



WALGREENS

333 W 13TH ST | WICHITA, KS 67203



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Property Summary



Sale Price **\$3,768,000**

OFFERING SUMMARY

Building Size:	15,120 SF
Price / SF:	\$249.21
Cap Rate:	7.75%
NOI:	\$292,000
Term:	Three (3) Years

PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Approximately Three (3) Years Remaining
- Early Three Year Extension During Pandemic
- Walgreens Corporate Guarantee with Long Operating History
- Abundant Parking | 42 Spaces
- 10 Minute Drive to Wichita Mid-Continent Airport
- Population over 95,000 in 3 Miles
- Nearest Store is 3.5 Miles Away
- 2 Miles From Downtown

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Property Description



PROPERTY OVERVIEW

SVN Chicago is pleased to present the sale of this 15,120 square foot Walgreens which has just completed an early three year extension without a rent reduction which is exceptionally rare. The recent extension comes along with eight (8) options to extend, which permit Walgreens to occupy the Property until 2061. Walgreens has been at this location since 2001 with the original lease term now expiring in December 2023 with strong sales to support their commitment to this location. Walgreens is the largest drug retailing chain in the United States and has over 8,175 locations in the U.S.A. Walgreens is publicly traded on the New York Stock Exchange (WBA) with a market capitalization in excess of \$73 billion.

LOCATION OVERVIEW

This 15,120 square foot Walgreens is located on the southeast corner of Waco & 13th street which sees over 25,000 vehicles per day. During the academic year, the store benefits from North High School located across the street which enrolls over 2,000 students. This store is approximately 2 miles from Downtown Wichita and serves a dense population of 90,000 in 3 square miles.

Additional Photos



Location Maps



Map Aerial



Site Aerial



1300 WEST 13TH STREET WICHITA, KS 67203

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Rent Roll

Walgreens 333 West 13th Street N, Wichita, KS										
TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			Annual		
			Begins	Ends	PSE	Annual	Monthly	CAM/TAX/ INS :	Annual	PSE
Walgreens	15,120	100.00%	June 1, 2001	December 31, 2023						
			Current	June 1, 2001	December 31, 2023	\$19.31	\$292,000	\$24,333		
			<i>Option 1</i>	<i>January 1, 2023</i>	<i>June 30, 2026</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 2</i>	<i>July 1, 2026</i>	<i>June 30, 2031</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 3</i>	<i>July 1, 2031</i>	<i>June 30, 2036</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 4</i>	<i>July 1, 2036</i>	<i>June 30, 2041</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 5</i>	<i>July 1, 2041</i>	<i>June 30, 2046</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 6</i>	<i>July 1, 2046</i>	<i>June 30, 2051</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 7</i>	<i>July 1, 2051</i>	<i>June 30, 2056</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
			<i>Option 8</i>	<i>July 1, 2056</i>	<i>June 30, 2061</i>	<i>\$19.31</i>	<i>\$292,000</i>	<i>\$24,333</i>		
Occupied SF	15,120	100.00%				Total	\$292,000	\$24,333	CAM/TAX/INS:	NNN
Vacant SF	0	0.00%							Total:	NNN
Total SF	15,120	100.00%								NNN

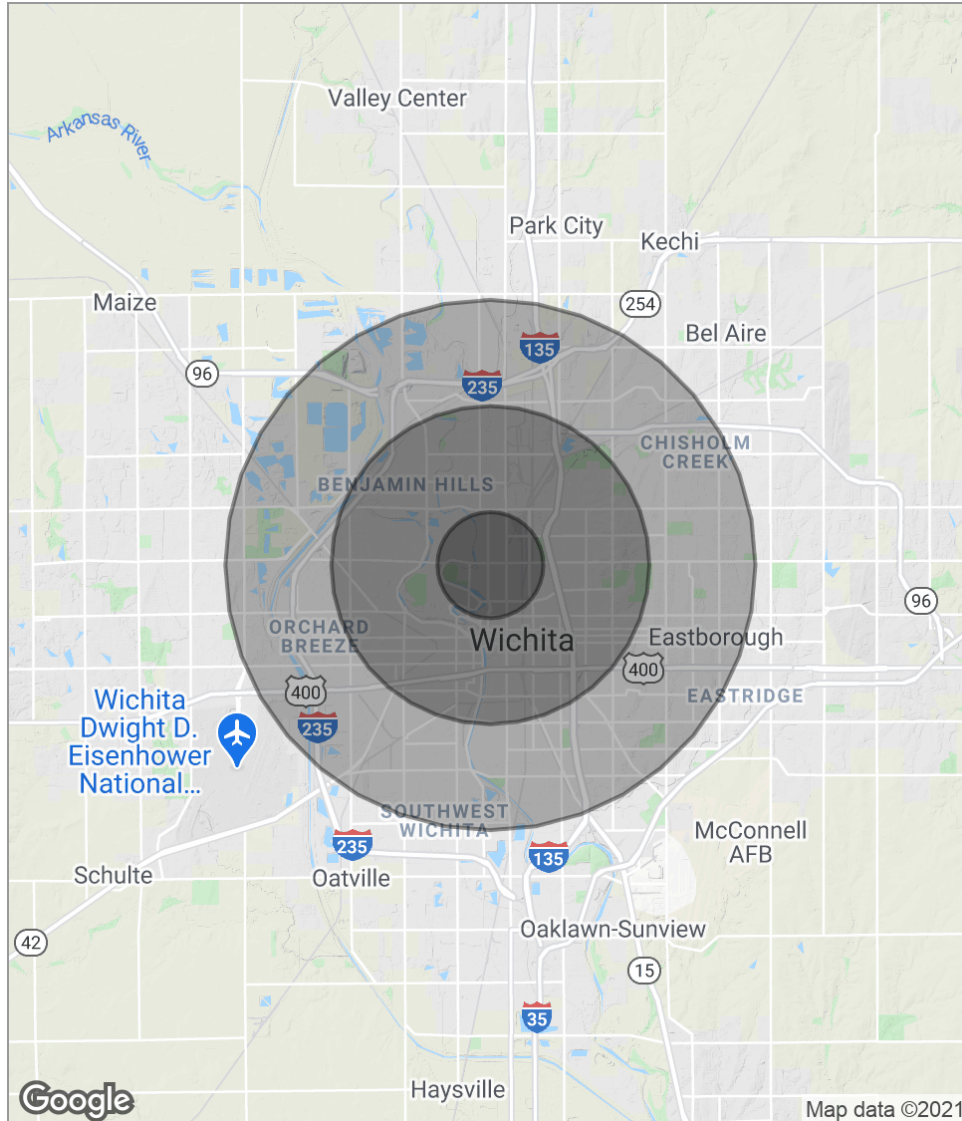
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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	12,122	91,322	215,207
Median age	30.5	33.2	33.8
Median age (male)	30.1	32.2	32.5
Median age (female)	30.9	34.3	35.1
Total households	4,443	37,184	88,889
Total persons per HH	2.7	2.5	2.4
Average HH income	\$43,565	\$40,613	\$45,120
Average house value	\$93,889	\$92,064	\$108,351

** Demographic data derived from 2010 US Census*

Demographics Map



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