



The
**HOTEL
SALEM**

SUBJECT PROPERTY

SALEM MUNICIPAL AIRPORT
2 Miles From Walgreens



HIFIKER LN SE (6,700+ VPD)

SUNNYSIDE RD SE (8,300+ VPD)



COMMERCIAL STREET SOUTHEAST (40,000+ VPD)



WALGREENS

4380 Commercial Street Southeast, Salem, Oregon 97302

3 MILES SOUTH OF SALEM HOSPITAL (607 BEDS) THE LARGEST HOSPITAL IN THE REGION



Marcus & Millichap
THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

CHRIS ORENIC

Associate
P. (949) 419-3214
E. corenic@marcusmillichap.com
License CA 02246172

BRYCE DUNKS

Director of Operations
P. (949) 419-3225
E. bdunks@marcusmillichap.com
License CA 02218171

BROKER OF RECORD

David Tabata
License 201224889

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 Estimated Population:	13,463	75,082	163,046
Daytime Population:	11,974	74,893	182,332
Household Income:	\$91,039	\$93,180	\$85,118

SUBJECT PROPERTY

MORNINGSIDE

SALEM MUNICIPAL AIRPORT
2 Miles From Walgreens

SOUTH CENTRAL

SALEM HOSPITAL
670 Hospital Beds

OREGON STATE FAIR & EXPO CENTER

CHEMEKETA COMMUNITY COLLEGE
12,632 Students

MCKAY HIGH SCHOOL
2,311 Students

BLANCHET CATHOLIC SCHOOL
342 Students

CORBAN UNIVERSITY
1,050+ Students

SPRAGUE HIGH SCHOOL
1,779 Students

KUEBLER BLVD

COMMERCIAL ST SE

WEST SALEM

SALEM

SOUTH SALEM

INTERSTATE 5

22

22

INTERSTATE 5



The HOTEL SALEM

SALEM MUNICIPAL AIRPORT
2 Miles From Walgreens

SUBJECT PROPERTY



HIFIKER LN SE (6,700+ VPD)



COMMERCIAL STREET SOUTHEAST (40,000+ VPD)



SUNNYSIDE RD SE (8,300+ VPD)



WALGREENS

Address:	4380 Commercial Street SE Salem, Oregon
Price:	\$4,623,333
CAP:	6.00%
NOI:	\$277,400

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	1997
Building Area:	13,367 SF
Land Area:	1.41 Acres



HIGHLIGHTS

- » **Absolute Net Lease (No Landlord Responsibilities):** 14 Years Remaining on Recently Signed 15-Year Term. Lease Features Rare 5% Rental Increases Every 5 Years.
- » **Signalized Hard Corner Location:** Walgreens is Located at Commercial St. & Hifiker Ln. Overseeing 46,700+ Vehicles Per Day. Commercial Street is One of the Most Traveled Thoroughfare in Salem.
- » **Near Major Hospital:** 3 Miles from Walgreens Resides Salem Hospital A 607 Medical Bed Facility, the Largest Hospital in the Region.
- » **Corporate Guaranty:** Walgreens Operates more than 9,000 Stores Across All 50 States, Puerto Rico, and the U.S. Virgin Islands.
- » **Strong Demographics:** The 5-Mile Trade Area Supports Over 163,000+ Residents with an Average Household Income Exceeding \$85,000.
- » **Stable Investment Grade Tenant:** Walgreens Boots Alliance is Publicly Traded (NASDAQ: WBA), is ranked #18 in the Fortune 500, and is rated “BBB-” by S&P



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Current - Feb 28, 2029	\$277,400.00	\$23,116.67
Mar 1, 2029 - Feb 28, 2034	\$291,270.00	\$24,272.50
Mar 1, 2034 - Feb 28, 2039	\$305,833.50	\$25,486.13

TENANT SUMMARY

Tenant:	Walgreens
Guaranty:	Walgreens Co.
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Feb 22, 2024
Lease Expiration:	Feb 28, 2039
Term Remaining:	14 Years
Increases:	5% Every 5 Years
Options:	Twelve, 5 Year

WALGREENS OVERVIEW

Walgreens Boots Alliance (Nasdaq: WBA) is an integrated healthcare, pharmacy and retail leader serving millions of customers and patients every day, with a 170-year heritage of caring for communities. A trusted, global innovator in retail pharmacy with more than 12,500 locations across the U.S., Europe and Latin America.

WBA employs approximately 330,000 people and has a presence in eight countries through its portfolio of consumer brands: Walgreens, Boots, Duane Reade, the No7 Beauty Company and Benavides in Mexico. Additionally, WBA has a portfolio of healthcare-focused investments located in several countries, including China and the U.S. The company is proud of its contributions to healthy communities, a healthy planet, an inclusive workplace and a sustainable marketplace.

Tenant:	Walgreens Boots Alliance, Inc.
Ownership:	Public
Stock Symbol:	WBA
2023 Annual Revenue:	\$139.08 Billion
Board:	NYSE
Corporate Rank:	Number 27 on Fortune 500 (2023)
Rating Agency:	Standard & Poor's
Credit Rating:	BBB-
HQ:	Deerfield, IL
Number of Locations:	9,000+



REGIONAL MAP



SUBJECT PROPERTY

Salem, Oregon

14 Miles

Monmouth, OR

38 Miles

Oregon City, OR

46 Miles

Portland, OR

54 Miles

Vancouver, WA

58 Miles

Pacific City, OR

81 Miles

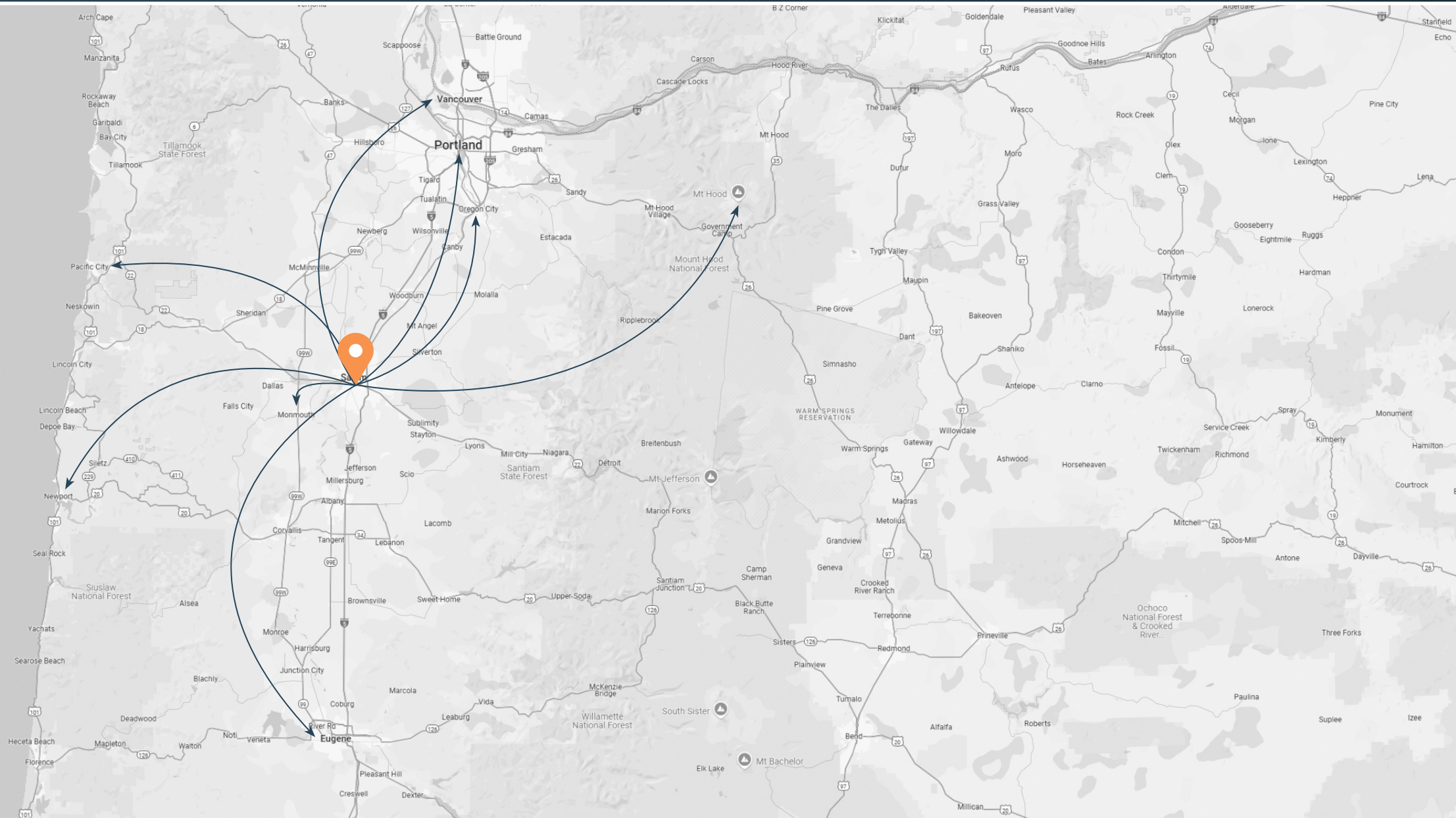
Newport, OR

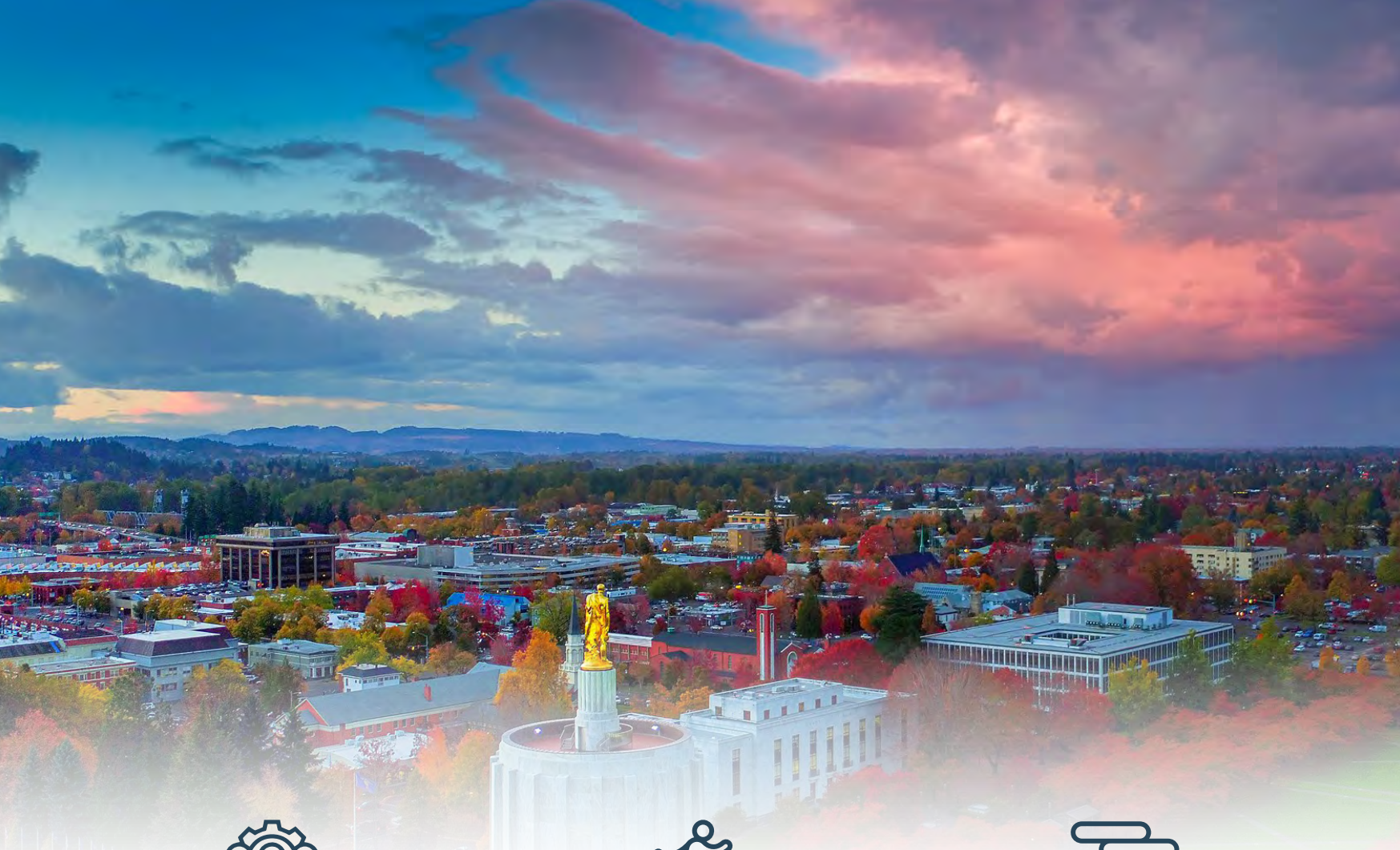
103 Miles

Mt Hood, OR

67 Miles

Eugene, OR





SALEM OREGON

As Oregon’s administrative capital, the state government functions provide a stable base for Salem’s economy. The metro is also home to several post-secondary institutions, including one of the oldest academic facilities in the western United States — Willamette University. The market includes Marion and Polk counties, and it is known for its manufacturing, lumber, agriculture and tourism industries, which are supported by lush forests, lakes and rivers. Nearby wildlife refuges and state parks provide an abundance of recreational activities that attract visitors and direct spending to local businesses.

ECONOMY

- » Amazon, Home Depot, FedEx and Henningsen Cold Storage each have large distribution centers in Salem. Wilco, an agriculture supply firm, also has a distribution facility in the area.
- » Agriculture is a dominant piece of the Salem economy. The area’s primary crops are wine grapes, wheat and hops, although strawberries and prunes are also grown here. Major agriculture employers include Truitt Family Foods, Diamond Foods and Willamette Valley Fruit Company.
- » Other segments important to the local economy include government, aerospace, manufacturing and technology. Additionally, several colleges and universities in the region support the growing need for a skilled workforce.



LUMBER PRODUCTION

Several forests are located near the area, benefiting Salem’s strong lumber industry, which employs thousands of workers.



DISTRIBUTION CENTER

With its location halfway between Portland and Eugene, the market serves as a prime distribution hub for the region.



AGRICULTURAL PRODUCTION

The Willamette River underpins a strong agriculture industry in Salem, which employs tens of thousands of individuals.

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap THE DELTONDO GROUP

19800 MacArthur Boulevard, Suite 150
Irvine, California 92612

www.deltondoadvisorygroup.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Lead Listing Broker:

PETER DELTONDO

Senior Managing Director
P. (949) 698-2609
E. pdeltondo@marcusmillichap.com
License CA 01797033

ANDRE THOMPSON

Senior Associate
P. (949) 419-3217
E. athompson2@marcusmillichap.com
License CA 02086459

SHEILA ALIMADADIAN

First Vice President
P. (949) 419-3265
E. salimadadian1@marcusmillichap.com
License CA 01266188

CHRIS ORENIC

Associate
P. (949) 419-3214
E. corenic@marcusmillichap.com
License CA 02246172

BRYCE DUNKS

Director of Operations
P. (949) 419-3225
E. bdunks@marcusmillichap.com
License CA 02218171

BROKER OF RECORD

David Tabata
License 201224889