

FOR SALE > \$12,500,00 > 4.76% CAP

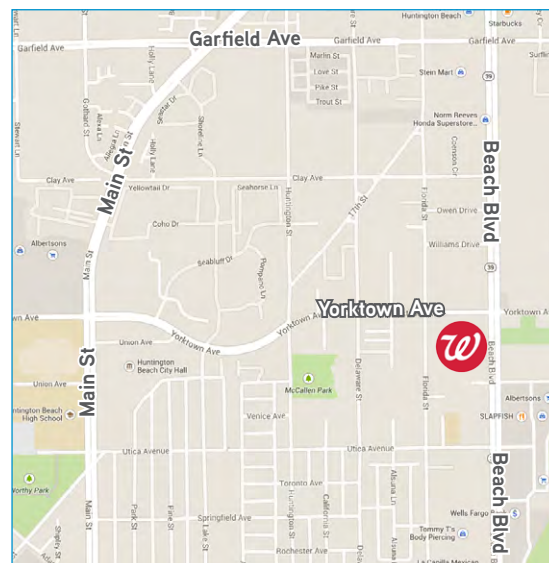


HUNTINGTON BEACH, CA (SWC BEACH BLVD. AND YORKTOWN AVE.)



## Features:

- > Walgreens NNN Lease
- > Corporate Guaranty – NYSE: WAG
- > 14,960 SF Building on 1.134 Acres
- > Store Includes Drive-Thru Pharmacy and High Power eVgo Electric Vehicle (EV) Charging Stations
- > 60 Year Initial Term (Termination Options Every 5 years beginning at end of Year 20) – No Termination Options Through June, 2021
- > Located at Signalized Intersection in Most Dominant Thoroughfare in Huntington Beach – 2 Miles North of PCH and “Surf City” Beaches with Huge Tourist Trade
- > Hard Corner Location – Open 7 Days Per Week, 24 Hours Per Day
- > Located in Affluent Orange County
- > Area of Dense Services and Upscale Location
- > Traffic Counts in Excess of 100,000 vehicles per Day
- > Irreplaceable Location



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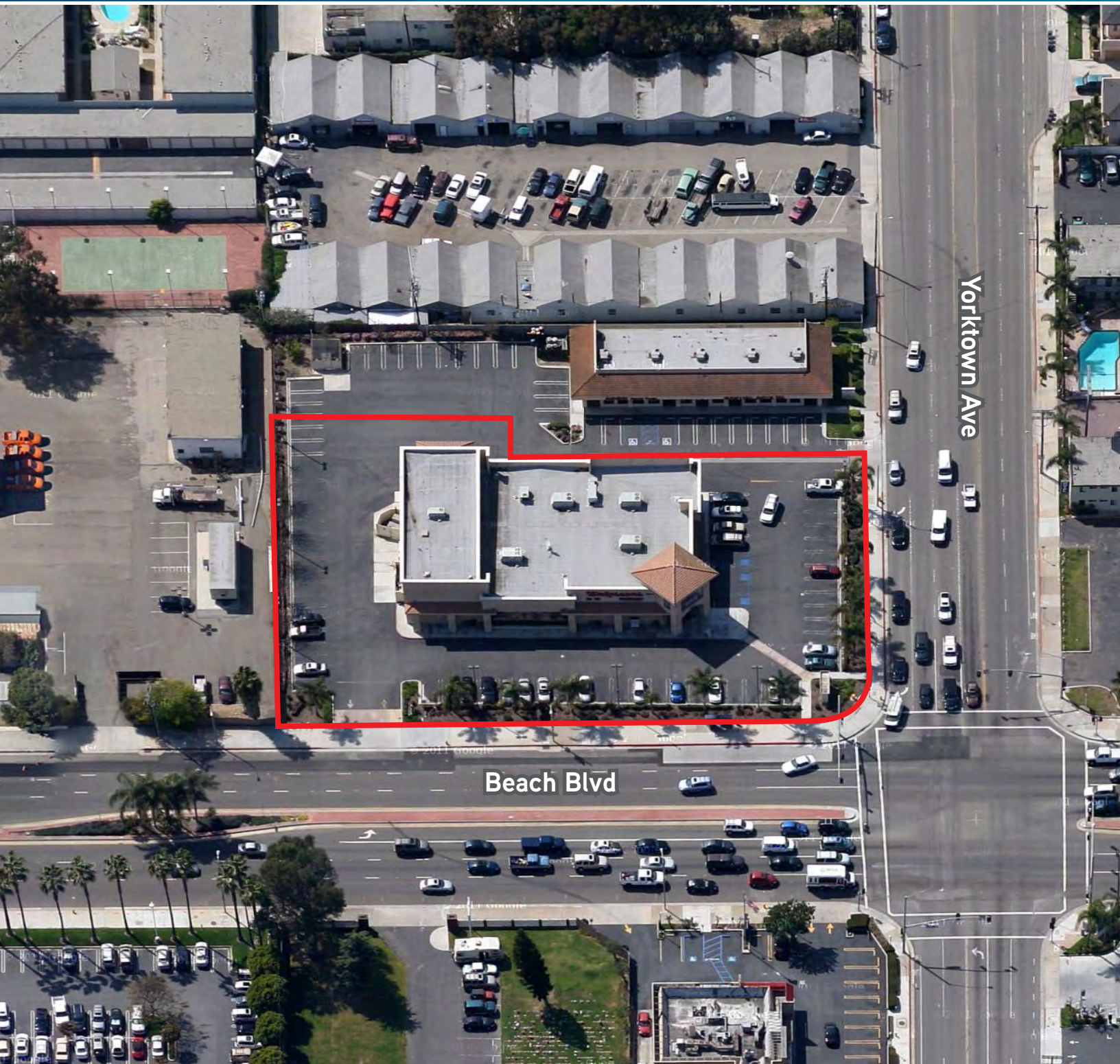


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