



Walgreens

OFFERING MEMORANDUM

4529 W Hillsboro Blvd | Coconut Creek (FTL MSA), FL

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Walgreens Portfolio

Three Walgreens Properties in Florida
Properties can be Purchased Separately or as a Portfolio
Please Contact Listing Agents for More Information

Portfolio Pricing Summary

Tenant	Address	City, State	SF	NOI	Lease Type	Cap Rate	Price
Walgreens	4529 W Hillsboro Blvd	Coconut Creek (FTL MSA), FL	14,478	\$333,720	Absolute NNN	6.00%	\$5,562,000
Walgreens	901 S 14 th St	Leesburg (Orlando MSA), FL	14,313	\$260,820	Absolute NNN	6.00%	\$4,347,000
Walgreens	3863 S Dale Mabry Hwy	Tampa, FL	14,164	\$383,554	Absolute NNN	6.00%	\$6,392,567
TOTAL:			42,955	\$978,094	-	6.00%	\$16,301,567

Investment Highlights



OFFERING PRICE

\$5,562,000



CAP RATE

6.00%



NOI

\$333,720

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire this Walgreens in Coconut Creek (FTL MSA), FL (the "Property"), a freestanding ±14,478 SF retail building sited on 2.14 acres, located at a signalized corner (84.5K+ VPD) and shadow anchored by The Marketplace at Hillsboro—a 110K+ SF grocery anchored shopping center.

This Walgreens offering benefits from ±12.5 years remaining on their recently renewed Absolute NNN lease (zero landlord responsibilities). Further, it includes attractive 5% increases every 5 years, as well as 12, 5-year options - demonstrating this proven operator's commitment to the location.

The Property is available as part of a portfolio of Walgreens assets (available together or separately), presenting a unique opportunity for an astute investor to acquire strategically distributed real estate in Florida (or to hand pick their desired location for an individual acquisition), that includes properties with long-term stability, stable cash flow and excellent underlying real estate fundamentals.

Opportunity Highlights

Strong Operating History



Walgreens has operated at this location for 20+ years and recently reaffirmed its long-term commitment by executing a new 15-year lease extension, underscoring the strength and performance of this store

Secure + Steady Income Stream



Backed by a long-term Absolute NNN lease with zero landlord responsibilities, the Property features 5% rental increases every five years, delivering truly passive income and built-in inflation protection

Robust RE Fundamentals



Strategically positioned at the signalized intersection of W Hillsboro Blvd & Lyons Road (84,500+ VPD), this 2+ Acre site benefits from strong visibility within an established retail corridor

Adjacent Market Drivers



Shadow-anchored by the The Marketplace at Hillsboro, a 110K+ SF Key Food-anchored shopping center and located caddy-corner to West Creek Commons, a 100K+ SF Publix-anchored center

Offering Summary

Property Summary

Property Address:	4529 West Hillsboro Boulevard Coconut Creek, FL 33073
Price:	\$5,562,000
Cap Rate:	6.00%
Building Size:	±14,478
Lot Size:	93,129 (2.14 Acres)
Year Built:	2003
Parcel No.:	4842-15-13-0020
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Walgreens Boots Alliance, Inc.
DBA:	Walgreens
Rent Commencement:	2/23/2023
Lease Expiration:	2/28/2038
Original Lease Term:	15 Years
Term Remaining:	±12.5 Years
Current Annual Rent:	\$333,720
Rent Increases:	5% Every 5 Years
Renewal Options:	12, 5-Year
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	Yes

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$333,720	\$27,810	6.00%
Year 2	\$333,720	\$27,810	6.00%
Year 3	\$333,720	\$27,810	6.00%
Year 4	\$333,720	\$27,810	6.00%
Year 5	\$333,720	\$27,810	6.00%
Year 6	\$350,406	\$29,201	6.30%
Year 7	\$350,406	\$29,201	6.30%
Year 8	\$350,406	\$29,201	6.30%
Year 9	\$350,406	\$29,201	6.30%
Year 10	\$350,406	\$29,201	6.30%
Year 11	\$367,926	\$30,661	6.62%
Year 12	\$367,926	\$30,661	6.62%
Year 13	\$367,926	\$30,661	6.62%
Year 14	\$367,926	\$30,661	6.62%
Year 15	\$367,926	\$30,661	6.62%

12, 5-Year Options (5% Bump at Each Option)

Tenant Summary

Walgreens

About Walgreens

Walgreens Co. ("Walgreens") is a leading U.S. pharmacy retailer offering prescription and over-the-counter medications, along with a broad range of general merchandise, including personal care, beauty products, household essentials, convenience foods, and photo services. A wholly owned subsidiary of Walgreens Boots Alliance, Inc. ("WBA"), Walgreens ranks among the largest retail chains in the country by revenue.

Founded in 1901, Walgreens has grown into a global, pharmacy-led health and wellness enterprise, providing convenient, omnichannel access to pharmacy services and consumer products across the United States and internationally. In addition to in-store offerings, Walgreens provides mail, online, and specialty pharmacy services, including clinical and respiratory care. In 2014, Walgreens Boots Alliance was formed following WBA's acquisition of the remaining stake in Alliance Boots GmbH. Today, WBA operates approximately 12,500 locations, employs over 312,000 people, and reported \$147.7 billion in revenue for fiscal year 2024.

On March 6, 2025, WBA announced a definitive agreement to be acquired by Sycamore Partners, a private equity firm focused on retail and consumer investments. The transaction, valued at approximately \$10 Billion, closed on August 28, 2025. WBA will now become a privately held company, continuing to operate under the Walgreens, Boots, and associated consumer brands. The acquisition is expected to strengthen WBA's position as a leading provider of pharmacy, retail, and health services.



12,500+
Locations



9
Total Countries



walgreens.com
Website



1901
Founded



Deerfield, IL
HQ



Private
Company Type

Bird's Eye View

Lyons Road 44,500+ VPD



W Hillsboro Blvd 40,000+ VPD

Walgreens



CALICOFFEE



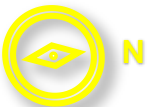
Site Plan

Lyons Road 44,500+ VPD

W Hillsboro Blvd 40,000+ VPD

Walgreens

Drive-Thru
Location



Aerial Context



Aerial Context




Adios Golf Club

CITY OF
BOCA RATON 

MARKETPLACE
AT HILLSBORO



ExtraSpace
Storage



ExtraSpace
Storage



TIRECHOICE
AUTO SERVICE CENTERS

 CALICOFFEE

Walgreens



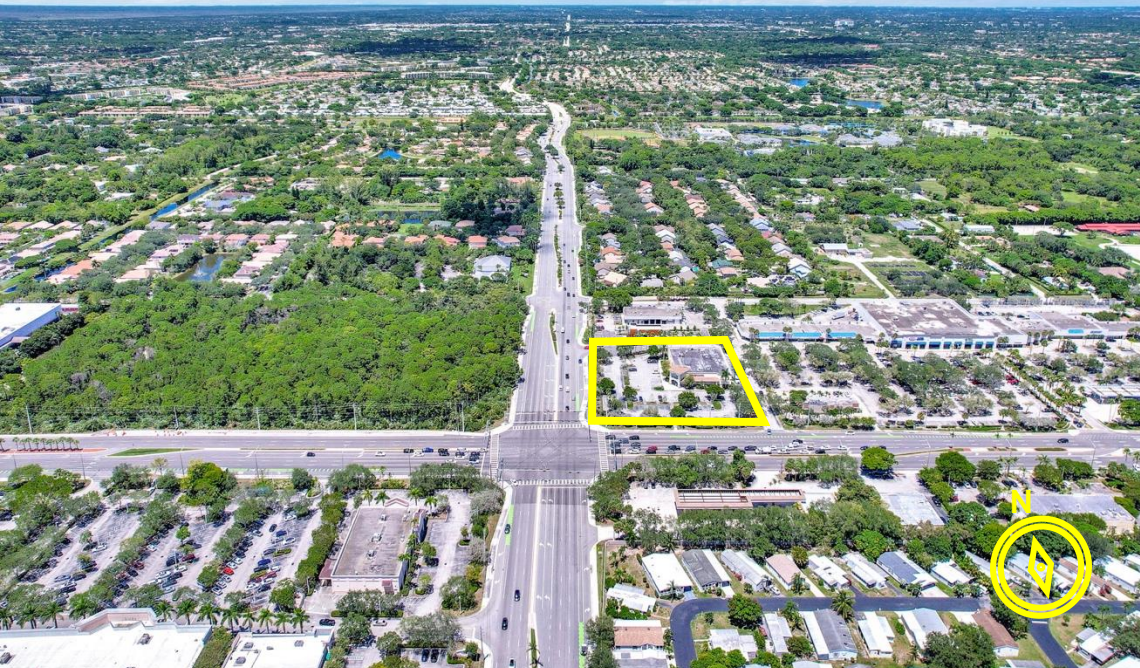
PINCH-A-PENNY
POOL-PATIO-SPA



 ASLAN BAZAAR
Mediterranean Grocery & Halal Meat



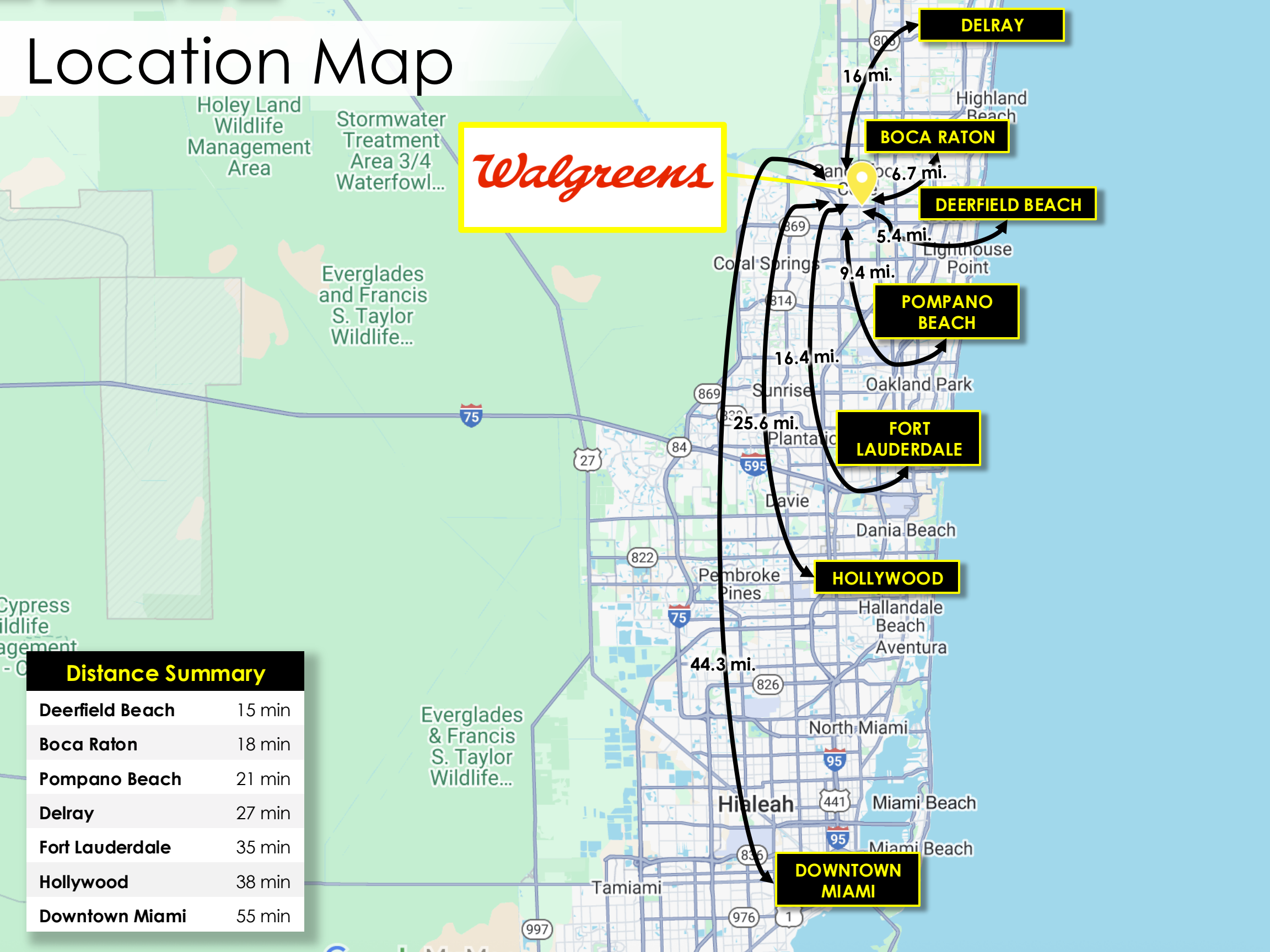
Aerial Photos



Property Photos



Location Map



Distance Summary

Deerfield Beach	15 min
Boca Raton	18 min
Pompano Beach	21 min
Delray	27 min
Fort Lauderdale	35 min
Hollywood	38 min
Downtown Miami	55 min

Market Overview





Demographics

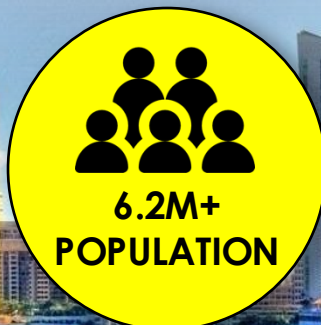
South Florida MSA

South Florida is the southernmost region of the State of Florida. It is one of Florida's three most commonly referred to "directional" regions – the others being Central Florida and North Florida. It includes the Miami Metropolitan Area (defined as Miami-Dade, Broward, and Palm Beach Counties), as well as the Florida Keys. South Florida is the only part of the continental United States with a tropical climate, boasting 100+ miles of Atlantic Ocean coastline, 245+ days of sunshine, and an average annual temperature of 76 degrees – promoting a comfortable lifestyle that attracts residents, businesses, and visitors from all over the world.

Unlike many areas with centralized cities surrounded by development, most of South Florida is preserved natural area and designated agricultural reserves, with development restricted to a dense, narrow strip along the coast. The developed area is highly urbanized and increasingly continuous and decentralized, with a coveted and very limited supply of available land.

Florida continues to benefit from a lack of state income taxes and has become increasingly attractive to wealthy decision makers and growing businesses. Now, more than ever, businesses and individuals are flocking to Florida to take advantage of large savings in state and local taxes.

	3 Miles	5 Miles	10 Miles
 POPULATION			
2024 Estimate	117,852	323,118	979,065
2029 Projections	118,933	326,055	992,879
2020 Census	121,489	328,919	958,738
 BUSINESS			
2024 Est. Total Businesses	6,002	18,638	67,644
2024 Est. Total Employees	50,803	151,317	531,152
 HOUSEHOLDS			
2024 Estimate	45,704	130,554	401,803
2029 Projection	46,106	131,782	408,076
2020 Census	47,256	132,925	392,548
 INCOME			
Average Household Income	\$100,474	\$93,752	\$95,773
Median Household Income	\$74,447	\$65,834	\$67,693





Walgreens



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