



CVS PHARMACY

4657 EAST CHANDLER BOULEVARD
PHOENIX, ARIZONA 85048



PHOENIX, AZ

CVS PHARMACY

4657 E. CHANDLER BOULEVARD | PHOENIX, ARIZONA 85048

- 01. LOCATION
- 02. INVESTMENT
- 03. TENANT
- 04. MARKET



01. LOCATION

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Anchor Net Lease and should not be made available to any other person or entity without the written consent of Anchor Net Lease, LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Anchor Net Lease has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Anchor Net Lease has not verified, and will not verify, any of the information contained herein, nor has Anchor Net Lease conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property visits are by appointment only.

AERIALS



Interstate 10
171,263
VEHICLES PER DAY



Chandler Boulevard
40,164
VEHICLES PER DAY

48th Street
20,382
VEHICLES PER DAY



AERIALS



KOHL'S



Chandler Boulevard
40,164 
VEHICLES PER DAY

48th Street
20,382 
VEHICLES PER DAY



40,164



VEHICLES PER DAY

E Chandler Boulevard



ARRIBA
MEXICAN GRILL

CVS
pharmacy

S 48th Street



20,382



VEHICLES PER DAY



02. INVESTMENT



INVESTMENT HIGHLIGHTS

LONG-TERM ABSOLUTE NNN LEASE

- CVS executed a new 20-year lease extension in 2021, extending the initial lease term through February 2041.
- Absolute NNN lease structure with no landlord responsibilities.
- Four additional five-year renewal options provide the potential for occupancy through February 2061.

INVESTMENT-GRADE CORPORATE GUARANTY

- Lease guaranteed by CVS Health Corporation, one of the nation's largest healthcare companies.
- CVS Health is publicly traded on the New York Stock Exchange under the ticker symbol "CVS."
- Investment-grade credit rating of BBB by S&P.
- CVS Health is ranked No. 5 on the Fortune 500 and reported approximately \$402.1 billion in trailing 12-month revenue.

ESTABLISHED OPERATING HISTORY

- CVS has operated at this location since acquiring and rebranding the former Eckerd Pharmacy in 2004.
- More than 20 years of operating history demonstrates CVS's long-term commitment to the location.

IRREPLACEABLE INFILL PHOENIX LOCATION

- Strategically positioned at the southwest corner of Chandler Boulevard and 48th Street in the highly desirable Ahwatukee community.
- Located approximately one block from Interstate 10, which carries more than 171,000 vehicles per day.
- Excellent visibility and access near Chandler Boulevard and 48th Street, which carry approximately 40,000 and 20,000 vehicles per day, respectively.
- Situated within Foothills Corporate Park, a prominent mixed-use development anchored by Kohl's and surrounded by established retail, office, and residential uses.

AFFLUENT AHWATUKEE DEMOGRAPHICS

- The property serves Ahwatukee, one of Phoenix's most desirable and affluent residential communities.
- Average household income exceeds \$112,000 within a one-mile radius of the property.
- Ahwatukee is home to approximately 82,000 residents and is known for its master-planned neighborhoods, quality schools, golf courses, and strong retail amenities.
- Convenient access to Interstate 10 and Loop 202 connects the property to major employment centers throughout the Phoenix metropolitan area.

CVS PHARMACY

TENANT:	German Dobson CVS, LLC d/b/a CVS Pharmacy
GUARANTOR:	CVS Health Corporation
STOCK SYMBOL:	CVS (NYSE)
CREDIT RATING:	BBB (S&P) • Investment Grade
LOCATION:	4657 East Chandler Boulevard Phoenix, Arizona 85048
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute NNN
LIST PRICE:	\$7,765,000
CAP RATE:	4.25%
LEASE TERM:	20 Years
BASE RENT:	\$330,000 • Years 1-20 \$346,500 • Option 1 \$363,825 • Option 2 \$382,106 • Option 3 \$401,117 • Option 4
OPTIONS:	Four, 5-Year Options
SQUARE FOOTAGE:	13,434 SF
LAND AREA:	1.468 +/- Acres
RENT COMMENCEMENT:	February 16, 2021
LEASE EXPIRATION:	February 28, 2041
PARCEL NUMBER:	307-03-890
RIGHT OF FIRST REFUSAL:	None
FINANCING:	Delivered Free and Clear

ANCHOR NET LEASE



INVESTMENT OFFERING

Anchor Net Lease is pleased to present an exceptional opportunity to acquire a trophy, fee-simple CVS Pharmacy strategically located in Phoenix, Arizona. The offering consists of a 13,434-square-foot, single-tenant retail property operating under an absolute NNN lease with no landlord responsibilities.

Originally constructed in 2003 as an Eckerd Pharmacy, the property was acquired and rebranded by CVS in 2004. In 2021, CVS executed a rare 20-year lease extension, extending the current term through February 2041. The lease also includes four additional five-year renewal options, providing investors with long-term income backed by one of the nation's largest pharmacy and healthcare companies.

The property is strategically positioned just one block from Interstate 10 at the southwest corner of 48th Street and Chandler Boulevard. Its proximity to the freeway provides excellent visibility and convenient access within the desirable Ahwatukee Foothills area of Phoenix.

CVS is situated within Foothills Corporate Park, a prominent mixed-use development anchored by Kohl's. Surrounding outparcel and inline tenants include AutoZone, Starbucks, Arriba Mexican Grill, Va Bene Italian Restaurant, Jersey Mike's, Sport Clips, Desert Dentistry, Edible Arrangements, PostNet, and numerous additional office and retail businesses.





03. TENANT

CVS HEALTH CORPORATION (NYSE: CVS), TOGETHER WITH ITS SUBSIDIARIES, is one of the largest retail pharmacy chains in the United States and a core division of **CVS Health Corporation (NYSE: CVS)**. Headquartered in **Woonsocket, Rhode Island**, CVS Pharmacy operates thousands of retail locations nationwide, providing prescription medications, over-the-counter health products, beauty items, and general merchandise. Beyond retail, CVS plays a key role in the broader healthcare ecosystem through its integration with **CVS Caremark** (pharmacy benefit management) and **Aetna** (health insurance), creating a vertically integrated healthcare platform. The company's mission is to help people on their path to better health by offering accessible, affordable, and innovative health services, including vaccinations, diagnostic testing, and walk-in care through **MinuteClinic** locations.

OWNERSHIP

Public (CVS: NYSE)

EMPLOYEES

300,000

LOCATIONS

~9,000

CREDIT RATING

BBB | Standard & Poor's

FORTUNE 500

Ranked #5

REVENUES

\$402.1B (TTM)





CVS/pharmacy

CVS/pharmacy

4657

PRIMO
water dispenser

Photo Center

CVS/pharmacy

FULL SERVICE DRIVE-THRU PHARMACY



04. MARKET



The Phoenix metropolitan area (“Phoenix Metro”), often referred to as the “Valley of the Sun”, has a population of 4,845,832 and is one of the fastest growing super-regional city areas in the United States. Phoenix Metro is the tenth largest metropolitan area in the United States and has an expanding diverse economy generating a \$281 Billion GDP. Freeport McMoRan, Avnet, Republic Services, Magellan Health, Go Daddy, and Sprouts Farmers Markets are Fortune 500 companies located in the Phoenix Metro. Honeywell, Intel, Wells Fargo, U-Haul, and PetSmart are large employers also in the area. The Valley boasts a robust Healthcare industry led by Banner Health and HonorHealth employing over 50,000 healthcare workers in the medical field.

The Valley is a dynamic cultural center with a vibrant sports and entertainment scene. State Farm Stadium’s 63,400-seat stadium hosts Arizona Cardinals NFL home games, other marquee sporting events and an array of concerts. BCS college and NFL Super Bowl games have been hosted at State Farm Stadium. Phoenix Suns home games and other events at Footprint Center attract an enthusiastic fan base as well. Arizona State University, with its main campus located across the Phoenix Metro, offers high-quality college education to over 100,000 students. With its abundant golf courses, resort hotels and days of sunshine, Phoenix Metro is very attractive to visitors from across the U.S. and beyond.

Ahwatukee is a highly regarded neighborhood in Phoenix and is known for its master-planned residential communities, beautiful golf courses, quality schools, range of shopping and food retail establishments, and ready access to major transportation corridors that allow its residents a fast commute to nearby employment centers. Ahwatukee ranks #1 as the best neighborhood to live in Phoenix. The average household income within Ahwatukee is a staggering \$133,555 and a population of 82,054.

AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2026 Estimated Population:	10,252	77,160	156,661
2030 Estimated Population:	10,419	77,487	157,809
2026 Estimated Households:	4,291	30,598	62,151
2030 Projected Households:	4,415	31,404	63,830
2026 Estimated Average Household Income:	\$112,132	\$134,748	\$134,045

CONTACTS

Ryan O'Connell
Founder & CEO

M. 602.790.9036

E. Ryan@AnchorNetLease.com



3219 East Camelback Road | Phoenix, Arizona 85018