



RETAIL PROPERTY FOR SALE

**CVS**

19602 N R H Johnson Blvd, Sun City West, AZ 85375

Exclusively Listed By:

**DANNY SAMONA**

Senior Director

734.945.5967

dsamona@encorereis.com

**GINO KASSAB**

Associate Advisor

248.702.0943

gkassab@encorereis.com

In conjunction with:

**BRIAN BROCKMAN**

Bang Realty

Brian@bangrealty.com

513.898.1551

**Bang Realty-Arizona Inc**

#: CO68957700020



TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
DRONE RETAIL MAP	3
EXECUTIVE SUMMARY	4
DRONE RETAILER MAP	5
DRONE RETAILER MAP	6
RETAIL MAP	7
AERIAL	8
ADDITIONAL PHOTOS (FULL PAGE)	9
REGIONAL MAP (FULL PAGE)	10
LOCATION MAPS (FULL PAGE)	11
DEMOGRAPHICS MAP & REPORT	12
TENANT PROFILES	13
LOCATION OVERVIEW	14
BACK PAGE	15

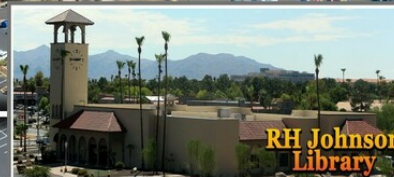


Sun City  
West Men's  
Club



fray's

Great Clips



Lord of Life  
Lutheran Church

W Meeker Blvd

19,363+

N R H Johnson Blvd

16,828+

First  
Citizens  
Bank

WESTERN  
STATE BANK

N New Tradition Road

Urology

SUBJECT PROPERTY

Prime Wealth  
Advisor



CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

## SALE PRICE

\$3,540,000

## CAP RATE

5.0%

## INVESTMENT SUMMARY

NOI:	\$177,000
Price / SF:	\$216.16
Rent / SF:	\$10.81
Building Size:	16,377 SF
Land Acreage:	2.17 Acres
Year Built:	2005

## LEASE SUMMARY

Lease Type:	NNN
Taxes / CAM / Insurance:	Tenant
Roof / Structure:	Tenant
Original Lease Term:	20 Years
Term Remaining:	17.5 Years
Commencement Date:	7/1/21
Term Expiration:	6/30/41
Options:	(8) 5-Year Options
Increases:	3% Increases in Options
Guarantor:	Corporate

## EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- NNN Lease | Zero Landlord Obligations
- Showing Commitment to Site | CVS Renewed for 20 years in 2021
- Lease is Corporate Guarantee by CVS Health | S&P "BBB+"
- Strong Senior Community | 9 Senior Care Facilities Within 2-Miles
- Strong Residential Infill Demos: Population Exceeds 201,490+ in 5 Miles
- Combined Traffic Counts in Excess of 36,191+ Cars Daily
- Prototypical Free-Standing Building with Drive Thru
- Across from the RH Johnson Recreation Center | The R.H. Johnson Rec Center features many activity sites, including arts & crafts clubs, Bocce Ball, Lawn Bowling, Pickleball, Racquetball, Table Tennis, outdoor walking track, two doggie parks, Tennis, Library, Billiards, Sports Pavilion and a State-of-the-art fitness center
- 1 Mile From 8th Largest Hospital in the Valley Banner Del E. Webb Medical Center | 404 Beds
- Other National Tenants in the Area Include: Fry's, Goodwill, Walgreens, Wells Fargo, Chase Bank, Ace Hardware, Safeway, Dairy Queen, Arby's, Outback Steakhouse, Pep Boys and Many More



Albertsons  
WELLS FARGO  
CIRCLE K  
Starbucks  
Firestone  
Flagstar Bank  
TRADER JOE'S  
McDonald's  
Walgreens

Banner University Medical Center  
Phoenix

SunWest CHOICE  
Healthcare & Rehab

Banner Home Care

ups

FIRST AMERICAN  
First American Title

BROOKDALE  
SENIOR LIVING SOLUTIONS

Bashas'

Heritage  
Senior Living

Banner Urgent Care

SUBJECT PROPERTY

Prime Wealth Advisor

Dental Care

Urology

Bank of America

WESTERN STATE BANK

N New Tradition Road

W Meeker Blvd

NR H Johnson Blvd

19,363+

16,828+







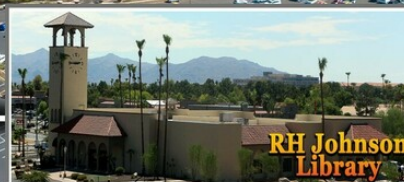
Sun City  
West Men's  
Club



**fray's**

Great Clips

Lord of Life  
Lutheran Church



N R H Johnson Blvd

First  
Citizens  
Bank



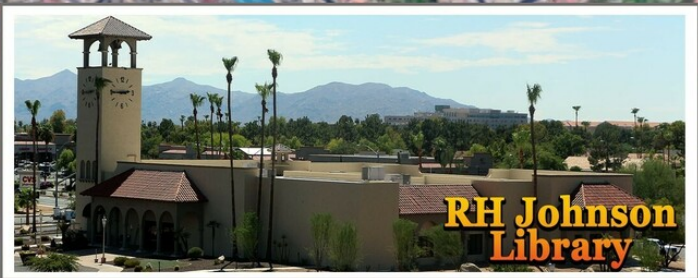
Urology



Prime Wealth  
Advisor

N New Tradition Road





**SUBJECT  
PROPERTY**

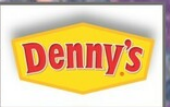


16,828+

Great Clips

Goodwill

Walgreens



19,363+

W Meeker Blvd



60

33,457+



WELLS FARGO



SALLY BEAUTY



SUBWAY

BIG LOTS!

Walgreens

FedEx

OUTBACK STEAKHOUSE



Goodwill

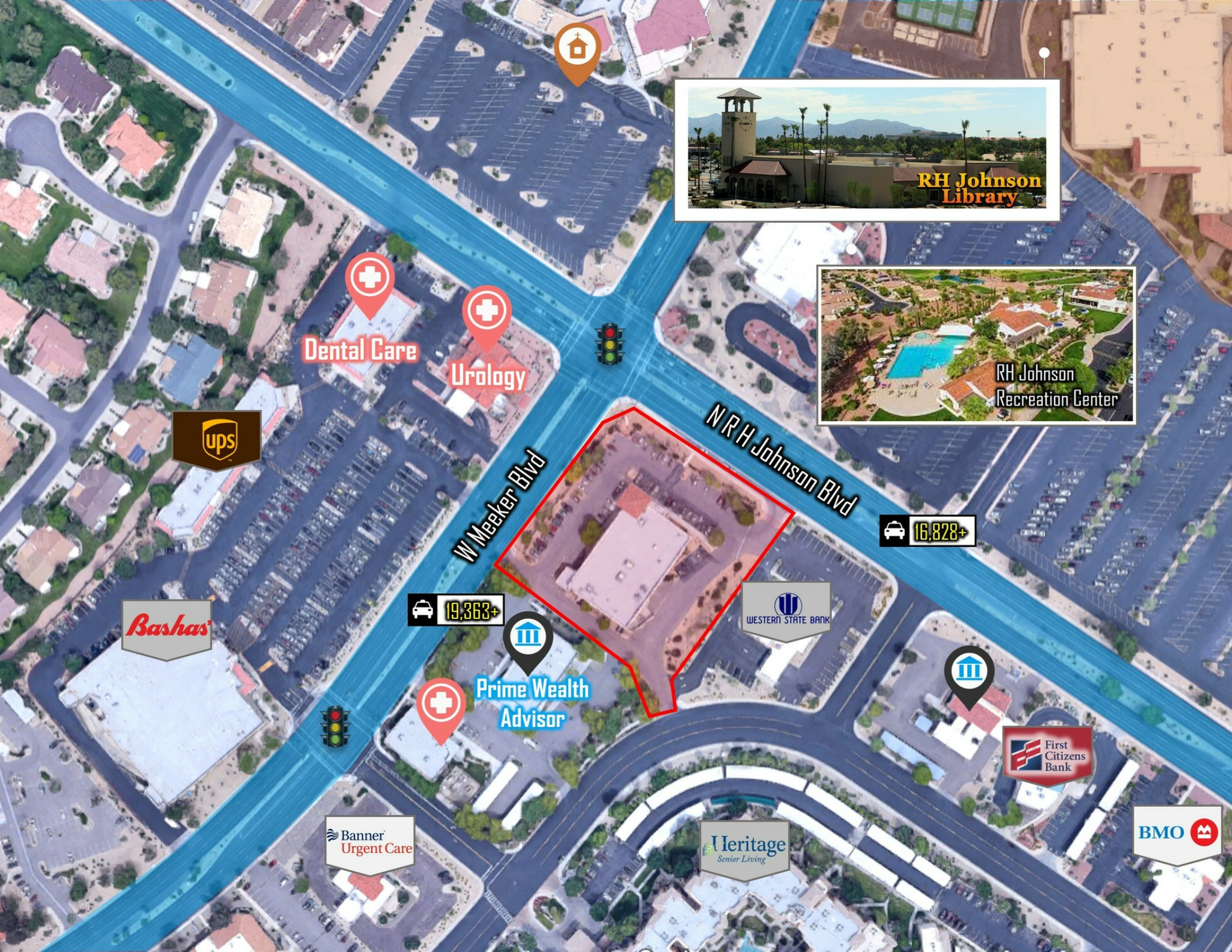
SHERWIN WILLIAMS



WELLS FARGO















**REGIONAL**



# LOCATION



Sun City West

BEARDSLEY



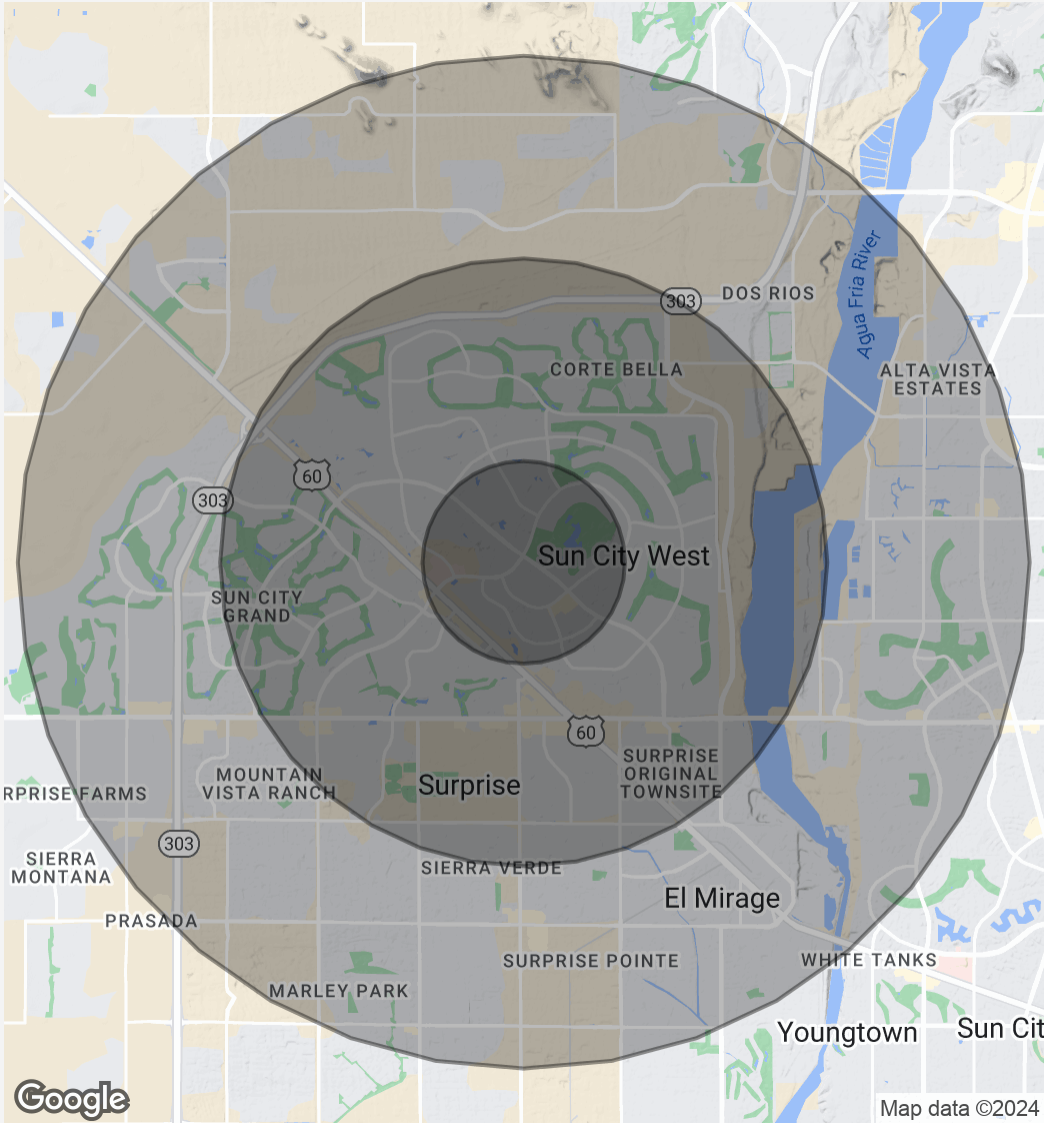
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,194	67,588	201,490
Average Age	73.9	59.0	48.2
Average Age (Male)	74.7	59.1	47.7
Average Age (Female)	73.0	59.1	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,464	33,553	84,061
# of Persons per HH	1.6	2	2.4
Average HH Income	\$64,231	\$77,082	\$80,440

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,929	60,994	175,176
Total Population - Black	120	2,981	11,441
Total Population - Asian	53	1,388	5,734
Total Population - Hawaiian	8	120	473
Total Population - American Indian	18	568	2,404
Total Population - Other	66	1,538	6,262

\* Demographic data derived from 2020 ACS - US Census





## TENANT PROFILES



### OVERVIEW

Company:	CVS
Founded:	May 8, 1963
Total Revenue:	\$131 billion
Net Income:	\$6.0 billion
Net Worth:	\$97.15 Bn (2024)
Headquarters:	Woonsocket, Rhode Island
Website:	<a href="http://www.cvs.com">www.cvs.com</a>

### TENANT HIGHLIGHTS

- Tenant Highlight 1
- Tenant Highlight 2
- Tenant Highlight 3

### TENANT OVERVIEW

CVS Pharmacy (sometimes stylized as CVS/pharmacy) is a subsidiary of the American retail and health care company CVS Health, headquartered in Woonsocket, Rhode Island. It was also known as, and originally named, the Consumer Value Store and was founded in Lowell, Massachusetts, in 1963. The chain was owned by its original holding company Melville Corporation since its inception until its current parent company (CVS Health) was spun off into its own company in 1996. CVS Pharmacy is currently the largest pharmacy chain in the United States by number of locations (over 9,600 as of 2016) and total prescription revenue. Its parent company ranks as the 7th largest U.S. corporation by FY2017 revenues in the Fortune 500. The parent company of CVS Pharmacy's leading competitor ranked 19th for the same time period.

CVS sells prescription drugs and a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, film and photo finishing services, seasonal merchandise, greeting cards, and convenience foods through their CVS Pharmacy and Longs Drugs retail stores and online through CVS.com. It also provides healthcare services through its more than 1,100 MinuteClinic medical clinics as well as their Diabetes Care Centers. Most of these clinics are located within CVS stores.



## LOCATION OVERVIEW

### LOCATION OVERVIEW

Sun City West is an active adult retirement community located northwest of central Phoenix, about 45 minutes from downtown and a short distance from Luke Air Force Base. An expanding network of freeways makes it easy to access any part of the Valley of the Sun including the impressive Sky Harbor International airport, exclusive Scottsdale shopping, and the beautiful University of Phoenix Stadium, home of the NFL Cardinals and 2015 Super Bowl.

Within a 20 minute drive are two baseball spring training stadiums. You can find all of the Cactus League stadiums here. Next to the University of Phoenix Stadium is the arena home of the NHL Coyotes.

The beautiful Lake Pleasant with its miles of fishing, sailing and boating pleasures is also close by.

The Arrowhead Towne Center offers major department stores a short distance east of Sun City West. Two multi-screen movie theaters with stadium seating are also nearby along with many fine nationally known restaurants.

Two hours north, you will find the spectacular red rock country of Sedona. It's only a short drive further to Flagstaff, the jumping off point to the Grand Canyon, magnificent Lake Powell, and the Navajo and Hopi Indian reservations.

Two hours south lies Tucson with many cultural and botanical delights. Another hour and you are in Old Mexico. Arizona is a wonderland of mountains, canyons, cacti and incredible desert sunsets at no extra charge!





RETAIL PROPERTY FOR SALE

CVS

19602 N R H Johnson Blvd, Sun City West, AZ 85375



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road  
West Bloomfield, MI 48322  
Encoreinvestmentrealestate.com

*Exclusively Listed By:*

**DANNY SAMONA**

Senior Director

734.945.5967

dsamona@encorereis.com

**GINO KASSAB**

Associate Advisor

248.702.0943

gkassab@encorereis.com

*In conjunction with:*

**BRIAN BROCKMAN**

Bang Realty

Brian@bangrealty.com

513.898.1551

**Bang Realty-Arizona Inc**

#: CO68957700020