

# Walgreens

## AURORA, COLORADO

(Denver MSA)

**HIGH-PERFORMING RELOCATION STORE**  
19 Year Successful Operating History



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**NNN INVESTMENT GROUP**  
NETLEASED INVESTMENTS

**OFFERED AT \$5,588,000**  
**7.50% CAP RATE**

**STRONG REPORTED SALES | ABSOLUTE NNN LEASE**

**EXCLUSIVELY LISTED BY**

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

**LIST PRICE**  
\$5,588,000

**CAP RATE**  
7.50%

**PRICE/PSF**  
\$506

**NOI**  
\$419,126

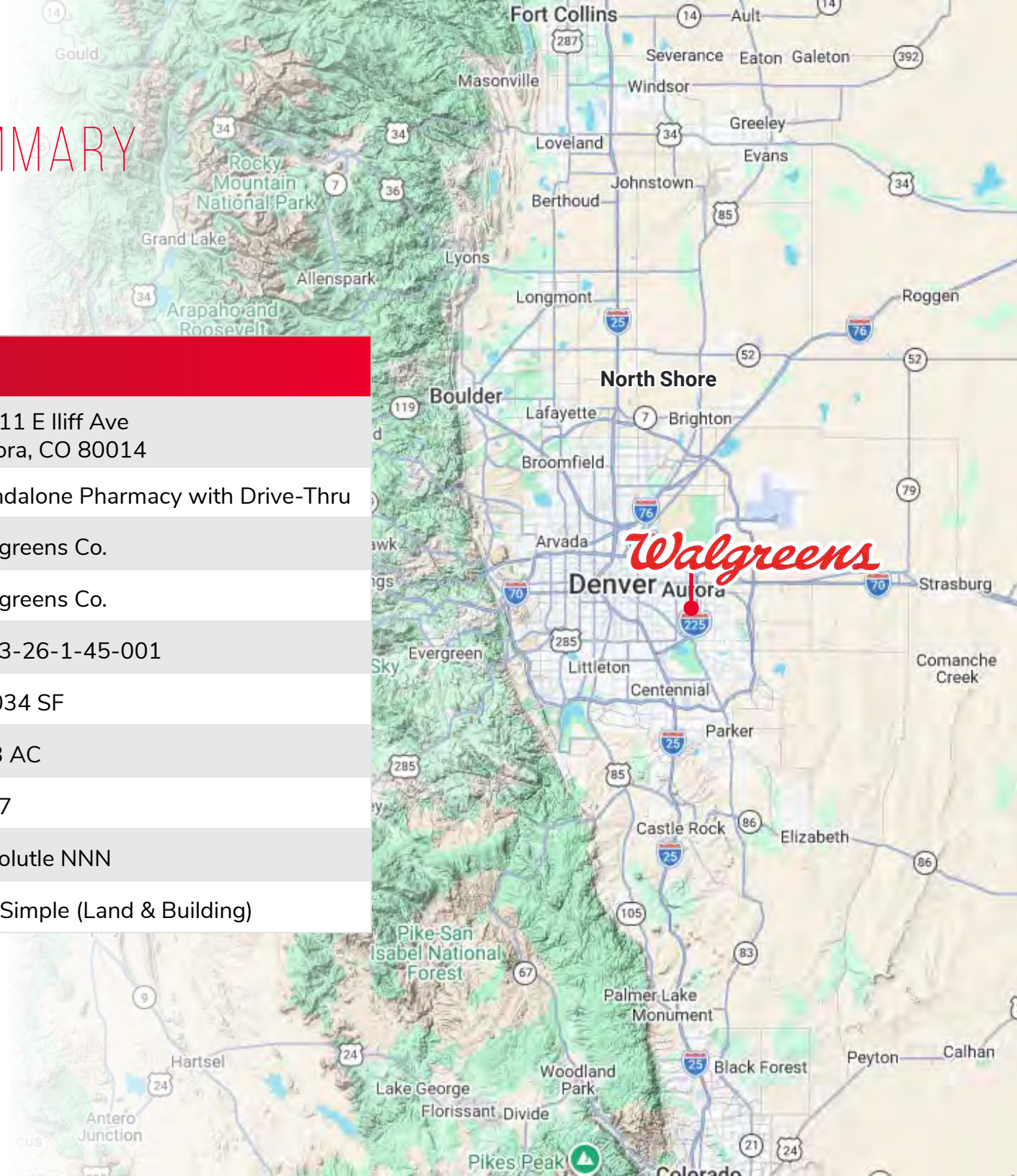


\* Actual Property

## OFFERING SUMMARY

## PROPERTY SUMMARY

Address	12011 E Iliff Ave Aurora, CO 80014
Property Type	Standalone Pharmacy with Drive-Thru
Tenant	Walgreens Co.
Guarantor	Walgreens Co.
Parcel Number	1973-26-1-45-001
Building Size (GLA)	11,034 SF
Land Size	1.23 AC
Year Built	2007
Lease Type	Absolutle NNN
Ownership	Fee Simple (Land & Building)



## INVESTMENT HIGHLIGHTS



### WALGREENS CO.

*Strong corporate lease guaranty – Absolute triple-net (NNN) lease – Zero landlord responsibilities – 20-year successful operating history*

- Walgreens Co. corporate lease guaranty
- Absolute-NNN lease – Zero landlord responsibilities
- Total company revenue \$154 billion
- Walgreens operates approximately 8,700 locations in 50 states
- 20-year successful operating history at this location



### STRONG HISTORICAL ANNUAL SALES REPORTING

*\$3.14MM (2025) – Ideal 13% rent-to-sales ratio (2025) – Long-term profitability means mitigated future vacancy risk*

- Strong reported sales over \$3.14MM (2025) – Well above Walgreens national average
- 13% rent-to-sales ratio (2025) – Clear proof of profitability (Walgreens targets 15% as their profitability metric)
- Mitigated future vacancy risk
- \$2.9 million average unit sales volume over past 5 years



### STRATEGIC RELOCATION STORE FOR WALGREENS

*Signalized hard-corner location – Visibility to 69,000 vehicles per day – Less than 1 mile from Interstate 225 (152,000 VPD)*

- Walgreens relocated to this location in 2007 to expand their store footprint and take advantage of this prime corner
- Prime signalized hard-corner location – Visibility to over 69,000 vehicles per day
- Less than 1 mile from Interstate 225 via Iliff Avenue – 152,000 vehicles per day
- Walgreens has successfully operated at this location since 2007
- Close proximity to The Gardens on Havana – A premier 496,000 SF open-air collection of retail boxes consisting of Target, Sprouts, Kohl's, Dick's Sporting Goods, Office Depot, and many others



### AURORA, COLORADO

*10 miles southeast of Denver – Prominent retail location – High barriers to entry – 2.2 million SF of retail – Low 3.7% retail vacancy rate – Located near Buckley U.S. Air Force Base – 12,400 military and civilian personnel*

- Prominent retail location with high barriers to entry – Low 3.7% retail vacancy rate (CoStar) – 2.2 million SF of retail within submarket
- Critical business driver – Buckley U.S. Air Force Base – 12,400 full-time employees
- Subject property resides just 10 miles southeast of downtown Denver
- Densely populated area with over 169,000 people within a 3-mile radius
- Nearest Walgreens to Medical Center of Aurora – 346 beds, 18 buildings, 1,200 employees, and spanning over 43 acres

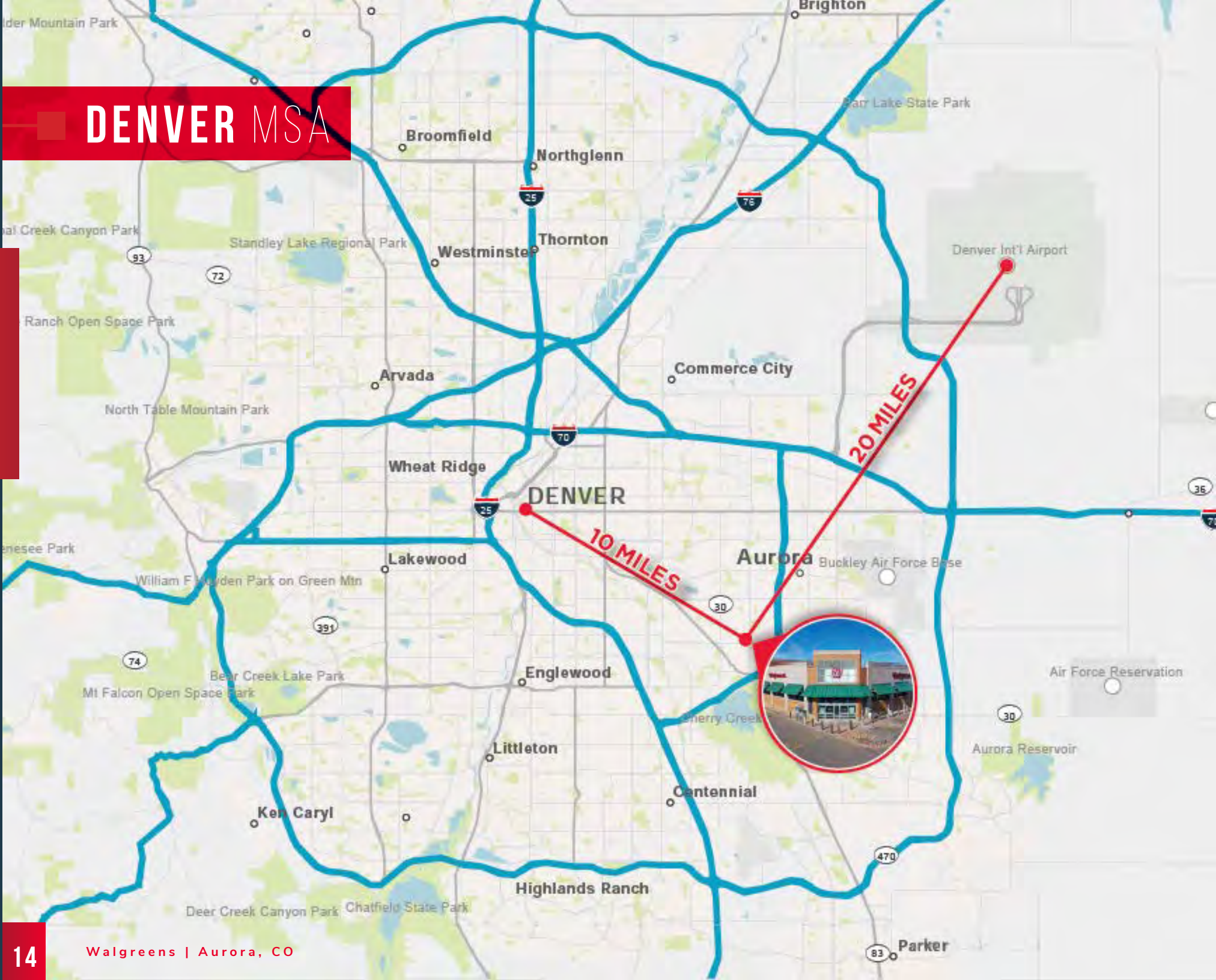
## LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$419,126
Rent Commencement	12/1/2007
Lease Expiration	11/30/2032
Initial Lease Term	25 Years
Lease Term Remaining	6.8 Years
Option Periods	(50)-1 Year Option Periods
Lease Type	Absolute NNN
Landlord Responsibilities	None
Tenant Sales Reporting	\$3,147,142 (2025)
Rent to Sales Ratio	13%

## RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM					
	Start Date	End Date	NOI/YR	NOI/MO	NOI/SF/YR
Current Term	12/1/2007	11/30/2032	\$419,126	\$34,927	\$37
RENEWAL OPTIONS - (50)-1 YEAR					
Option 1-50	12/1/2032	11/30/2082	\$419,126	\$34,927	\$37





# TRADE AREA



**Walgreens**  
SUBJECT PROPERTY

ILIFF SQUARE  
10+ RETAIL

ILIFF COMMONS  
10+ RETAIL

TOWN CENTER AT AURORA  
50+ RETAIL

# PROPERTY PHOTOS



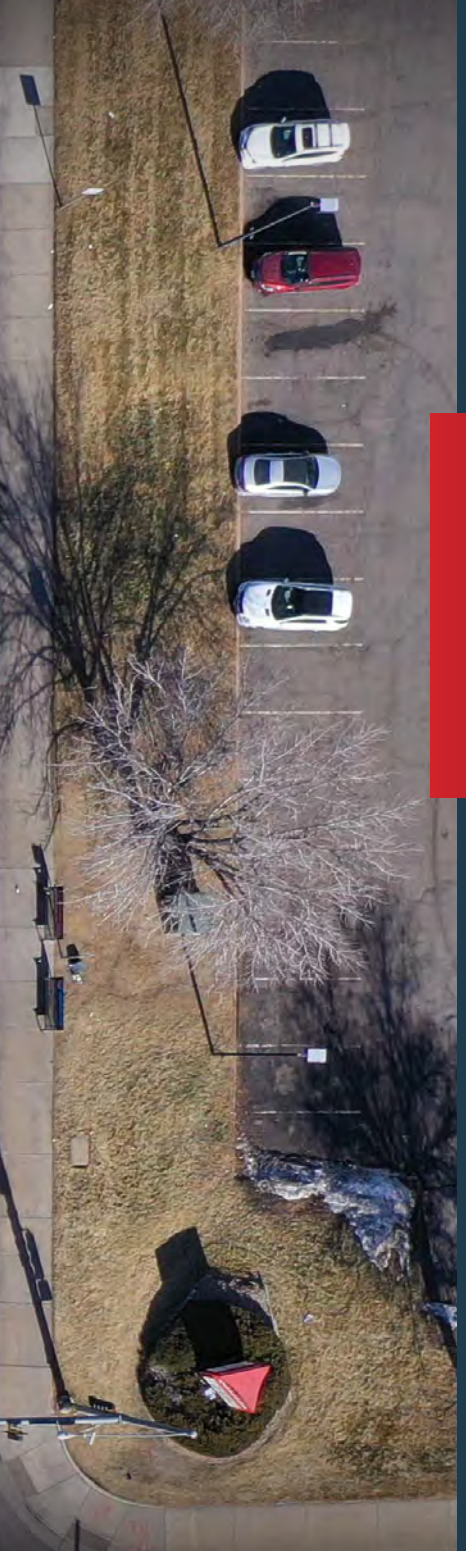
# PROPERTY PHOTOS



# PROPERTY PHOTOS



DRIVE-THRU



# AERIAL WEST

HONDA DODGE ACURA

ROSS TJ-maxx OLD NAVY  
 DOLLAR TREE Jersey Mike's DUNKIN' DONUTS  
 FirstWatch usbank CHIPOTLE

EINSTEIN BROS. BAGELS Bubba's 33 Arby's  
 MURPHY USA FIREHOUSE SUBS  
 CHURCH'S TEXAS CHICKEN

LOWE'S TACO BELL SAFEWAY  
 Denny's PNC Pizza Hut KFC



CUBESMART self storage

Advance Auto Parts  
 MART HOOTERS  
 BURGER KING McDonald's smash burger

Public Storage

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PONDEROSA ELEMENTARY SCHOOL

COSTCO WHOLESALE

ROSS KOHL'S SPROUTS TARGET  
 Freddy's FARMERS MARKET  
 petco VASA FITNESS BUFFALO WILD WINGS JJ  
 Starbucks Chick-fil-A noodles & COMPANY verizon

Telegraph Hill II Apartments  
 116 UNITS

EASTRIDGE COMMUNITY ELEMENTARY SCHOOL

ILIFF AVE

ILIFF SQUARE  
 SUBWAY QDOBA MEXICAN EATS  
 Juicy Friends of the Aurora Public Library LokaS  
 10+ RETAIL

Iliff Storage

Walgreens

ILIFF COMMONS  
 7-ELEVEN Panera BREAD K  
 FAMILY DOLLAR  
 10+ RETAIL

73,000 VPD

SPEORIA ST

# AERIAL NORTHEAST

VILLAGE EAST ELEMENTARY SCHOOL

**GW Supermarket**  
大中華超市

**BURGER KING**

AURORA HILLS MIDDLE SCHOOL

**Waffle House**

**Advance Auto Parts**

OVERLAND HIGH SCHOOL

**Auto Zone**

**planet fitness**

**U-HAUL**

**SEVEN BREW**

**MAVERIK**

**IHOP**

JEWELL WETLANDS PARK

Torrey Pines Condos  
124 UNITS



Affordable Hearing Centers

**ILIFF SQUARE**

**SUBWAY** **QDOBA MEXICAN EATS**

**Juicy** **LokaS**

**10+ RETAIL**

**ILIFF COMMONS**

**7-ELEVEN** **TANORA BREAD** **K**

**FAMILY DOLLAR**

**10+ RETAIL**

**Walgreens**

73,000 VPD

New America College

Iliff Storage

UC Health Auxillary Support Bldg

EILIFF AVE

EILIFF AVE

SPEORIA ST

# AERIAL NORTHWEST

**MART** **Advance Auto Parts** **HOOTERS**  
**BURGER KING** **McDonald's** **smash burger**

**ROSS** **T.J. MAXX** **OLD NAVY**  
**DOLLAR TREE** **Jersey Mike's** **DUNKIN' DONUTS**  
**FirstWatch** **DAVID'S BRIDAL** **CHIPOTLE**  
**usbank**

**ENSTEIN BROS BAGELS** **Bubba's** **Arby's**  
**MURPHY USA** **FIREHOUSE SUBS**

**Public Storage** **CHURCH'S**  
 TEXAS & CHICKEN

**LOWE'S** **Denny's** **TACO BELL** **SAFeway**  
**PNC** **Pizza Hut** **KFC**

**PONDEROSA ELEMENTARY SCHOOL**

**COSTCO WHOLESALE**

**golden corral**

**ROSS** **KOHL'S** **Target**  
**Freddy's** **SPROUTS FARMERS MARKET**  
**petco** **Starbucks** **Chick-fil-A** **Buffalo Wild Wings** **JJ**  
**VASA FITNESS** **McDonald's** **noodles & company** **verizon**

**ExtraSpace Storage**

**ILIFF SQUARE**  
**SUBWAY** **QDOBA MEXICAN EATS**  
**Juicy** **Friends of the Aurora Public Library** **Lokas**  
**10+ RETAIL**

**Walgreens**

**ILIFF COMMONS**  
**7 ELEVEN** **Panera BREAD** **K**  
**FAMILY DOLLAR**  
**10+ RETAIL**

**Iliff Storage**

**Telegraph Hill II Apartments**  
116 UNITS

**UC Health Auxillary Support Bldg**

**New America College**

**OVERLAND HIGH SCHOOL**




# TENANT OVERVIEW

## ■ ABOUT WALGREENS

# Walgreens


Trade Name:	Walgreens
Industry:	Pharmacy
Parent:	Sycamore Partners
Revenue (2025):	US \$154.58 Billion
Area Served:	Worldwide
Locations:	8,000+
Employees:	211,000+
Corporate Headquarters:	Deerfield, IL
Website:	<a href="http://www.walgreens.com">www.walgreens.com</a>



**\$154.58 B  
REVENUE**



**211,000+  
EMPLOYEES**



**8,000+  
LOCATIONS**



# AREA OVERVIEW

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	20,196	172,287	452,011
HOUSEHOLDS	8,664	76,208	190,817
EMPLOYEES	6,433	57,337	197,297
MEDIAN AGE	39.7	36.9	36.1
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$120,380	\$100,697	\$116,077
MEDIAN	\$94,070	\$83,649	\$92,674
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$932.81 M	\$7.58 B	\$20.2 B
EDUCATION	\$21.7 M	\$173.52 M	\$465.27 M
HEALTHCARE	\$56.18 M	\$478.36 M	\$1.28 B
ENTERTAINMENT	\$53.06 M	\$433.26 M	\$1.15 B



### DRIVE TIMES

- I-225..... 4 MIN
- AURORA MEDICAL CENTER ..... 5 MIN
- DENVER..... 30 MIN
- EMPOWER STADIUM..... 19 MIN
- COORS FIELD ..... 24 MIN
- BOULDER..... 1 HR



### TRAFFIC COUNTS

- E ILIFF AVE..... 42,000 VPD
- S PEORIA ST..... 27,000 VPD
- CO-83 ..... 40,900 VPD
- CO-30..... 32,900 VPD
- I-255..... 156,520 VPD

## ■ ABOUT AURORA, CO

AURORA, COLORADO boasts a dynamic and expanding economy anchored by a diverse population and strategic position within the Denver-Aurora metropolitan region. As one of Colorado's largest cities with over 400,000 residents, Aurora's workforce supports more than 150,000 local jobs across key sectors such as healthcare, retail, professional services, and government. The city's economic profile reflects steady growth in median household income, increasing consumer activity, construction investment, and a broad mix of employers that contribute to economic resilience.

Demographically, Aurora is one of the most culturally diverse cities in the state, with a significant share of residents born abroad and a relatively young median age, creating vibrant demand for housing, services, and workforce amenities. This synthesis of population growth and economic diversification positions Aurora as a compelling hub for business expansion and community development within the Front Range urban corridor.

**400K**

**RESIDENTS**

**153K**

**LABOR BASE**

**\$120K**

**AVERAGE  
HOUSEHOLD INCOME**

**#3**

**MOST POPULOUS  
CITY IN COLORADO**

## ■ ABOUT DENVER, CO

DENVER, COLORADO is a thriving metropolitan hub that blends natural beauty, cultural vibrancy, and economic strength. Nestled against the backdrop of the Rocky Mountains, Denver is celebrated for its outdoor lifestyle, offering year-round access to skiing, hiking, and biking, while also serving as a gateway to some of the country's most stunning landscapes. Beyond recreation, the city has cultivated a dynamic economy with strengths in energy, aerospace, telecommunications, healthcare, and an increasingly strong tech sector. Its central location makes it a vital transportation and logistics hub, bolstered by Denver International Airport—one of the busiest in the world.

The city also boasts a lively arts and music scene, craft brewing culture, and professional sports teams that contribute to a strong sense of community pride. Over the last two decades, Denver has attracted a younger, highly educated population, fueling innovation and supporting its status as one of the fastest-growing urban economies in the United States.

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**FORTUNE 500  
CORPORATE HQS**

**3M+**

**METRO POPULATION**

**\$312B**

**METRO GDP (2023)**

# Walgreens

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