WALGREENS

RARE VILLAGE MEDICAL LOCATION

PEORIA, AZ (PHOENIX METRO)

MARKETING PACKAGE

BANG REALTY

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BANG
REALTY

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PRICING SUMMARY

20266 N. Lake Pleasant Road
Peoria, AZ 85382

PRICING SUMMARY

Purchase Price	$4,032,262.00
Cap Rate	6.50%
NOI	$262,097.04

LEASING SUMMARY

Lease Type	Absolute NNN
Rent Commencement	01/01/2002
Lease Expiration	01/31/2032
Guarantee	Corporate
Options	Nine (9), Five-Year
Rental Increases	None (Flat)

RENT ROLL SUMMARY

TERM	MONTHLY RENT	ANNUAL RENT
01/28/2002 - 01/31/2032	$21,841.42	$262,097.04
Option Periods	$21,841.42	$262,097.04

PROPERTY SUMMARY

GLA	15,048 Square Feet
LAND AREA	2.16 Acres
ACCESS	Two (2) Ingress/Egress; Cross Access
YEAR BUILT	1999
OWNERSHIP	Fee Simple

INVESTMENT HIGHLIGHTS

Rare Village Medical Location | Absolute NNN Lease
First option period exercised with no rental concessions

Strong Residential Demographics in the Immediate Area
13,000+ residents within 1 mile with $101,000+ avg HH income

Hard Corner Positioning | Large 2+ Acre Parcel
Daily exposure to 41,000+ vehicles

Positioned Amongst 18,000+ Employees
Near Banner Boswell Medical Center Sun City – 525 beds, 1,200+ employees

Situated Near National Retailers
Within 1 mile of Walmart Supercenter – 80th percentile per CenterCheck

Proximity to 8,000-Acre Peoria Innovation Core Economic Hub
$7B Amkor Semiconductor campus – 3,000 new jobs

INVESTMENT HIGHLIGHTS

Rare Village Medical Location | Absolute NNN Lease | 1st Option Recently Exercised

- The Property features a freestanding 15,000 SF building on a 2.16-acre corner parcel, providing strong intrinsic value and residual real estate within a built-out, high-barrier submarket.
- The Property features a co-located Village Medical clinic, a designation held by approximately 200 Walgreens locations nationwide, selected on trade area demographics and store performance. The buildout provides for recurring patient traffic that supports pharmacy and front-of-store volume.
- The Property is subject to a long-term Absolute NNN lease with Walgreens which provides for zero landlord responsibilities and a completely passive investment, with the Tenant responsible for all real estate taxes, insurance, maintenance, and structural obligations.
- Walgreens recently exercised their first option period with no rental concessions, demonstrating their ongoing commitment to this location and the surrounding Peoria market.

Signalized Intersection | 41,000+ VPD | Major Highway Connections

- The Property occupies the hard corner of N Lake Pleasant Road and Beardsley Road, with a combined 41,000+ vehicles per day passing the site and dedicated ingress/egress access points on both roadways.
- Beardsley Road connects to Loop 101 access roads approximately 3 miles away. Loop 101 is the main highway corridor that runs throughout the north Phoenix metro area.
- N Lake Pleasant joins Lake Pleasant Parkway less than 1 mile north, which serves as North Peoria's primary commercial corridor, carrying residents and commuters between the established neighborhoods to the south and the rapidly growing Loop 303 and Lake Pleasant area to the north.

81,500+ Residents | $101,000+ Avg HH Income | 18,400+ Daytime Employees

- The Property is supported by more than 13,000 residents within one mile and over 81,500 within three miles. Such residents possess average household incomes that surpass $101,400 and $105,800, respectively, providing for strong disposable income.
- In the immediate area are numerous residential communities that can create a strong, recurring customer base. Directly behind the Property is Pillar Lago (120 multi-family units), while N Lake Pleasant features Desert Winds (140 units), Lake Pleasant Village (152 units), and the proposed Cove at Camino a Lago (105 single-family homes).
- In close proximity are numerous local schools which include but are not limited to Parkridge Elementary School (872 students) less than a half mile away, Sunset Heights Elementary School (1,019 students), and Liberty High School (2,562 students).
- The Property also benefits from a strong daytime workforce, with over 18,400 employees within a three-mile radius driving consistent daily traffic and demand.

INVESTMENT HIGHLIGHTS

Adjacent Growth Corridor | $7 Billion Amkor Semiconductor Campus

- The Property is near the Peoria Innovation Core, an 8,000-acre master-planned employment hub at the Lake Pleasant / Loop 303 intersection.
- The district is anchored by Amkor Technology's new advanced semiconductor packaging and test campus which broke ground in October 2025 on a $7 billion, 171-acre campus that will deliver over 750,000 SF of space and as many as 3,000 high-quality jobs at an average salary of approximately $100,000, with production anticipated in early 2028.

Expanding Medical Hub | New HonorHealth ER, Medical Campus

- The property is situated within a growing medical hub with key facilities located within 5 miles.
- Approximately 4 miles away along Lake Pleasant Parkway, HonorHealth opened its Complete Care - Lake Pleasant facility in January 2026.
- Additional medical facilities in the area include Banner Boswell Medical Center Sun City (525 beds, 1,200+ employees), Abrazo Peoria Emergency Center and the 80,000 SF Cielo Vista Medical Commons delivering in 2026.

Strong Synergies Amongst Other National Retailers

- Directly across N Lake Pleasant is the Ventana Village Center, home to Bashas', PNC Bank, West Valley Animal Hospital, Grease Monkey, and many more.
- Less than 1 mile north is the Camino a Lago Marketplace that is anchored by a Walmart Supercenter which, per CenterCheck, ranks in the 83rd percentile nationally with $141M+ in annual credit & debit card sales. The Marketplace also features EoSFitness and outparcels for Starbucks, Burger King, Dairy Queen, and more. The Burger King also ranks in the 77th percentile nationally with over $2.1M in annual card sales.

SITE PLAN

PYLON SIGN
14,388 VPD
W BEARDSLEY RD
Walgreens
DRIVE THRU
PYLON SIGN
VENTANA LAKES VILLAGE CENTER
THAT PLACE Subs and Salads
JARS CANNABIS
TRIDENT
State Farm
Black Castle
NextCare
Shipley
Peoria DENTISTRY
N LAKE PLEASANT RD
27,586 VPD
PNC
GREASE MONKEY

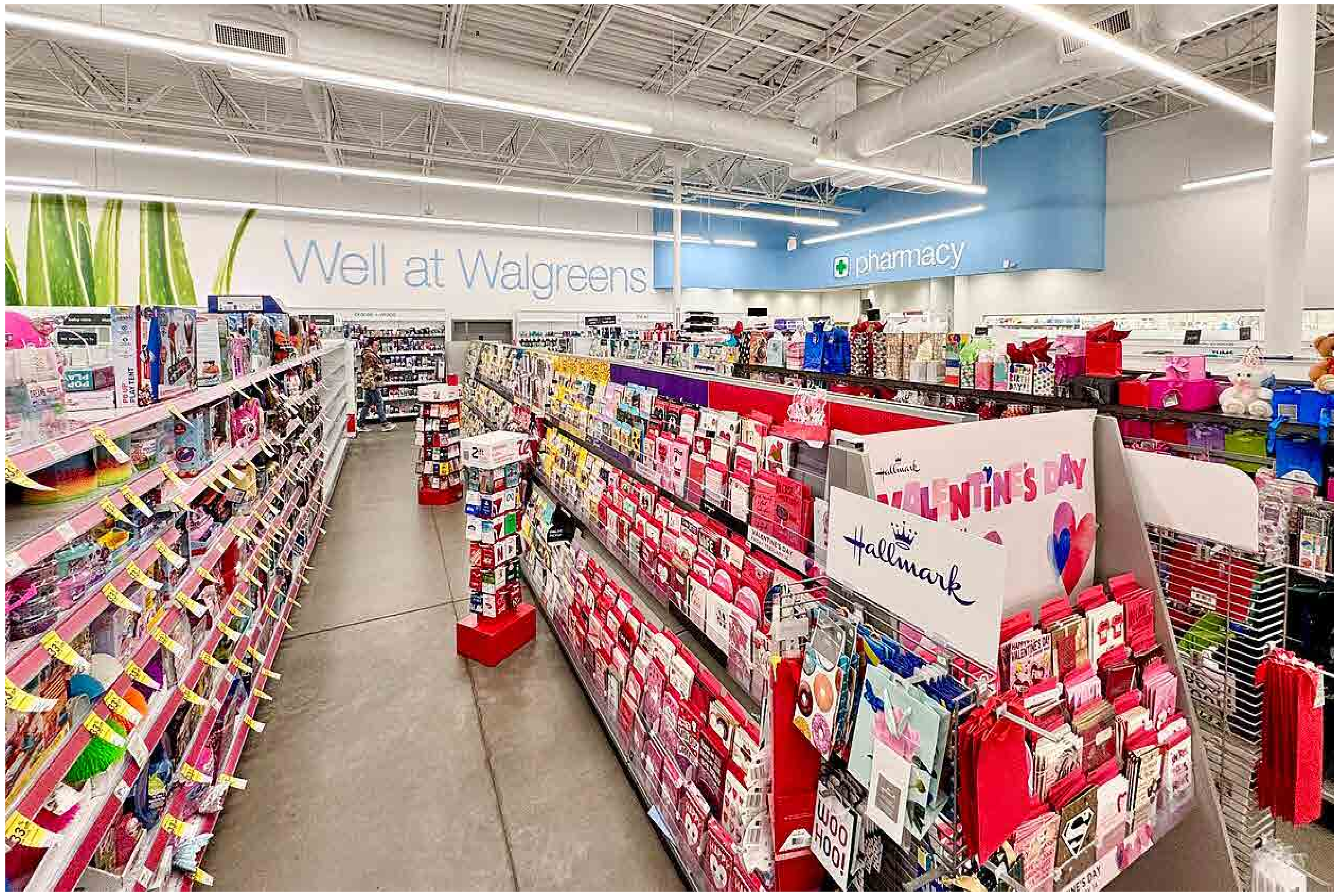
Walgreens

Walgreens is America's leading independent retail pharmacy and one of the largest pharmacy, health, and daily-living retailers in the United States. Founded in 1901, Walgreens serves nearly 9 million customers and patients each day across approximately 8,000 stores throughout the U.S. and Puerto Rico, with nearly 80% of the U.S. population living within five miles of a Walgreens, and employs approximately 211,000 team members, including nearly 90,000 healthcare service providers. Its business is comprised of retail, pharmacy, and health services locations, complemented by digital health platforms and the myWalgreens customer loyalty program.

On August 28, 2025, Walgreens was acquired by Sycamore Partners, a New York-based private equity firm, in partnership with Stefano Pessina and his family, and now operates as a private standalone company.

Sycamore Partners is a New York-based private equity firm founded in 2011 that specializes in consumer, distribution, and retail-related investments, with approximately $11 billion in aggregate committed capital. The firm focuses on acquiring and operating established retail and consumer businesses. In addition to Walgreens, the Sycamore portfolio of retail and consumer brands is currently comprised of Staples, Hot Topic, Playa Bowls, Lane Bryant, VillageMD, and more.

Ownership **Private**	Segment **Healthcare**	Year Founded **1901**
Locations **8,000**	Headquarters **Deerfield, IL**	Website **walgreens.com**



AERIAL PHOTO

AERIAL PHOTO

AERIAL MAP

ZUNI HILLS ELEMENTARY SCHOOL
841 STUDENTS
W WILLIAMS RD
LIBERTY HIGH SCHOOL
2,562 STUDENTS
N 107TH AVE
THE COVE AT CAMINO A LAGO
105 SINGLE-FAMILY HOMES PROPOSED
W DEER VALLEY RD
SUPER STAR CAR WASH
CAMINO A LAGO MARKETPLACE
Walmart Supercenter
EōS FITNESS
BURGER KING
Pizza Hut
DQ
SUNSET HEIGHTS ELEMENTARY SCHOOL
1,019 STUDENTS
W LAKE PLEASANT PKWY
W ROSE GARDEN LN
N LAKE PLEASANT RD
LAKE PLEASANT VILLAGE
152 MULTI-FAMILY UNITS
THE FOUNTAINS AT LAKE PLEASANT
86 MULTI-FAMILY UNITS
N 95TH AVE
PILLAR LAGO
120 MULTI-FAMILY UNITS
DESERT WINDS INDEPENDENT LIVING
140 MULTI-FAMILY UNITS
27,586 VPD
VENTANA LAKES VILLAGE CENTER
Bashas'
Activate Lagree Fitness
SUBJECT PROPERTY
Walgreens
PARKRIDGE ELEMENTARY SCHOOL
872 STUDENTS
PNC
W BEARDSLEY RD
14,388 VPD

AERIAL MAP

PILLAR LAGO
120 MULTI-FAMILY UNITS
VENTANA LAKES VILLAGE CENTER
Bashas'
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PNC
W BEARDSLEY RD
14,388 VPD
SUBJECT PROPERTY
Walgreens
PARKRIDGE ELEMENTARY SCHOOL
872 STUDENTS
27,586 VPD
N LAKE PLEASANT RD
VILLAGE SQUARE AT WESTBROOK VILLAGE
89 MULTI-FAMILY UNITS
N WESTBROOK PKWY
N 107TH AVE
N 91ST AVE
PARADISE
ENCORE
CIRCLE K
SUN CITY
ARIZONA
CVS pharmacy
W UNION HILLS DR
TACO BELL
McDonald's
Fry's
N 99TH AVE

AERIAL MAP

SUBJECT PROPERTY
Walgreens
BANNER DEL E. WEBB MEDICAL CENTER
Banner Health
404 BEDS
1,200+ EMPLOYEES
SUNDOME PLAZA
bealls SAFEWAY
Albertsons
TRADER JOE'S
SURPRISE TOWNE CENTER
PETSMART Michaels The Home Depot
Burlington OfficeMax
CROSSROADS TOWNE CENTER
HARBOR FREIGHT
Walmart
KOHL'S
SPROUTS FARMERS MARKET
SURPRISE STADIUM
#1 SPRING TRAINING STADIUM IN AZ
SURPRISE MARKETPLACE
Lowe's BEST BUY ULTA ROSS
Bath&BodyWorks target ALDI
BARNES&NOBLE
fry's
SAFEWAY ACE Hardware
Walmart
amc
INDUSTRIAL, DISTRIBUTION, FLEX SPACE
amazon NATIONAL INDOOR RV CENTERS CRESCENT CROWN DISTRIBUTING
IRIS tricolor RINCHEM
W BEARDSLEY RD
W UNION HILLS RD
W BELL RD
W GREENWAY RD
W WADDELL RD
W THUNDERBIRD BLVD
GRAND AVE
AGUA FRIA FWY
N R H JOHNSON BLVD
N EL MIRAGE RD
N 107TH AVE
N LAKE PLEASANT RD
N 91ST AVE
N 99TH AVE
N DEL WEBB BLVD
N LITCHFIELD RD
60
101
ACE Hardware
Walmart sam's club
fry's
HARBOR FREIGHT
ARROWHEAD TOWNE CENTER
macy's JCPenney
DICK'S Dillard's amc
Albertsons
ARROWHEAD MARKETPLACE
COSTCO BEST BUY TRADER JOE'S
PEORIA SPORTS COMPLEX
NORTH VALLEY S.C.
ROSS JOANN target
ARROWHEAD CROSSING
NORDSTROM rack HomeGoods HOBBY LOBBY ULTA
Staples five BELOW TJ-maxx
Bath&BodyWorks OLD NAVY DSW
BANNER BOSWELL MEDICAL CENTER SUN CITY
525 BEDS
1,200+ EMPLOYEES
bealls
fry's
Lowe's SPROUTS FARMERS MARKET
SAFEWAY

REFERENCE MAP & DEMOGRAPHICS

2026 POPULATION	
1 Mile	13,093
3 Mile	81,544
5 Mile	225,312

2026 AVERAGE HOUSEHOLD INCOME	
1 Mile	$101,448
3 Mile	$105,803
5 Mile	$106,076

APPROXIMATE DRIVE TIMES	
Luke AFB	25 Min
Glendale	25 Min
Phoenix	35 Min
Scottsdale	40 Min
Tempe	40 Min
Mesa	45 Min