



OFFERING MEMORANDUM
CVS PHARMACY

39510 N GAVILAN PEAK PARKWAY | ANTHEM, AZ 85086



Exclusively Marketed By:

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Listed in conjunction with AZ Broker of Record RDO Investments

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	CVS Pharmacy
Property Address	39510 N Gavilan Peak Pkwy Anthem, AZ 85086
Property Type	Single Tenant Retail
Price	\$6,999,000
Price/SF/Bldg	\$499.93
Net Operating Income	\$376,165
CAP Rate	5.37%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate Guarantee
Lease Term Remaining	13.0 Years
Occupancy	100%
Building Size	14,000 SF
Land Size	99,752 SF
Year Built / Renovated	2006
APN	203-10-720C
Zoning	C-C

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease, No Landlord responsibilities
- Phoenix MSA is the fastest growing market in the US
- Located at the signalized intersection of Gavilan Peak Pkwy & Daisy Mountain Dr
- Located across from Fry's Grocery Center, Starbucks, Subway & Chase Bank
- Average household income is over \$120,000 within a 5 mile radius



CVS/pharmacy

39510



RENT ROLL

Tenant	SF	% of GLA	Rent			Lease Dates		Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start		
CVS Pharmacy	14,000	100%	\$31,347	\$2.24	\$376,165	\$26.87	11/15/2006	1/31/2032	NNN Ten (5) Year Options Rent in option period decreases to \$338,548.56
*Rent is not paid the final 4 years of the Lease, last rent check is paid 12/31/2028									
TOTAL	14,000	100%	\$31,347		\$376,165				





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

For more information, please visit www.cvs.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NYSE : CVS	9,800	184.8 Billion	Woonsocket, RI

CVS
pharmacy

N Gavilan Peak Parkway

W Daisy Mountain Drive



Anthem, AZ

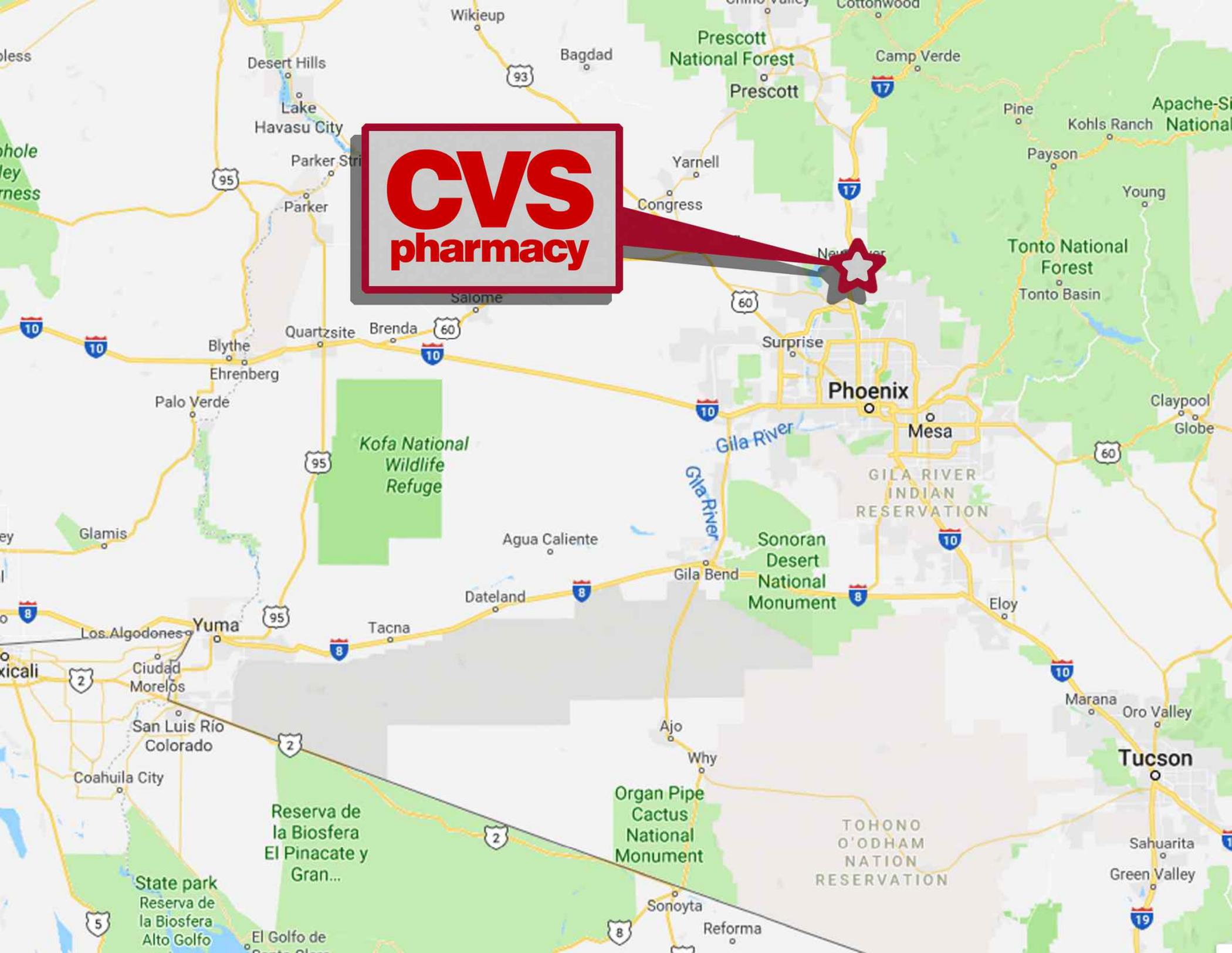
Arizona knows that attracting great minds is easy when you give them the tools and support the need to go faster and further than ever before. Arizona is home to a surging ecosystem of global giants, early stage entrepreneurs and tech-savvy Millennial talent who are breaking new ground across a wide range of industry growth sectors. What's more, Arizona offers a robust portfolio of programs and resources supporting both large and emerging tech employers. The state's rich startup culture continues to thrive and is a preferred choice for technology companies seeking growth. Leading startups have collectively taken advantage of Arizona's high-skills talent base. Feeding this worker pipeline is Arizona's university system that produces in-demand graduates specializing in technology and innovation that can quickly make an impact on these growing businesses.

Arizona's solid reputation and assertive stance on innovation led Fast Company to rank Arizona No. 1 in the country for "entrepreneurial activity", attracting even more of the nation's — and world's — big thinkers.

Job increases will average more than 3 percent annually over the next five years.

The community is serviced by several large chain retailers, including Fry's Marketplace, and Walmart. The local outlet mall, Outlets at Anthem, includes over 60 designer brand stores. As of January 2017, Safeway has reopened in the space that was previously occupied by Haagen's. The Anthem Community council has a committee on the treasury which deals with financial issues and elects a chairman to be in charge of this committee. Also, each of the three homeowner associations has a treasurer who deals with the monetary issues of their subdivision of Anthem Intel Corp., Motorola Inc., Honeywell and others have large Phoenix operations.





CVS
pharmacy

Bank of America



CVS
pharmacy

W Daisy Mountain Drive

N Gavilan Peak Parkway





Bank of America



N Gavilan Peak Parkway



W Daisy Mountain Drive





Bank of America



N Gavilan Peak Parkway



W Daisy Mountain Drive



TRAFFIC COUNTS CARS PER DAY

N Gavilan Peak Pkwy 11,261

W Daisy Mountain Dr 16,944

Interstate 17 73,960

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	7,872	38,242	54,469
2023 Population	8,443	41,001	59,311
2018-2023 Annual Rate	1.41%	1.40%	1.72%
2018 Male Population	49.3%	50.3%	50.3%
2018 Female Population	50.7%	49.7%	49.7%
2018 Median Age	34.8	37.8	38.1
Median Age			
The median age in this area is 34.8, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	85.8%	85.6%	85.8%
2018 Black Alone	2.5%	2.9%	2.9%
2018 American Indian/Alaska Native Alone	1.0%	1.1%	1.1%
2018 Asian Alone	3.7%	3.3%	3.3%
2018 Pacific Islander Alone	0.2%	0.2%	0.2%
2018 Other Race	2.8%	3.1%	3.1%
2018 Two or More Races	4.0%	3.8%	3.6%
2018 Hispanic Origin (Any Race)	12.1%	11.7%	11.5%
Median Household Income			
2018 Median Household Income	\$96,457	\$100,429	\$94,806
2023 Median Household Income	\$106,548	\$108,916	\$104,867
2018-2023 Annual Rate	2.01%	1.64%	2.04%
Average Household Income			
2018 Average Household Income	\$116,159	\$127,293	\$120,326
2023 Average Household Income	\$135,754	\$146,690	\$138,940
2018-2023 Annual Rate	3.17%	2.88%	2.92%
Data for all businesses in area			
Total Businesses:	185	767	1,168
Total Employees:	1,296	6,300	10,466
Total Residential Population:	7,872	38,242	54,469

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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