



OFFERING MEMORANDUM

PRESERVE
WEST
CAPITAL 

CVS Pharmacy
Kansas City, MO

This property is listed in conjunction with Missouri-licensed real estate broker Donna Maxwell of Kolb Properties.

www.preservewestcapital.com

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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PROPERTY HIGHLIGHTS



- Long Term Absolute Net Lease to CVS Pharmacy (NYSE: CVS) with 10 Years Remaining
 - 18.4% Rent Increase at the Start of the First Option Period Providing an Excellent Hedge Against Inflation
 - CVS Subleases a Portion of the Building to Advance Auto Parts
 - No Landlord Maintenance Responsibilities
- MinuteClinic Location with Expanded Healthcare Services & Walk-In Appointments
- Corporate Guarantee by Investment Grade Tenant Rated BBB by Standard & Poor's
 - CVS Health is Ranked 4th in the Fortune 500
- Priced Well Below Replacement Cost at \$156/SF
- Below Market Rent \$7.42/SF Ensuring Tenant's Commitment to this Location

- Prominently Situated at a Signalized Hard Corner
 - Dense Retail Trade Area with Many National Retailers Including Target, Ross, Kohl's, Costco, Ulta, Starbucks, Walgreens, Petco, Planet Fitness, At Home, Chipotle, McDonald's, and Olive Garden
- Four Miles from St. Luke's Hospital – 422 Beds & Part of 18 Hospitals Across the Kansas City Region
- Strong Demographics with Population of 150,141 and Average Household Income of \$87,829 within a 5-Mile Radius
- Excellent Access and Visibility Less than 1 Mile from the Junction of State Route 152 and Highway 169 (Combined AADT of 42,835)
- Metro North Crossing Under Construction Less than One Mile from the Property
 - New Mixed-Used Development to include Walkable Main Street with Entertainment, Shopping, and Dining; 249 Luxury Apartment Units with 30,000 SF of Retail Space on the Ground Floor; Grocer, Hotel, Office Space, and More



Location

The property is located at 330 NE Barry Road in Kansas City, Missouri.

Lot Size

Approximately 2.96 acres or 128,938 square feet.

Improvements

A 31,346 square foot retail building for **CVS**. Advance Auto Parts subleases a portion of the building.

Lease

Leased to **Missouri CVS Pharmacy, LLC**, and guaranteed by **CVS Health Corporation**, from December 1, 2006 through January 31, 2032 at a current annual rent of \$232,693 and increasing to \$275,382 at the start of the Option Period. There are ten (10) five-year options to renew the lease. The lease is net with tenant responsible for all taxes, insurance, and maintenance.

PRICE

\$4,899,000
4.75% CAP Rate
\$156/SF

Annual Rent

	Monthly Rent	Annual Rent	Return
Current – January 31, 2032	\$19,391	\$232,693	4.75%
Option Rent	\$22,948	\$275,382	5.62%

Financing

The property will be delivered free and clear of permanent financing.

Right of First Refusal

Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as any bona fide third party offer received by the landlord providing written notice to the landlord within twenty (20) business days of receiving written notice of such an offer.



CVS/pharmacy®

CVS Health Corporation (NYSE: CVS), the parent company of the lease entity and guarantor of the lease is a retail pharmacy and drugstore company that operates more than 9,900 drugstore locations in 49 states, serving almost 5 million customers daily. The company additionally operates more than 1,100 walk in MinuteClinic locations, serving more than 50 million patients with 1.5 Billion prescriptions filled. As a result of their acquisition of Caremark in 2007, CVS is the only integrated pharmacy health care company encompassing both retail pharmacy services and pharmacy benefits management. The company provides pharmacy benefits management services to more than 94 million plan members and fills or manages approximately 1.8 billion prescriptions each month. In addition to their in-store pharmacies, the company operates 26 retail specialty pharmacy stores, 68,000 retail network pharmacies, and 75 major health system affiliations. CVS has strong annual rent per square foot compared with its major competitors, totaling more than \$840 versus a sector average of \$680 per square foot.

Over the last fifteen years, aggressive acquisitions have dramatically expanded the brand's footprint. In 2006, CVS acquired 700 freestanding drugstore locations from Albertsons for \$2.93 billion. In 2008, the company acquired Long's Drug Corp. for \$2.9 billion, acquiring an additional 521 stores in California, Arizona, Hawaii, and Nevada. In addition, in 2015, the company acquired Target Corporations 1,672 in-store pharmacy operations across 47 states for \$1.9 billion.

In December 2017, CVS announced plans to acquire Aetna Inc. for approximately \$69 million, pending regulatory approval. Including the assumption of Aetna's existing debt, the total transaction value is expected to be approximately \$77 billion. Aetna is one of the three largest health insurance companies in the U.S. The proposed merger is expected to create synergies that will benefit both consumers and shareholders, offering increased access to integrated, cost-effective community-based healthcare services at CVS retail locations. The acquisition is expected to close in the second half of 2018.

In 2021, CVS ranked 4th in the Fortune 500. The company is rated BBB by S&P and Baa1 by Moody's. For 2021, CVS Health Corporation reported revenue of \$292.11 billion, net income of \$7.91 billion, and total stockholder equity of \$75.08 billion. In 2020, revenue grew by \$12 Billion compared to the previous year. This is in part due to the Covid-19 Pandemic where CVS spearheaded testing and vaccine administration where they had over 1,000,000 new customers.

For more information, visit www.cvshealth.com.

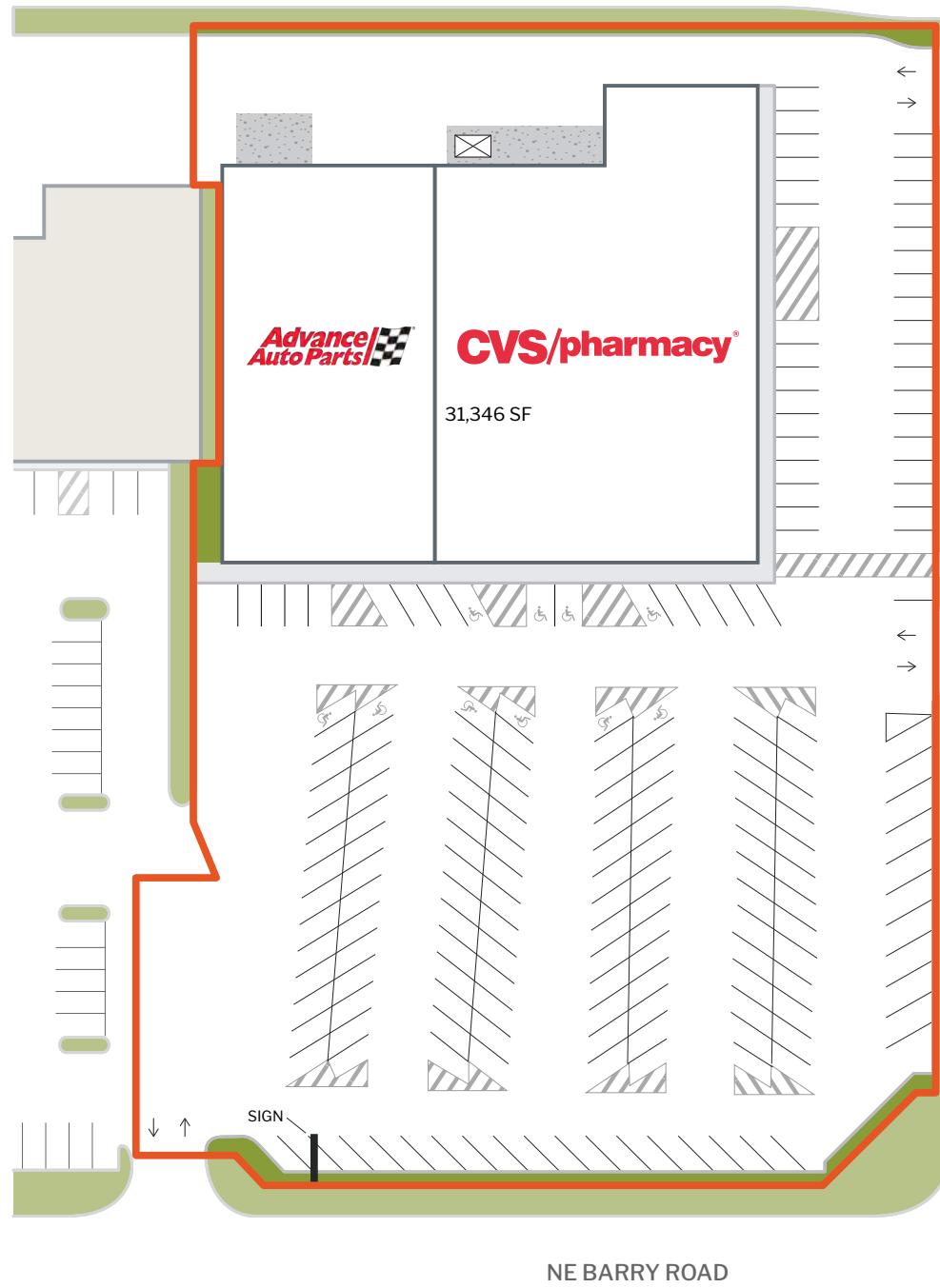
Advance Auto Parts®

Advance Auto Parts (NYSE: AAP) is a leading automotive after-market parts provider, serving both professional installers and do-it-yourself customers. The company operates 4,912 stores under the brands Advance AutoParts, Autoparts International, and Carquest, 150 Worldpac branches, which primarily serve professional customers, and serves 1,2250 independently owned Carquest branded stores. The company sells a wide array of auto parts, accessories ,and maintenance supplies, including batteries, belts, hoses, brakes, brake pads, chassis parts, climate control parts, clutches, drive shafts, engines and engine parts, exhaust systems, hub assemblies, ignition components, radiators and cooling parts, starters, alternators, steering and alignment parts, air conditioning chemicals, hand and specialty tools, floor mats, interior accessories, sealants, tire repair tools, wiper blades, electronics, antifreeze, air filters, fuel and oil additives, fuel filters, grease and lubricants, motor oil, oil filters, transmission fluid, and more. In addition, the company provides a variety of services free of charge to customers, including battery and wiper installation, battery charging, check engine light readings, electrical system testing, oil and battery recycling, and a loaner tool program. In 2021, the company reported revenue of \$10.99 billion, net income of \$616 million, and total stockholder equity of \$12.194 billion. The company is rated Baa2 by Moody's and BBB- by S&P.

For more information, visit shop.advanceautoparts.com.



SITE PLAN



AERIAL

WEST VIEW



METRO NORTH CROSSING

Major Re-Development

New Main Street with Walkable Mix of Entertainment, Shopping & Dining
249 Luxury Apartment Units w/ 30k SF
Retail on 1st Floor
Planned New Theater, Grocer, Hotel & Additional Retail/Office



Kansas City
International Airport



169

Arrowhead Trfy (21,165 AADT)



Barry Trail
Shopping Center



NE Barry Rd (19,088 AADT)

NOak Trfy (15,646 AADT)

AERIAL

NORTHEAST VIEW



Maple Wood Campus
(5,332 Students)

OAK BARRY CENTER

at home
The Home Décor Superstore

PRICE CHOPPER

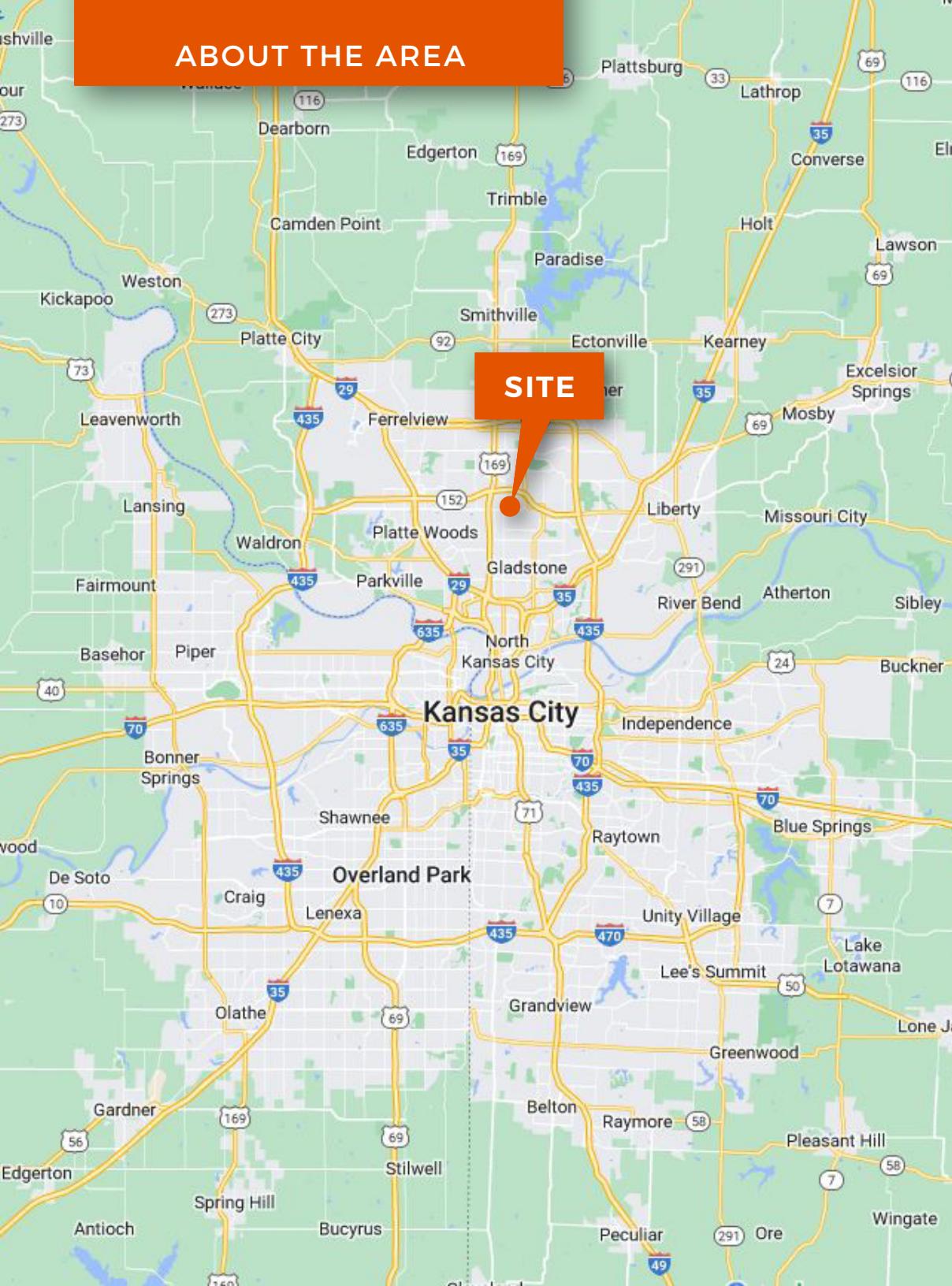
DOLLAR TREE



NE Barry Rd (19,088 AADT)

N Oak Trinity (15,646 AADT)

ABOUT THE AREA



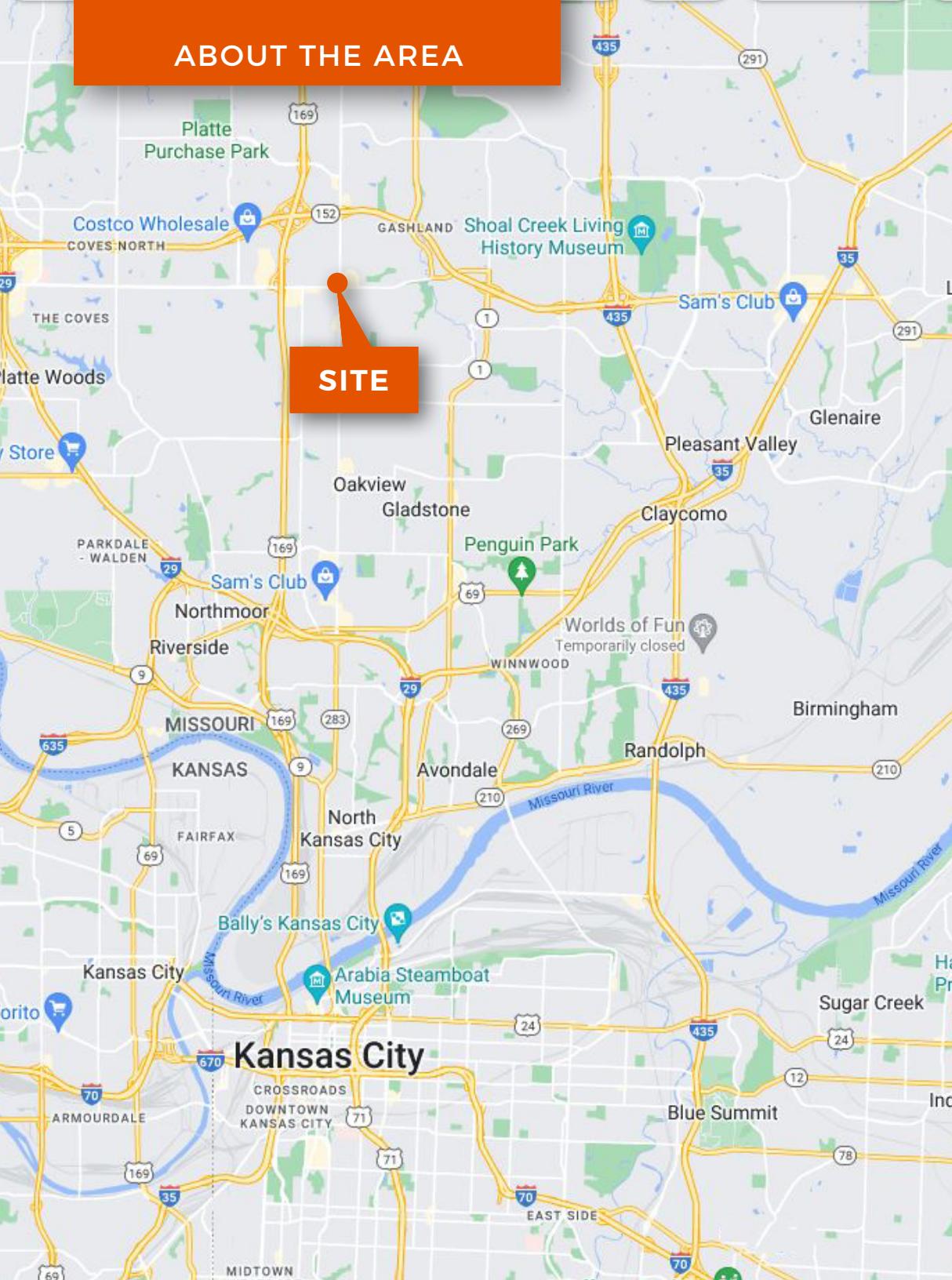
General Overview

Kansas City is the largest city in the state of Missouri and lies on the Kansas state line in east-central Missouri along Interstate 70/35, on the banks of the Missouri River. As of 2022, the current metro area population of Kansas City is 1,711,000.

Kansas City is headquarters to multiple Fortune 500 companies such as T-Mobile, H&R Block, Seaboard Corporation, Ford Assembly Plant, and YRC Worldwide Inc. Additional Fortune 1000 corporations such as Evergy, Kansas City Southern, Euronet, Russell Stover Candies, Hallmark Cards, Dairy Farmers of America, DST Systems, and more also have headquarters in Kansas City. Recently, Meta (formerly Facebook) selected KCMO for an \$800 Million data center which is expected to be operating 2024.

The city is the largest wheat and farm distribution center in the country. The area is served by Kansas City International Airport (MCI), a public airport located 20 miles northwest, in Platte County. Construction of a new \$1.5 billion terminal for the airport will be completed in 2023. This will be Kansas City's largest infrastructure project in history.

ABOUT THE AREA



Site Information

The property benefits from prominent frontage on NE Barry Road at its signalized intersection with North Oak Trafficway (34,734 Combined AADT of 34,734). It is less than one mile from the junction of State Route 152 and Highway 169 (Combined AADT of 42,835). The site benefits from robust demographics with a total population of 150,141 within a 5-mile radius. Average household income within a 5-mile radius of the site is \$87,829.

Across North Oak Trafficway is Oak Barry Center, anchored by At Home, Planet Fitness, and Taco Bell. Twin Creeks Shopping Center is located a little more than a mile from the subject property. Anchor tenants include Target, Petco Ross Dress for Less, Kohl's, Ulta, Starbucks, Famous Footwear, and Chipotle.

Formerly Metro North Mall, a brand-new mixed-use development is being constructed less than a mile down NE Barry Road. Metro North Crossing will consist of a walkable main street including theater, grocer, retail and office space, a hotel, and 249 brand new luxury apartment units with 30,000 square feet of retail space on the first floor. Additional current tenants include T-Shotz state of the art driving range, Macy's, McDonald's, Olive Garden, Red Lobster, and more. Directly across the street from Metro Crossing is Harbor Freight Tools, Powerplay Entertainment Center Metro North, Miles of Exotics pet store, Great Clips and others.

Across the street sits highly rated public school Gashland Elementary. In the immediate vicinity is Metropolitan Community College (5,332 Students), Oak Park High School (~1,560 Students), Barry School, Maple Valley School, Clardy Elementary School, and Linden West Elementary. In addition, less than a mile away is 24-hour Children's Mercy Northland Clinic. Six minutes south of the subject is Kindred Hospital Northland, a long-term acute care hospital.

The trade area outperforms most of Kansas City in population growth, median household income, median housing value, owner-occupied household units, and educational attainment. There are many multi-family housing communities within the immediate vicinity such as Robin Hill Apartments, Crooked Creek Apartments, Andover Park Apartments.

DEMOGRAPHICS



330 NE Barry Rd | Kansas City, MO 64155



2021 TOTAL POPULATION

150,141



AVG. HOME VALUE

\$230,374



AVG. HOUSEHOLD INCOME

\$87,829

Population Summary

	1 Mile	3 Miles	5 Miles
2010 Total Population	8,510	57,980	128,037
2021 Total Population	9,278	66,160	150,141
2026 Total Population	9,996	70,690	160,593
2021-2026 Annual Rate	1.50%	1.33%	1.36%

Average Household Income

2021	\$74,773	\$83,859	\$87,829
2026	\$82,561	\$92,831	\$97,555

Average Home Value

2021	\$202,922	\$218,255	\$230,374
2026	\$225,502	\$236,455	\$251,881

Top Employers – Kansas City Metro

	# of Employees
Public School System	42,606
State/County/City Government	23,907
Federal Government	20,846
Cerner Corp	13,377
The University of Kansas Health System	11,592
HCA Midwest Health Systems	10,014
Saint Luke's Health Systems	9,790
Children's Mercy Hospitals & Clinic	6,945
Ford Kansas City Assembly Plant	6,900
Hallmark Cards, Inc	6,400

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