

\$300,000 Fee to Buyer's Broker



Walgreens

CENTENNIAL, CO

\$7,355,000

8.50% CAP

11.4 Year NNN Walgreens in Denver

- Absolute Net Lease - zero landlord responsibilities
- Affluent area: \$124,697 Ave HH income within 1 mile
- Dense population: 290,000 residents within 5 miles
- Just 19 miles from downtown Denver
- Full Walgreens corporate guaranty



**DRUGSTORE PROPERTY
ADVISORS**
Experts in Walgreens and CVS Investments

John Giordani
Founder, CEO



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INVESTMENT SUMMARY

16950 E SMOKY HILL RD | CENTENNIAL, CO 80015

WALGREENS #13148




\$7,355,000
PRICE



8.50%
CAP RATE



\$625,000
ANNUAL RENT



11.4
YRS. GUARANTEED

This is an excellent opportunity for an investor to acquire a freestanding NNN Walgreens in the Denver Metro Area. Centennial is an affluent city (avg HH income is \$124,697 within one mile of the store) situated just 19 miles from downtown Denver. Walgreens has operated at this location since 2011, and guarantees the rental income stream for another 11 years. The Property is situated at the hard, signalized corner of E Smoky Hill Road and S Buckley Rd. Nearby retailers at the intersection include: Walmart, Starbucks, BMO Bank, KeyBank, Burger King, Taco Bell, and The UPS Store.





DENVER
TECH CENTER

DOWNTOWN
DENVER

CENTENNIAL
AIRPORT

SMOKY HILL
HIGH SCHOOL

INDEPENDENCE
ELEMENTARY SCHOOL

LAREDO
MIDDLE SCHOOL

Walmart
Save money. Live better.

Public
Storage

DUNKIN' 7-ELEVEN

BURGER
KING

KeyBank

TACO
BELL

BMO Harris Bank

S BUCKLEY RD
28,038 VPD

MIDAS

S BUCKLEY RD



E SMOKY HILL RD
26,172 VPD

SUBJECT PROPERTY
Walgreens

STARBUCKS

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DEMOGRAPHICS



POPULATION

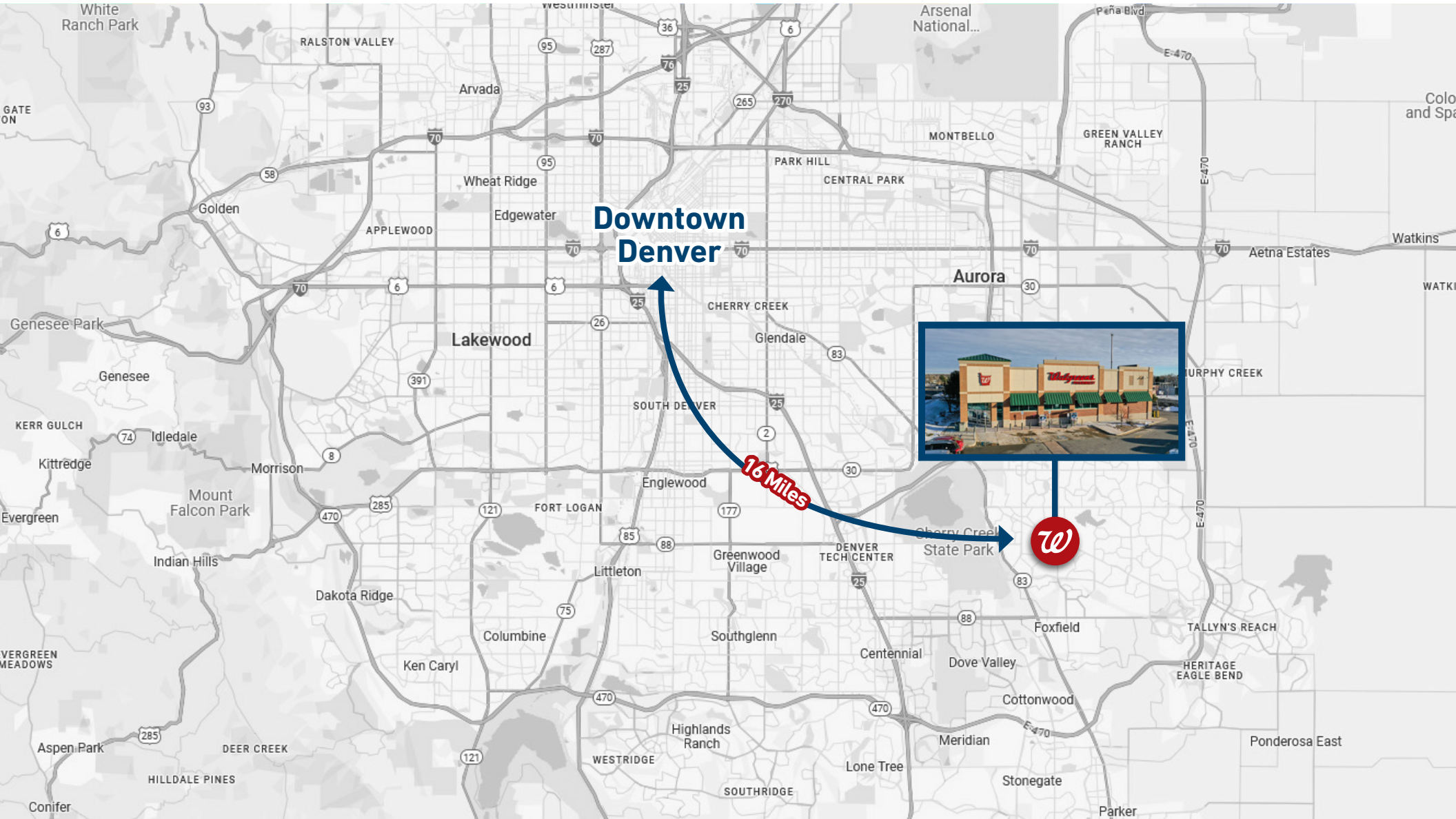
1 Mile	3 Miles	5 Miles
42,040	187,327	415,054



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Miles	5 Miles
\$115,188	\$100,871	\$94,552

REGIONAL OVERVIEW



PROPERTY OVERVIEW



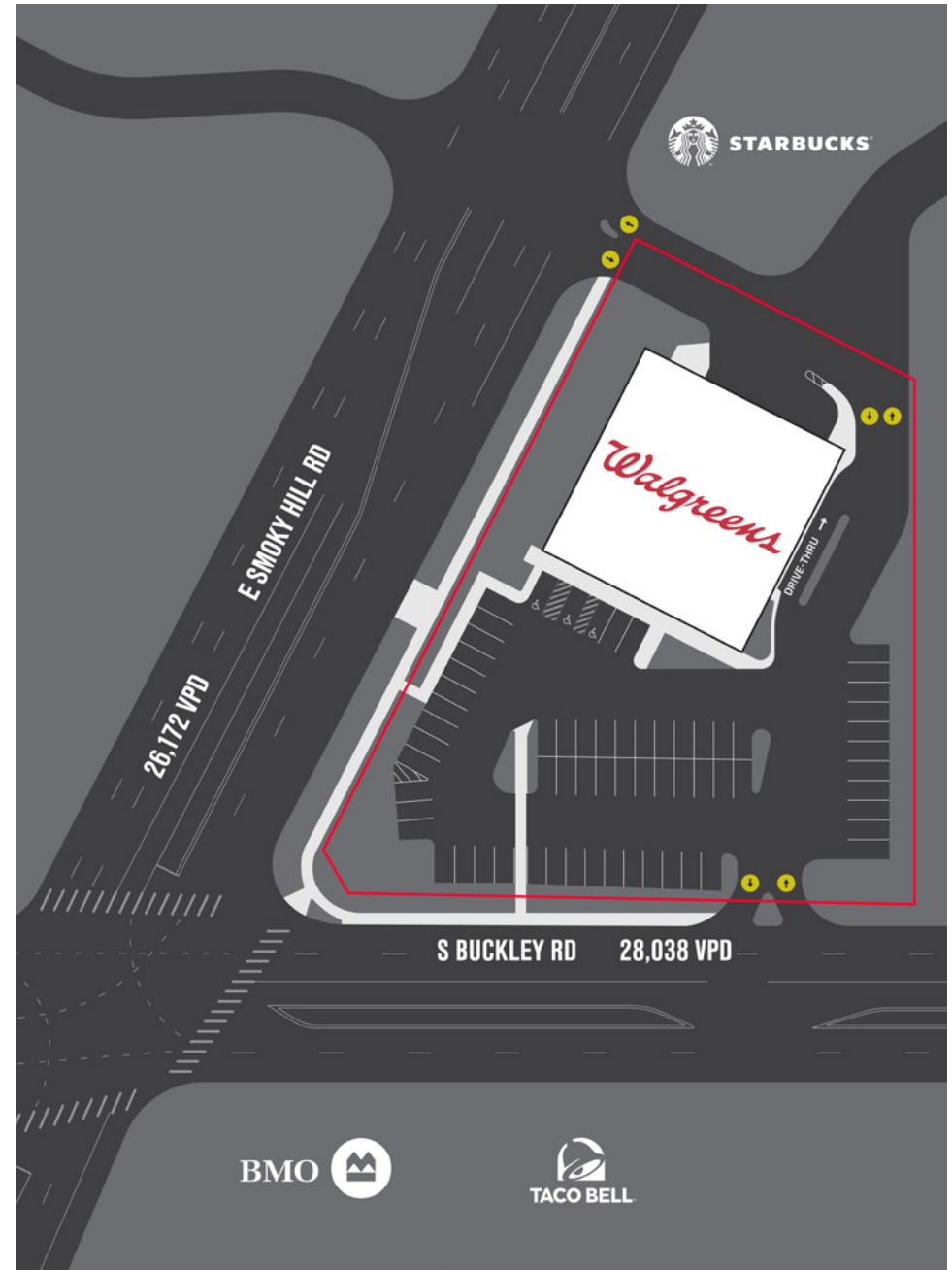
PROPERTY DETAILS

Address: 16950 E Smoky Hill Rd
Year Built: 2011
Building Size: 14,025 Square Feet
Lot Size: 1.32 Acres
Tenant: Walgreens



LEASE SUMMARY

Lease Type: NNN
Landlord Responsibilities: None
Lease End Date: 5/31/2036
Options: As of 5/31/2036, Tenant has 50 1-year options to renew



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2022 Population	42,040	187,327	415,054
2021 Population	42,639	187,704	411,781
2020 Population	43,082	185,428	407,866
2019 Population	42,357	187,506	404,181
2018 Population	42,343	184,055	397,438
Households			
2022 Households	\$115,188	\$100,871	\$94,552
Under \$25k	932	4,861	12,814
\$25k - \$50k	1,273	8,300	21,992
\$50k - \$100k	3,947	20,188	46,862
\$100k - \$150k	3,202	15,048	32,512
Above \$150k	5,023	18,900	39,893
Age			
2022 Median Age	40:01	27:01	21:01
Under 20	3,202	15,048	32,512
20 - 25	40:01	27:01	21:01
25 - 45	3,202	15,048	32,512
45 - 65	40:01	27:01	21:01
Over 65	3,202	15,048	32,512
Employees			
Total 2022	33,194	148,663	328,055
Agriculture	156	806	1,818
Construction	2,088	7,836	17,084
Manufacturing	1,818	6,388	13,454
Wholesale Trade	614	2,583	5,792
Retail Trade	2,503	10,543	23,310
Transportation, Warehousing	1,833	7,347	16,392
Information	1,266	4,344	9,270
Finance, Insurance	2,868	9,678	22,979
Professional Services	4,346	15,220	35,439
Educational, Health Care	7,432	24,736	51,453
Arts, Entertainment, Food	2,206	9,050	21,187
Management, Business, Science, Arts	14,066	48,638	106,860
Public Administration	1,467	4,761	10,527
Other Services	920	4,615	10,376
Housing Occupancy			
2022 Ratio	40:01	27:01	21:01
Occupied	14,029	64,908	147,205
Vacant	348	2,389	6,868
Renter To Homeowner			
2022 Ratio	1:04	3:10	1:02
Renters	2,719	15,719	50,248
Homeowners	11,658	51,578	103,825



DENVER / CENTENNIAL, CO OVERVIEW



Photo by annasiracusa from Pixabay



Photo from Pixabay

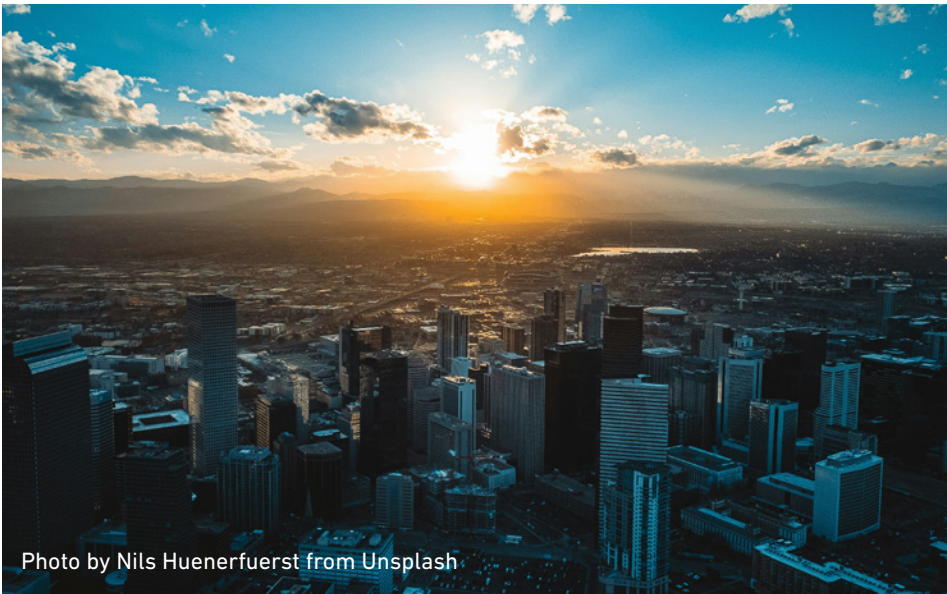


Photo by Nils Huenerfuerst from Unsplash



Photo from Pixabay

WALGREENS BOOTS ALLIANCE – SEGMENT STRUCTURE



Walgreens Boots Alliance

THE FIRST GLOBAL PHARMACY-LED, HEALTH
WELLBEING ENTERPRISE IN THE WORLD

Walgreens

A leading drugstore
chain in the USA

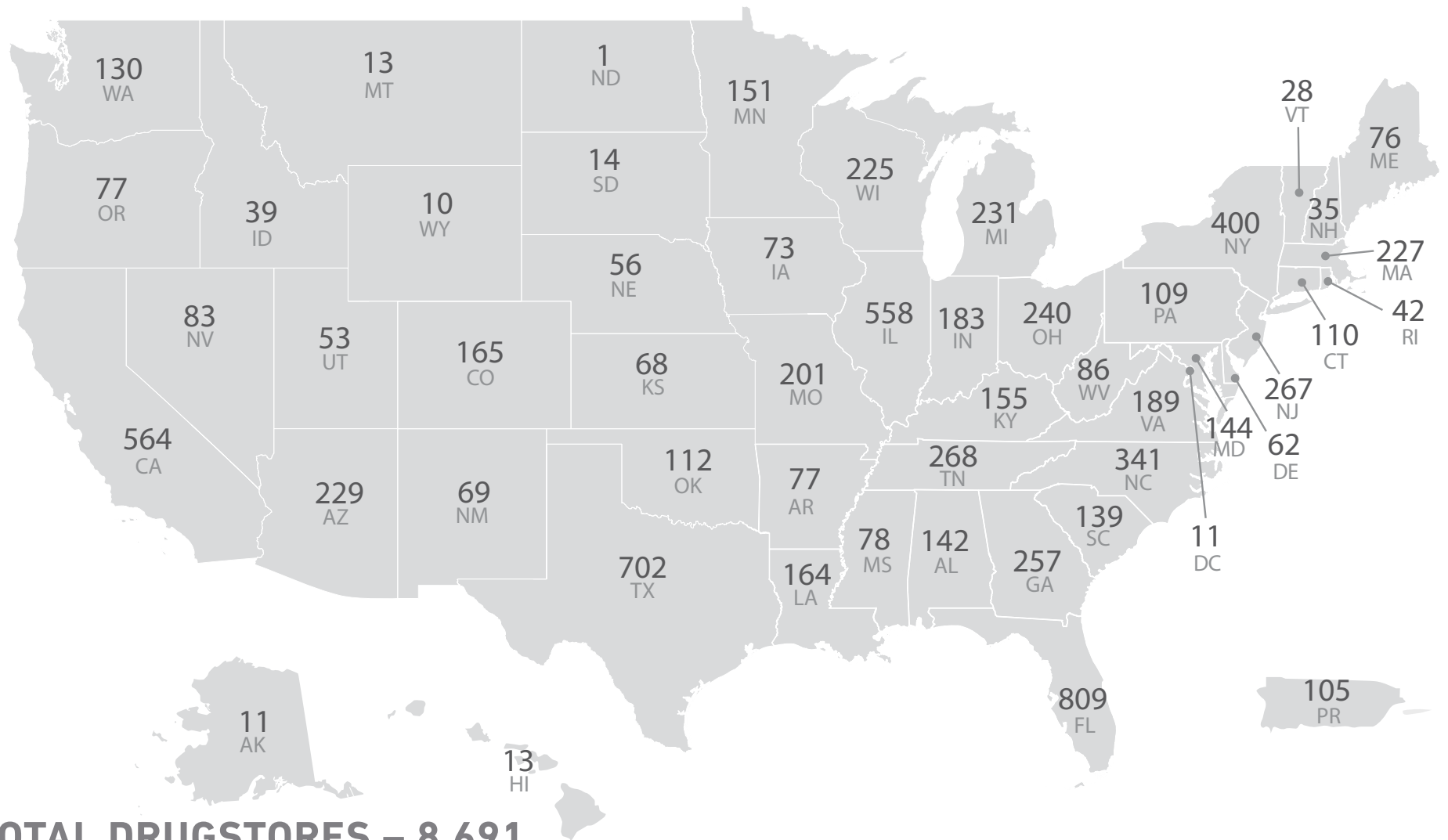


The largest retail
pharmacy chain in
Europe

Alliance 
Healthcare

A leading global
pharmaceutical
wholesaler and
distributor

WALGREENS DRUGSTORES NATIONWIDE BY STATE



TOTAL DRUGSTORES – 8,691

THROUGH OCTOBER 2023

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

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All information provided is deemed reliable, but is not guaranteed and should be independently verified.



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