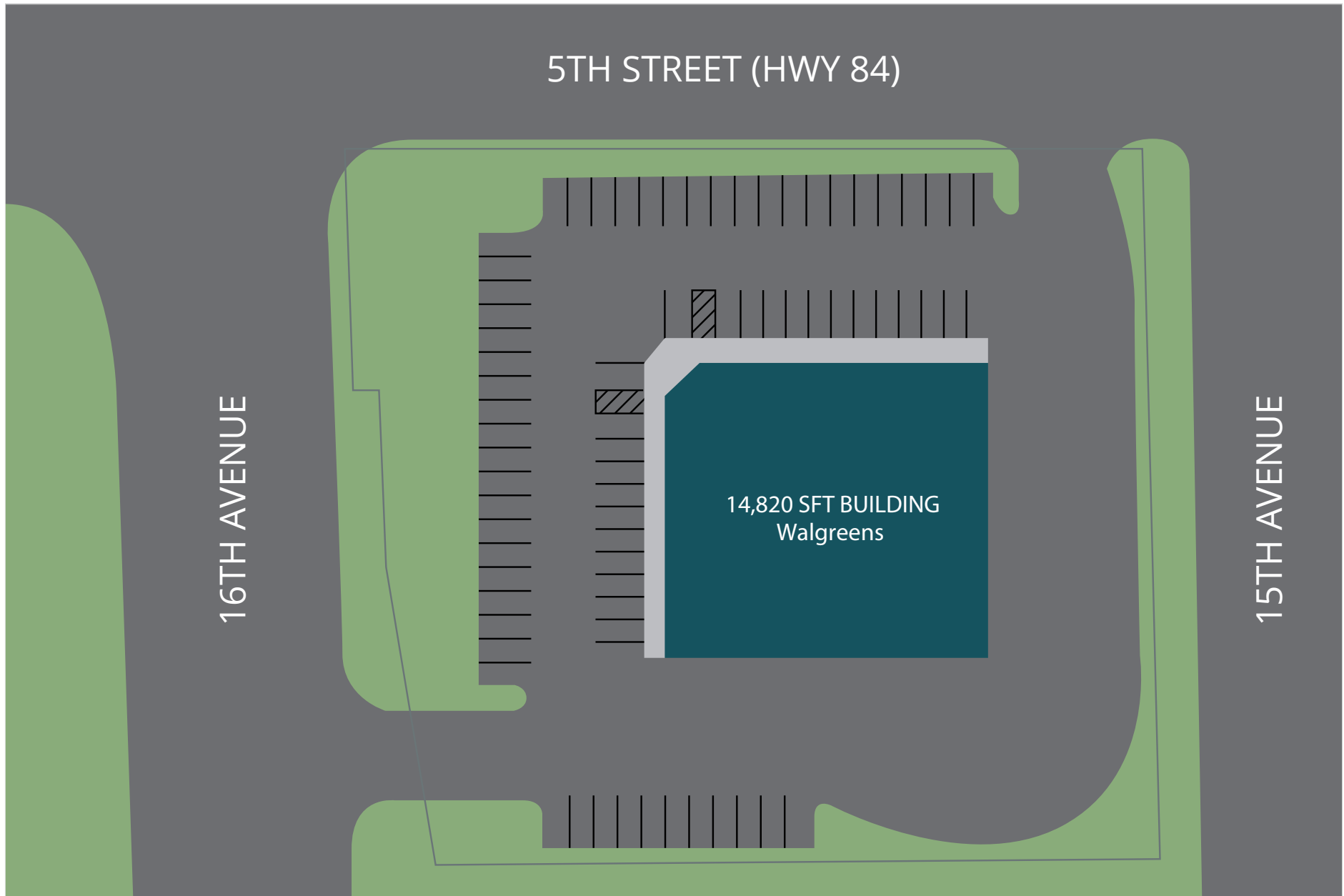


Property Profile

Address	419 16th Ave. Laurel, MS 39440
Price	\$5,030,769
Cap Rate	6.50%
NOI	\$327,000
Building Size	14,820 SF
Land Size	1.93 acres
Year Built	2003
Options	10 (5) year
Lease Type	Absolute NNN
Lease Expiration	9/30/2029 *
Lease Commencement	10/1/2004
Lease Term Remaining	6.7 years
Termination	Every 5 years with 6 months notice through 9/30/2079
Guarantor	Corporate

* Walgreens has expressed an interest to extend the lease

Site Plan



Retail Map





Location Overview

First settled by renegades and those on the fringes of society, this little village in the “Free State of Jones” would soon find a place in history all her own. As the Eastman, Gardiner, and Rogers families came down the rail lines from Iowa, they would settle in what would seem like just another stump-riddled encampment dotted with flowering Laurel bushes, deep in the Yellow Pine forests of South Mississippi.

Through their ingenuity and the support of the local settlers, they would build on the back of a sawmill a bustling city that would come to boast her place as the “Yellow Pine Capital of the World.” Crafted brick by brick and sapling by sapling into a shining beacon of arts, music, culture and the epitome of true southern hospitality, the little town in the woods became something else altogether.

Today the “City Beautiful,” whispers her tales of inventions and innovations that would transform industries, and of citizens who continue to shine a light all their own through the branches of the towering pines. Laurel has 1,750 businesses and has a population of 18,500.

Since 2016 Laurel is home to the HGTV show HOMETOWN. Hosts Erin and Ben Napier live and work in Laurel. They own several business in Laurel including Scotsman General Store and Laurel Mercantile Co.



Major Roads

Corner of N. 16th Ave.
& W. 5th st.

U.S Highway 59
1 mile / 4 mins



Close City's

Hattiesburg, MS
30 Miles

Meridian, MS
60 miles



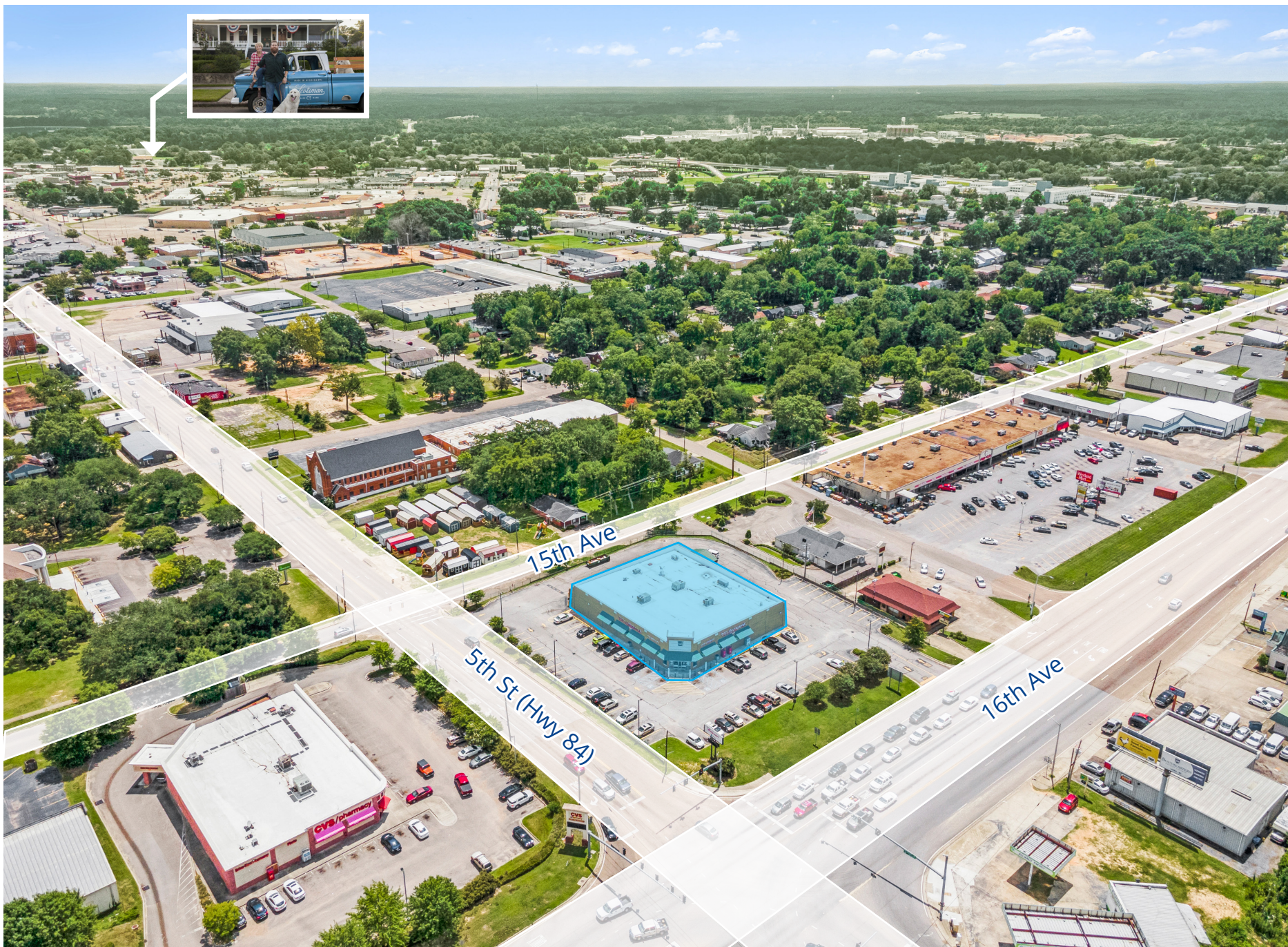
Interstates & Highways

Interstate 59

Hwy 84

Hwy 11

Hwy 15



Property Details

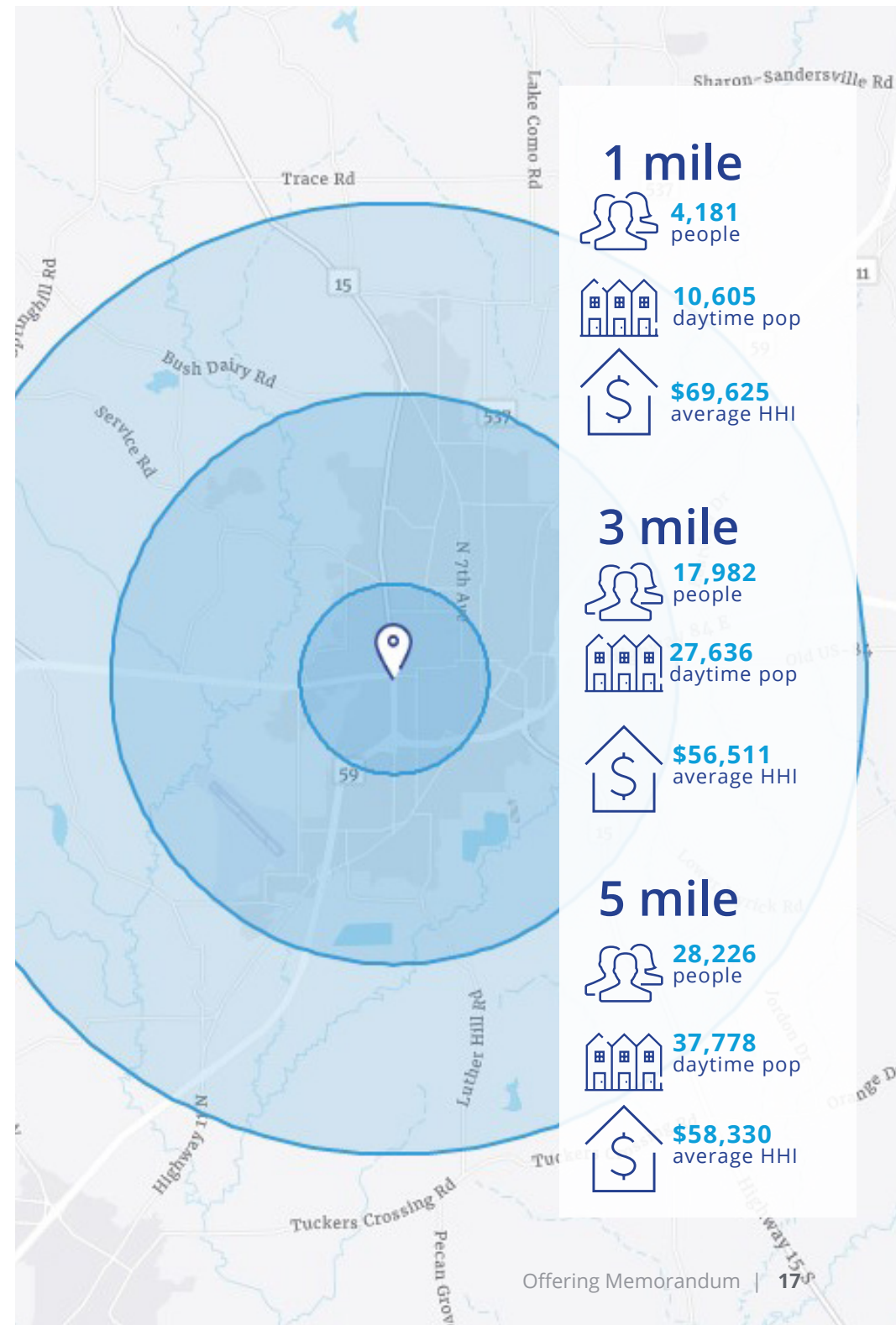
Strategic Location

- Located in a very active crossroads of 16th Ave. & US Hwy 84.
- Right across the street from the well-known Laurel Country Club
- Situated at a hard corner with a lighted intersection
- Numerous retailers in the immediate area including CVS, Subway, Piggly Wiggly, Taco Bell, Waffle House, and more



Strong Investment Fundamentals

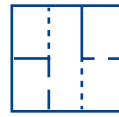
- Dominant pharmacy brand with 8,886 locations
- Good sales
- Strong pharmacy brand with good name recognition
- 100% Fee Simple



Property 3

3333 Masonic Drive
Alexandria, LA





Property Profile

Address	3333 Masonic Dr. Alexandria, LA 71301
Price	\$4,400,000
Cap Rate	6.75%
NOI	\$297,000
Building Size	14,560 SF
Land Size	1.79 acres
Year Built	2004
Options	10 (5) years
Lease Type	Absolute NNN
Lease Expiration	8/31/2029 *
Lease Commencement	9/1/2004
Lease Term Remaining	6.5 years
Termination	Every 5 years with 6 months notice through 8/31/2079
Guarantor	Corporate

* Walgreens has expressed an interest to extend the lease

Site Plan



Retail Map





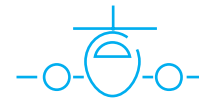
Location Overview

Alexandria is the ninth-largest city in the state of Louisiana and is the parish seat of Rapides Parish, Louisiana, United States. It lies on the south bank of the Red River in almost the exact geographic center of the state. It is the principal city of the Alexandria metropolitan area (population 153,922) which encompasses all of Rapides and Grant parishes. Its neighboring city is Pineville. In 2010, the population was 47,723, an increase of 3 percent from the 2000 census.



Major Roads

Corner of Masonic Dr.
& Texas Ave.



Airports

Alexandria
International
17 min / 8 miles



State Capital

Baton Rouge
2 hrs / 109 miles



Property Details

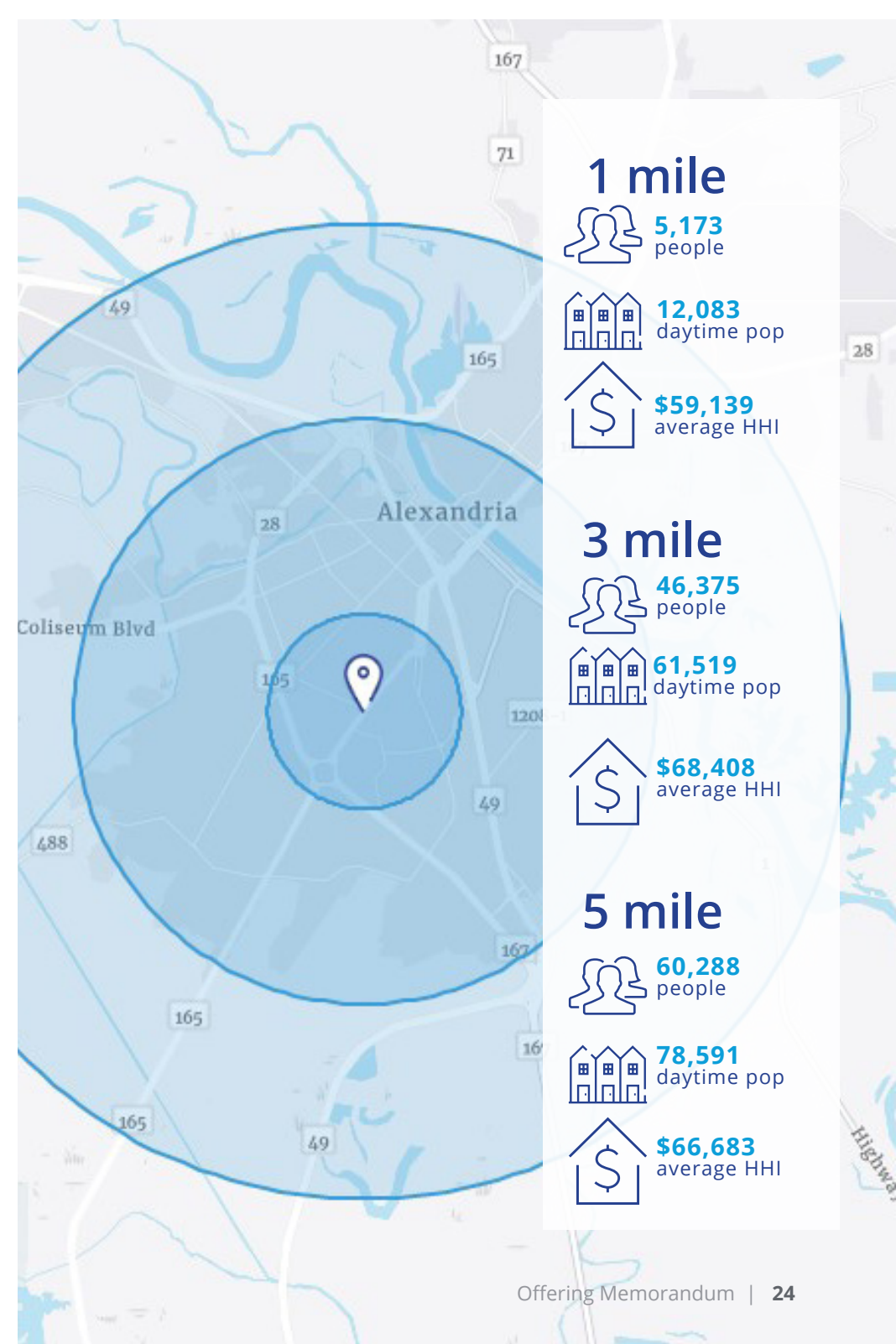
Strategic Location

- Located in a very dense prime retail corridor of Masonic Dr.
- Lots of retail and office in the immediate surrounding area
- Great demographics including nearly 100,000 people within 10 miles
- Numerous retailers in the immediate area including Target, McAlister's, Chick-Fil-A, Chili's, Chuck E Cheese, and more



Strong Investment Fundamentals

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Peter Block

Executive Vice President
+1 847 384 2840
peter.block@colliers.com

Christian Pera

Senior Associate
+1 847 384 2844
christian.pera@colliers.com

Eric Okleshen

Associate
+1 847 698 8212
eric.okleshen@colliers.com

Jake Gloor

Associate
+1 847 754 3830
jake.gloor@colliers.com

Angela Schurr

Business Analyst
+1 847 384 2858
angela.schurr@colliers.com



colliers.com/chicago | 6250 N. River Rd., Suite 11-100, Rosemont, IL

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