



For sale

Walgreens Store: #9118 in Peñuelas

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

Property Overview | #9118 Peñuelas

Lease Abstract

Tenant	Walgreens #9118 - Peñuelas
Address	175 PR-385, Peñuelas PR
Coordinates	18.04560823, -66.71915857
Building Size	17,286 SF
Lot Size (Acres)	1.60 acres
Year Built	2008
Rental Commencement	October 19 th , 2023
Lease Expiration	October 19 th , 2040
Lease Term Remaining	17 years
Annual Base Rent	\$466,722
Rental Increases	10% increases every five years
Extension Options	Automatic renewal for 12 consecutive periods of 5 years with 10% increases
Option Notice	To renew if no notice within 180 days
Lease Type	Absolute NNN
Landlord Responsibilities	None
Taxes Insurance CAM Utilities	By Tenant
Sales 2022 (Not including Rx)	\$6,084,225
Occupancy Cost Ratio	7.6%

Price

\$7,408,286



Investment Summary

Positioned strategically in a prime location in Peñuelas, Puerto Rico, this store serves as an essential healthcare and retail center for its community. With a well-established presence and a trusted tenant in Walgreens, this property offers investors a stable income stream and the potential for long-term growth. This Walgreens store is an ideal investment for those seeking a secure and attractive opportunity, with a brand-new 17-year lease and consistent 10% rent increase every 5 years. Additionally, there are twelve consecutive 5-year options to renew automatically in place, ensuring long-term stability.

\$466,722

NOI

6.30%

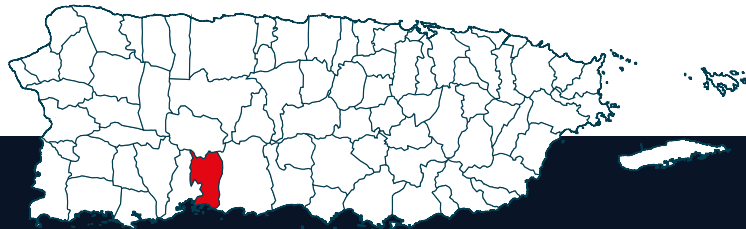
Cap Rate



Investment Highlights

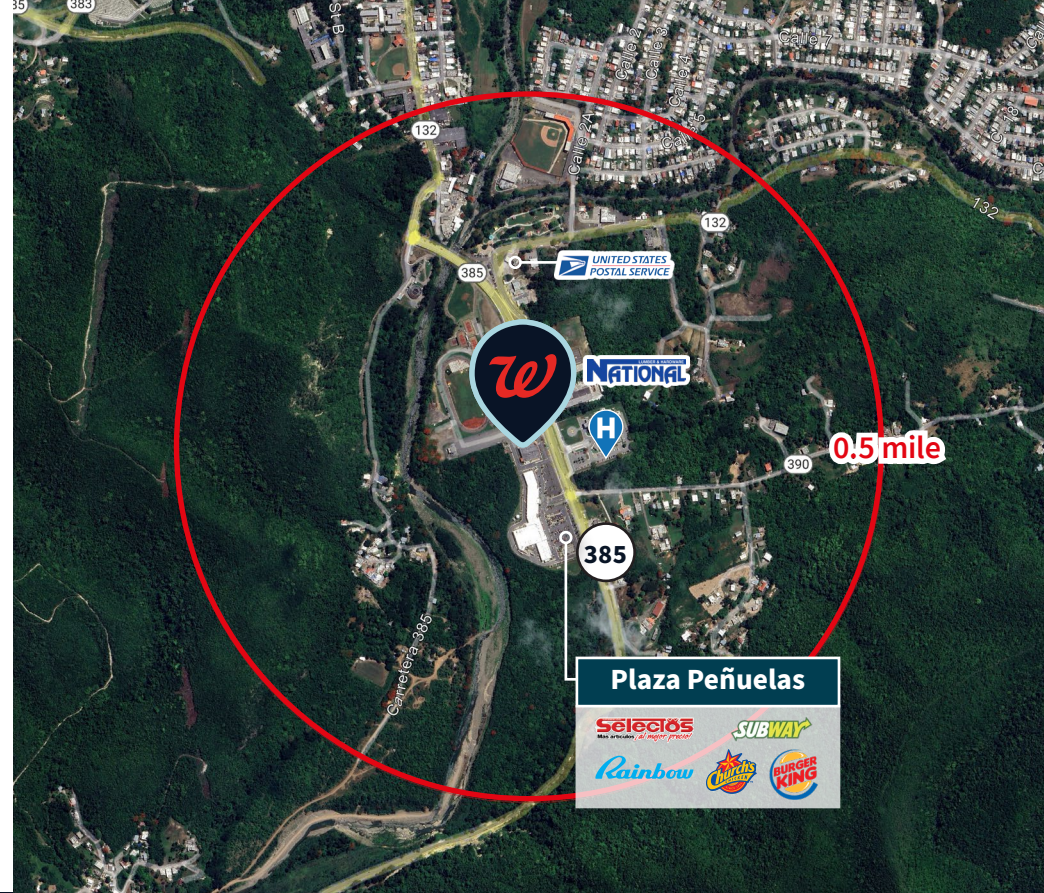
Located in Plaza Peñuelas Shopping Center

Walgreens benefits greatly from its location within Plaza Peñuelas Shopping Center. Situated alongside a variety of neighboring tenants such as Selectos Supermarket, Subway, Little Caesars Pizza, and Rainbow, along with other local retailers, this shopping center offers a diverse and appealing mix of businesses.



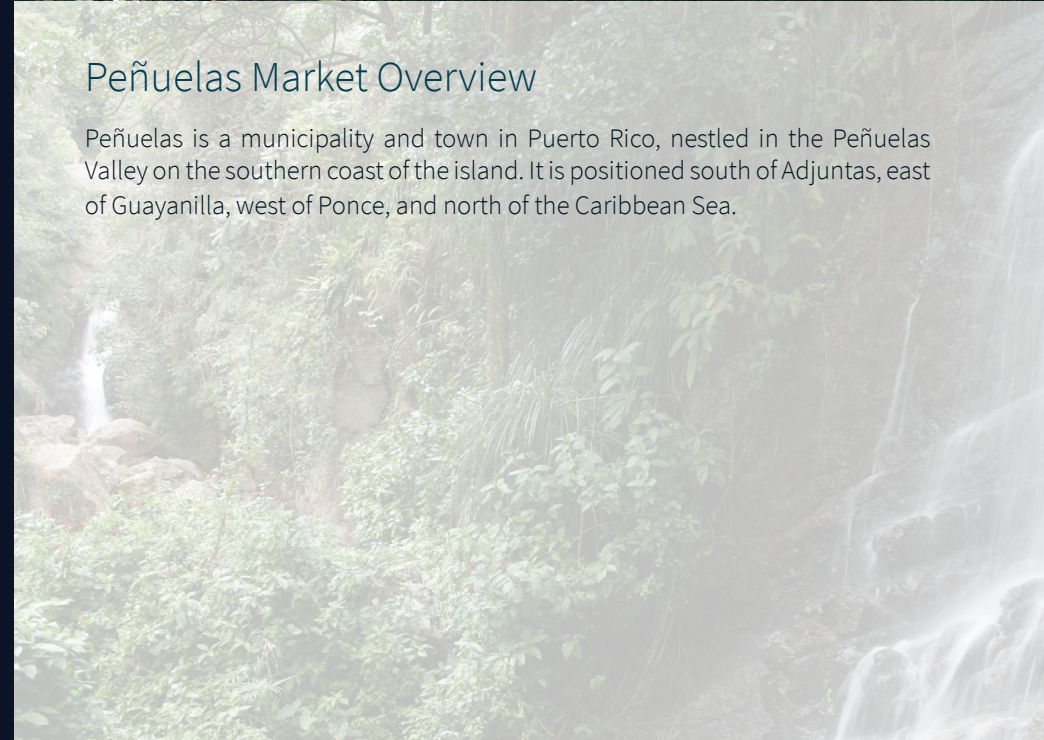
Demographics

2020 AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,984	19,252	45,511
Household Totals	1,366	6,345	15,037
Median Household Income	\$16,147	\$17,729	\$19,019



Peñuelas Market Overview

Peñuelas is a municipality and town in Puerto Rico, nestled in the Peñuelas Valley on the southern coast of the island. It is positioned south of Adjuntas, east of Guayanilla, west of Ponce, and north of the Caribbean Sea.



Gallery



Tenant Overview

Walgreens

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.



We can support you with expert advice that reflects your business needs and priorities

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