



# For sale

Walgreens Store: #31 in Guayama

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

# Property Overview | #31 Guayama

## Lease Abstract

Tenant	Walgreens #31 - Guayama
Address	1 Calle Marginal Guayama, PR
Coordinates	<a href="#">17.97521804, -66.1164986</a>
Building Size	17,942 SF
Lot Size (Acres)	1.60
Year Built	1999
Rental Commencement	October 19 <sup>th</sup> , 2023
Lease Expiration	October 19 <sup>th</sup> , 2040
Lease Term Remaining	17 years
Annual Base Rent	\$484,434
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)	\$6,794,891
Occupancy Cost Ratio	7.13%

## Price

**\$7,689,429** 

## Investment Summary

Positioned strategically in a prime location in Guayama, 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.

**6.30%**  
Cap Rate





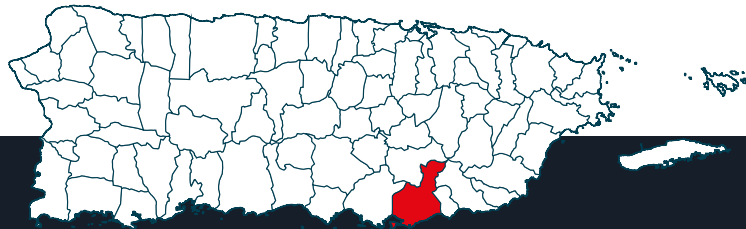
## Investment Highlights

### Inside La Fuente Town Center and proximity to Molino Shopping Center

The property benefits from great traffic due to its location within La Fuente Town Center. Major tenants of the shopping center include Amigo, PepBoys, McDonalds, Marcos Pizza, among others. Molino Shopping Center is located near Walgreens and some of major tenants includes Selectos, El Meson, Rent Express.

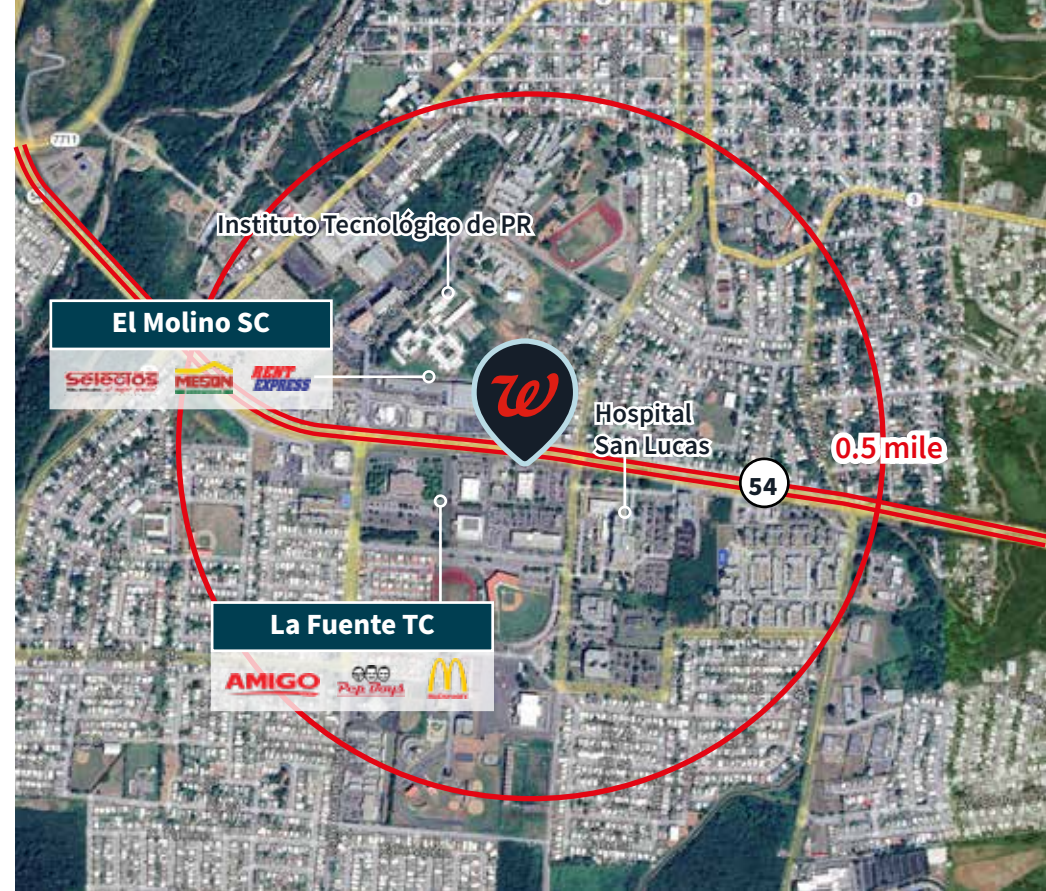
### Proximity to hospital and university

Close proximity to Hospital San Lucas and Instituto Tecnológico de PR.



## Demographics

2020 AREA DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	15,274	29,495	49,397
Household Totals	6,515	10,962	18,458
Median Household Income	\$15,361	\$17,503	\$17,125



## Guayama Market Overview

The municipality of Guayama is situated in the Southern Coastal Valley region of Puerto Rico, with its borders extending to the majestic Caribbean Sea. Located south of Cayey, east of Salinas, and west of Patillas and Arroyo, Guayama benefits from its strategic position.

The city's economy is driven by industries such as manufacturing, agriculture, and tourism, with notable attractions including the Carite State Forest and Aguirre Sugar Mill. Additionally, Guayama takes pride in its strong educational system, with renowned institutions like the University of Puerto Rico-Guayama Campus contributing to the community's intellectual and cultural development.



# 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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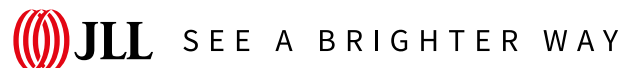
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