



A-NNN Leased Retail Portfolio in Puerto Rico  
Available as single or multiple units



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# For sale

High performing stores with new 17-year base term leases in place with 10% increases every 5-years










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## About the Portfolio

We are excited to present an exceptional investment opportunity—a portfolio of 10 Absolute NNN Leased Walgreens locations in Puerto Rico available as single or multiple units. These fully operational properties are strategically positioned across the Island, serving as essential healthcare and retail centers for their respective communities. With a well-established presence, prime locations, and a trusted tenant in Walgreens, this portfolio offers investors a stable income stream and the potential for long-term growth.

As a nationally recognized retail pharmacy chain, Walgreens has successfully capitalized on Puerto Rico’s growing demand for healthcare. With a solid customer base and favorable market dynamics, these locations have proven their resilience and stability. This portfolio of 10 Absolute NNN Leased Walgreens locations in Puerto Rico is an ideal investment for those seeking a secure and attractive investment with stable long term income due to having brand new 17-year leases with 10% increases every 5-years and twelve consecutive 5-year options to renew automatically in place. The underlying real estate is prime and in most cases are located on pin corners with signalize intersections that will retain long term value.

## Portfolio Summary

				
Walgreens (Tenant)	10 Stores	17,638 SF~ Average SF	Drive-thru in all locations	17 Year Term With 10% increases every five years.
				
High Sales Locations	Low occupancy cost	Market based rent	Puerto Rico	



Walgreens #222 in Carolina

## About the Tenant

Walgreens Puerto Rico has been operating in Puerto Rico since 1944. Currently there are 81 stores with sales volumes, on average, performing 10% above Walgreens chain store's average sales. Walgreens is part of the larger Walgreens Boots Alliance, an American holding company that owns one of the largest retail pharmacy chains in the world with Market Capitalization of \$19.67 Billion and a Moody's Credit Rating of Baa3 making it an attractive option for NNN real estate investors.

Due to Walgreen's long history, community acceptance, and success, Puerto Rico has the highest concentration of Walgreens per square mile as compared to any other US Jurisdiction and is the largest pharmacy services provider in Puerto Rico.

Walgreens Puerto Rico offers a wide range of services, including prescription medications, over-the-counter drugs, health and beauty products, photo services, and more. With a strong focus on customer satisfaction, Walgreens Puerto Rico provides convenient access to healthcare essentials and strives to meet the needs of the local population. One highlight to the Puerto Rico market is the wide selection of cosmetics and beauty products carried by Walgreens. This department is a standout for the chain in the market

Despite challenges faced by the Island, such as natural disasters and economic fluctuations, Walgreens Puerto Rico remains an integral part of the healthcare infrastructure in Puerto Rico. Its accessibility, extensive product offerings, and commitment to community well-being have made it a dependable resource for individuals and families across the region for decades.

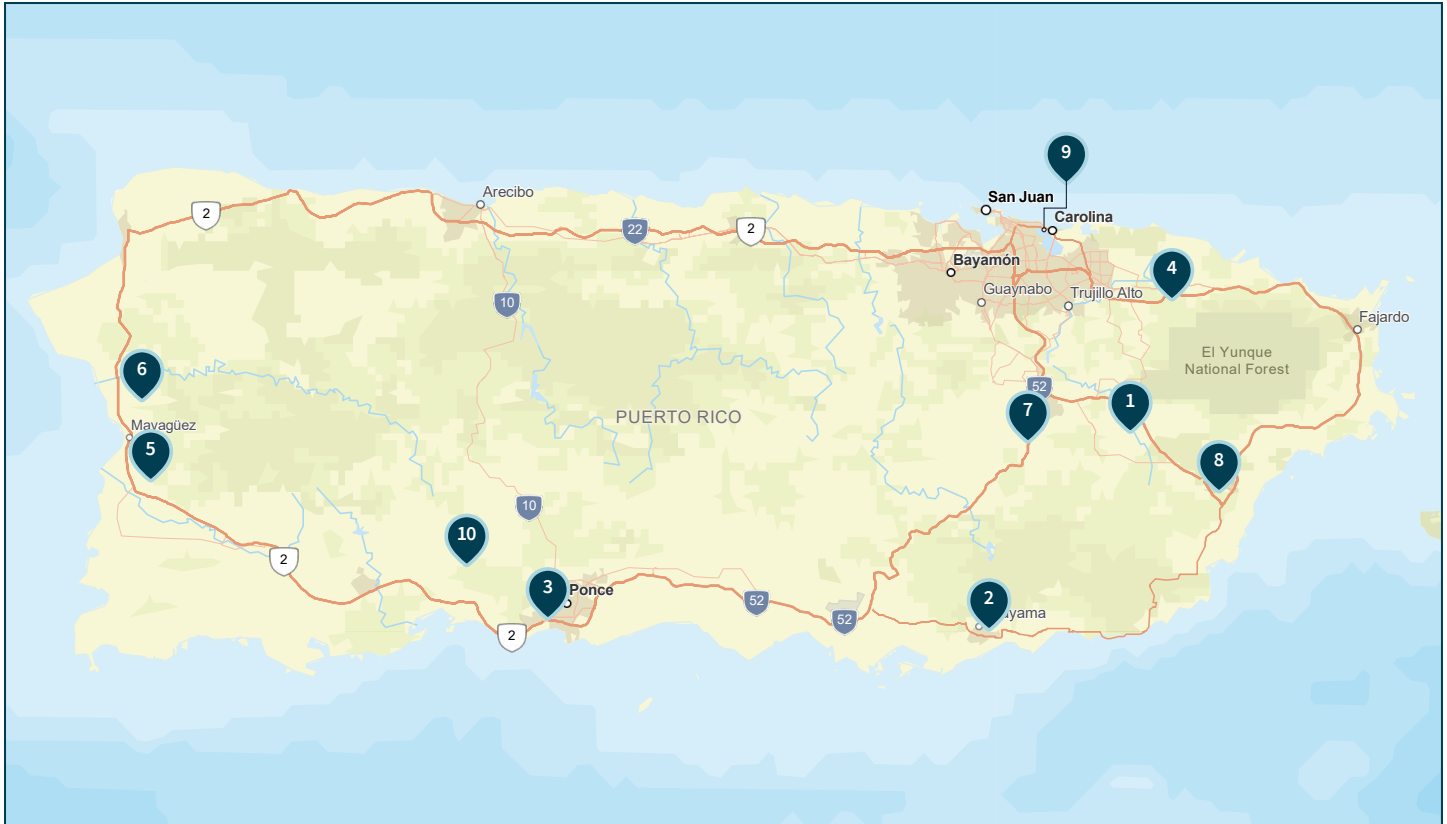
## About the Competition

CVS first entered the Puerto Rico market in 2010 and once operated 25 locations on the Island. CVS struggled to gain market share and has closed 3 stores since 2020. While CVS has some prime locations, high occupancy costs combined with limited market acceptance has stalled any further growth.

## Portfolio Detail

Store #	Address	Building SF	Year Built	Lot Acres	Hard Corner	Drive Thru	Parking Spaces
14	400 Junco Plaza, Juncos PR	18,658	1999	1.75	No	Yes	121
31	1 Calle Marginal, Guayama PR	17,942	1999	1.60	No	Yes	89
165	2706 Maruca Av., Ponce PR	16,588	2001	1.95	Yes	Yes	119
222	150 Carretera 857, Carolina PR	16,720	2004	1.83	Yes	Yes	94
314	992 Avenida Hostos, Mayaguez PR	22,752	2001	2.22	Yes	Yes	108
374	2097 Av. Eugenio María de Hostos, Mayaguez PR	17,961	1999	1.49	No	Yes	74
509	101 PR-1, Caguas PR	16,638	2002	1.74	Yes	Yes	91
655	121 Calle Cruz Ortiz Stella S., Humacao PR	16,446	1999	1.93	Yes	Yes	88
667	1963 Calle Loíza, San Juan PR	15,393	1998	1.18	No	Yes	73
9118	175 PR-385, Peñuelas PR	17,286	2008	1.60	No	Yes	73

## Portfolio Map



- |  |  |
|--|--|
| 1. Store #14   400 Junco Plaza   <b>Juncos</b>   | 6. Store #374   2097 Eugenio María de Hostos Av.   <b>Mayagüez</b> |
| 2. Store #31   1 Calle Marginal   <b>Guayama</b> | 7. Store # 509   101 PR-1   <b>Caguas</b>                          |
| 3. Store #165   2706 Maruca Av.   <b>Ponce</b>   | 8. Store # 655   121 Calle Cruz Ortiz Stella S   <b>Humacao</b>    |
| 4. Store #222   150 PR-857   <b>Carolina</b>     | 9. Store #667   1963 Calle Loíza   <b>San Juan</b>                 |
| 5. Store #314   992 Hostos Av.   <b>Mayagüez</b> | 10. Store # 9118   175 PR-385   <b>Peñuelas</b>                    |

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