



CVS Pharmacy

\$1,428,571 | 7.00% CAP

101 S 2nd Street, Odessa, MO 64076

- ✓ 6 Years Left on NN+ Lease with 5% Rent Increase Set to Hit January 2026
- ✓ Strong Corporate Guarantee From CVS
- ✓ Subject Property is Located in the Heart of Downtown Odessa on 2nd Street
- ✓ Limited Competition: Nearest Brand Name Pharmacy is Over 15 Minutes Away.
- ✓ Located in the Kansas City MSA

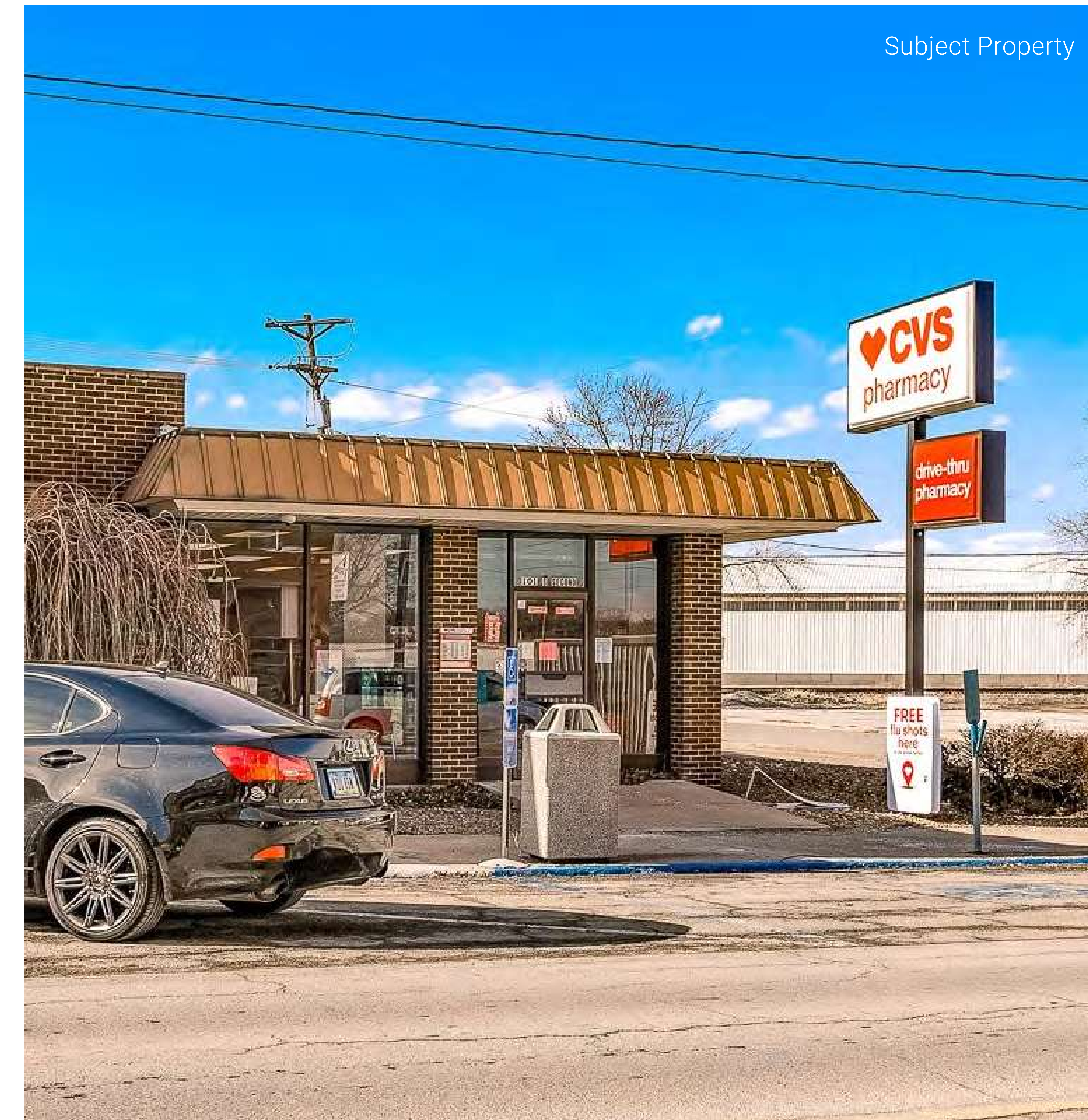
CVS Pharmacy, a subsidiary of **CVS Health Corporation**, is **one** of the **largest retail pharmacy** chains in the **U.S.**, with over **9,900** locations, including those in **Target and Schnucks stores**. Founded in **1963** and headquartered in **Woonsocket**, Rhode Island, it generated **\$357.8B** in revenue in 2023 and serves over **5 million** customers daily.



INVESTMENT OVERVIEW

CVS PHARMACY ODESSA, MO

Subject Property



CONTACT FOR DETAILS

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MO Broker of Record: Michael Swearngin

License #: 1999072529

\$1,428,571

7.00% CAP

NOI

\$100,000

✓ 6 Years Left on NN+ Lease with 5% Rent Increase Set to Hit January 2026

✓ Strong Corporate Guarantee from CVS

Building Area

2,195 SF

✓ Subject Property is Located in the Heart of Downtown Odessa on 2nd Street, the main retail corridor and main thoroughfare in the city, by Odessa City Hall. The site is minutes from Interstate 70, which runs west into Downtown Kansas City (40 minutes).

Land Area

±0.15 AC

✓ **Limited Competition:** The nearest brand name pharmacy is over 15 minutes away.

Year Built

1975

✓ **Nearby Tenants Include:** Mixing Bowl Baking Company, Stormy Acres Trading Company, China Buffet, Black Box Coffee, Dollar General, NERD'S Hardware, Dollar Tree, Taco John's. Sonic and Phillips 66.

Lease Type

NN+*

✓ **Kansas City MSA:** Odessa had a 2024 population of 5,638. Located only 35 miles east of Kansas City, it is part of the Greater Kansas City Metropolitan Area, and many of its residents work and spend free time in the city.

Occupancy

100%

✓ **Investment Grade Credit Tenant (S&P: BBB)** - CVS is one of the three largest drugstore chains in the U.S.; The tenant has over 9,900 locations across 49 states and Washington D.C., Puerto Rico, and Brazil with revenues of \$357.8 billion.

*LL Responsible For Roof & Structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CVS PHARMACY ODESSA, MO

Subject Property

CVS Pharmacy

CVS Pharmacy, a subsidiary of CVS Health Corporation (NYSE: CVS), is the largest retail pharmacy chain in the United States, with over 9,900 locations nationwide, including pharmacies in Target and Schnucks stores.

REVENUE
\$357.8 B

STOCK TICKER
CVS

CREDIT RATING
S&P: BBB,
Moody's: Baa2

LOCATIONS
9,900+

Founded in 1963 and headquartered in Woonsocket, Rhode Island, CVS is a leader in healthcare and retail, generating \$357.8 billion in revenue in 2023 and \$91.2 billion in Q2 2024. It serves over 5 million customers daily, offering prescription medications, over-the-counter products, and a wide range of health and wellness services. CVS also operates more than 1,100 MinuteClinics and Diabetes Care Centers, further expanding healthcare accessibility.

♥CVS pharmacy®

[cvs.com](https://www.cvs.com)

CVS has a strong market position, consistently outperforming competitors like Walgreens. Its credit rating of BBB (S&P) and Baa2 (Moody's) reflects its financial strength and reliability. The company has continually adapted to market trends, integrating healthcare services into its operations and innovating with new offerings. CVS's properties are often located in high-traffic, strategic locations with excellent visibility, making them essential retail destinations. As a pioneer in healthcare, CVS has eliminated tobacco sales and introduced community-focused initiatives. Its diverse operations, including CVS Caremark and CVS Specialty, extend its impact beyond retail, serving more than 90 million pharmacy benefit plan members and one million specialty pharmacy patients annually. CVS remains a cornerstone of accessible healthcare and a trusted community resource.



IN THE NEWS

CVS PHARMACY ODESSA, MO

CVS: Growing Digital Reach Contributes to Revenue Growth

AUGUST 7, 2024 (PYMNTS)

CVS Health grew its revenues by 2.6% in the second quarter, crediting this year-over-year improvement in part to its growing number of digital customers, its offering of biosimilar prescriptions and its closure of underperforming stores.

Another business **highlight for the quarter** is that the company has processed about **100,000 Cordavis biosimilar prescriptions** since April 1, saving its clients and their members nearly **\$400 million**, CVS Health said in an earnings presentation released Wednesday in conjunction with the call.

“We extended our digital reach with nearly 60 million unique digital customers utilizing our platform to schedule health services appointments, fill prescriptions and purchase wellness products — all contributing to the growth in our business,” CVS Health President and CEO Karen S. Lynch said Wednesday (Aug. 7) during the company’s quarterly earnings call.

“**Biosimilars** create a meaningful opportunity to deliver additional pharmacy **savings to our clients**,” Lynch said during the call. “Through Cordavis, we introduced our biosimilar products at a price more than **80% lower than a reference brand**, and we are the only company to move biosimilar share.” In addition, CVS Health is on track to meet its **three-year goal** of closing 900 stores by the end of this year, and substantially all of its remaining **standalone stores** are profitable, according to the presentation. Lynch said during the call that 851 stores have been closed. While CVS Health’s **second-quarter revenues** were up **2.6%** compared to the previous year, the company reported mixed results among its **three business segments**.

EXPLORE ARTICLE



CVS Health Stock Rises After Company Beats Estimates

BILL MCCOLL, NOVEMBER 06, 2024 (INVESTOPEDIA)

CVS Health (CVS) shares surged after the pharmacy chain and healthcare company posted better-than-expected results and new CEO David Joyner made leadership changes as he moves to shake up the struggling firm.

Despite today’s gains of about **10%**, **shares of CVS Health** have lost about a fifth of their value this year. Revenue was boosted by the Pharmacy & Wellness division, which saw sales up **12% to \$32.4 billion**, aided by **higher prescription volume**. Sales at the Health Care Benefits segment advanced some **25% to \$33 billion** on **growth** in Medicare and **commercial product lines**.

On Wednesday, CVS reported third quarter earnings per share (EPS) of \$1.09, with revenue rising 6.3% to \$95.4 billion. Both revenue and EPS exceeded estimates.

CVS Health reported better-than-expected quarterly results, and the new CEO made executive changes. The news lifted the stock Wednesday.

Revenue was lifted by jumps in sales at the firm’s Pharmacy & Wellness and **Health Care Benefits segments**.

CVS also shook up its executive lineup, adding former **UnitedHealth Group** executive Steve Nelson to run the Aetna insurance division.

The company said Health Services unit revenue dropped 5.9%, chiefly because of the loss of a large client and continued pharmacy client price improvements. Reuters in January reported that Tyson Foods (TSN) replaced **CVS Health with Rightway to manage** employee drug benefits.

EXPLORE ARTICLE



LEASE OVERVIEW

CVS PHARMACY ODESSA, MO

Subject Property

Lease Term	6 Years Remaining
Rent Commencement	February 1, 2022
Lease Expiration	January 31, 2031
Lease Type	NN+
Rent Increases	5% Rent Increase Set to Hit January 2026
Annual Rent YRS 1-5	\$100,000
Annual Rent YRS 6-10	\$105,000

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Berry-Acres

131

ODESSA TEXAS

ALDHAM AUCTIONS

OWL CREEK RV PARK

O'Reilly AUTO PARTS

40

PHILLIPS 66

McDonald's

SUBWAY

INSPIRED Body Therapy, LLC

70

OLD HIGHWAY 40 ±17,983 VPD

CREWORKS SUPERMARKET

CHRYSLER Jeep RAM

GARCIGA PROPERTIES

NAPA Pizza Hut

Shell

Quality Overhead Door LLC

DOLLAR GENERAL

SONIC

ODESSA SENIOR CITIZEN APARTMENTS

ENTERPRISE LAWN CARE

MFA

CVS pharmacy
SUBJECT PROPERTY
101 S. 2ND ST.

DYER PARK

Winsupply

VALERO

Bristol Manor

SE RAILROAD STREET

State Farm

Odessa Heating Cooling

ups

USPS.COM

HISTORIC ODESSA Pottery Not Rusted

Casey's

A New Healthcare

131

CHESTNUT MEMORIAL PARK

ODESSA MIDDLE SCHOOL (487 STUDENTS)

MARY K. MCOUERRY ELEMENTARY SCHOOL (454 STUDENTS)

ODESSA HIGH SCHOOL (651 STUDENTS)

S 2ND STREET ±8,132 VPD

ODESSA UPPER ELEMENTARY SCHOOL (447 STUDENTS)

SITE OVERVIEW

CVS PHARMACY ODESSA, MO

	Year Built		1975
	Building Area		2,195 SF
	Land Area		±0.15 AC



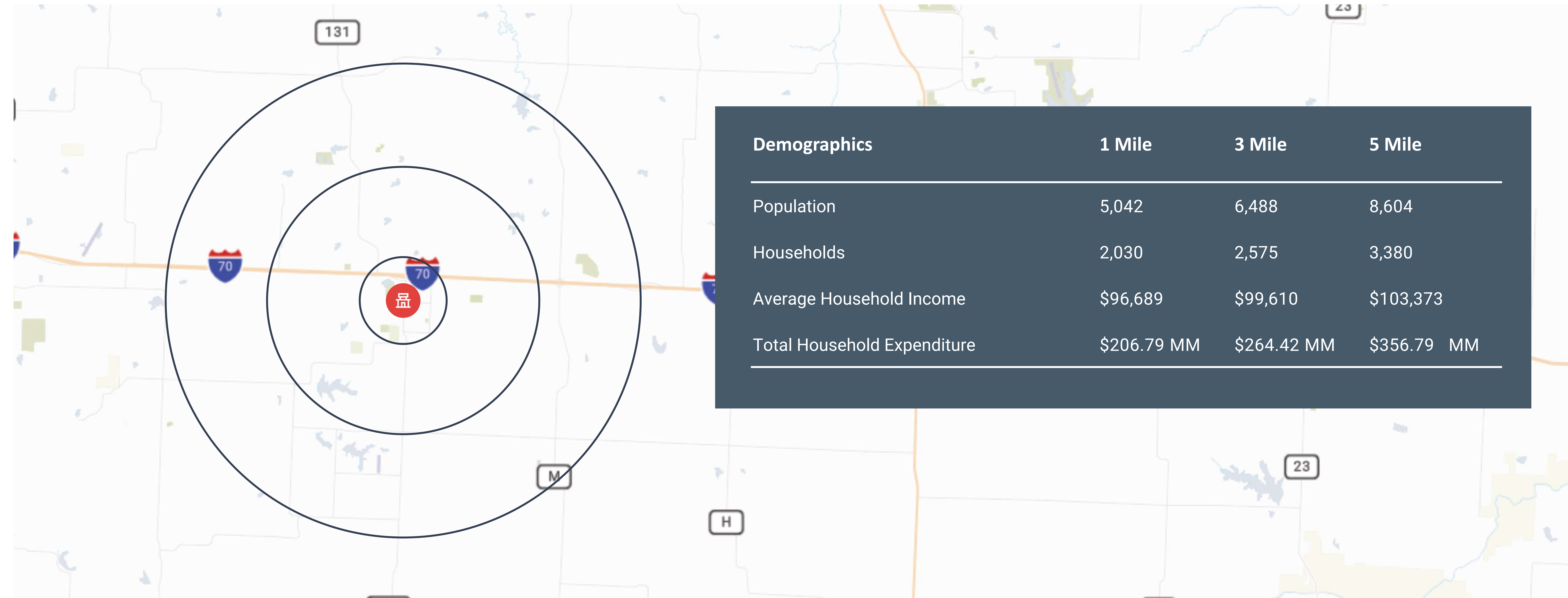
NEIGHBORING RETAILERS

- O'Reilly Auto Parts
- Dollar General
- United States Postal Service
- NAPA Auto Parts
- Casey's
- Phillips 66
- UPS Store
- Pizza Hut
- McDonald's
- Subway



LOCATION OVERVIEW

CVS PHARMACY ODESSA, MO



MISSOURI ECONOMIC DRIVERS (EMPLOYEES)


1. State of Missouri (51,000+)
2. Wal-Mart Associates, Inc. (40,000+)
3. Mercy Health Systems (25,000 – 30,000)
4. University of Missouri (20,000 – 25,000)
5. Washington University (20,000 – 25,000)
6. U.S. Post Office (15,000 – 20,000)
7. Boeing Corporation (10,000 – 15,000)
8. Cerner Corporation (10,000 – 15,000)
9. Barnes-Jewish Hospitals (7,500 – 10,000)
10. Amazon (7,500 – 10,000)
11. Lester E. Cox Medical Center (7,500 – 10,000)

LOCATION OVERVIEW

CVS PHARMACY ODESSA, MO

Odessa

Missouri

 5,638
Population

 \$85,592
Median Household Income



Odessa is 40 Minutes
Outside of Kansas City

KANSAS CITY MSA

Right Off Interstate 70, 50
Miles from Kansas City
International Airport

EASY TRANSPORT

Odessa is a city in Lafayette County, Missouri, and part of the Kansas City metropolitan area.

The population was 5,638 at the 2024 census. The city is located about 35 miles to Kansas City. Kansas City is the largest city in Missouri by population and area.

Odessa, MO is located in the Kansas City MSA, sitting only 40 minutes outside of the city.

It is the 38th most populous city in the United States. It is the most populated municipality and historic core city of the Kansas City metropolitan area, which straddles the Kansas-Missouri state line and has a combined statistical area population of 2,487,053 people. Odessa's location provides some unique

opportunities as it is located close enough to Kansas City that many of the citizens both work and shop in Kansas City metropolitan area while businesses also draw customers and employees from areas further removed from the metropolitan area. Kansas City International Airport is just 50 miles west of Odessa. The federal government is the largest employer in the Kansas City metro area. More than 146 federal agencies maintain a presence there. Kansas City is one of ten regional office cities for the US government. Numerous agriculture companies operate out of the city. Dairy Farmers of America, the largest dairy co-op in the United States, is located in northern Kansas City. The National Association of Intercollegiate Athletics and The National Association of Basketball Coaches are based in Kansas City. Odessa is about a 40-minute drive from Kansas City, making it the perfect city to spend the day. Kansas City sits on Missouri's western edge, straddling the border with Kansas. It's known for its barbecue, jazz heritage, and fountains. Downtown, the American Jazz Museum shares a building with the Negro Leagues Baseball Museum in the historic 18th & Vine Jazz District. The Nelson-Atkins Museum of Art, with giant shuttlecocks out front, houses nearly 40,000 works of art, from ancient to contemporary collections. The city is home to the Kansas City Zoo, which is home to more than 1,200 animals and is an accredited member of the Association of Zoos and Aquariums. In 2008, the Kansas City Zoo was voted one of America's best zoos.

IN THE NEWS

CVS PHARMACY ODESSA, MO

Berkley Riverfront Development: A \$1 Billion Project to Revitalize Urban Living in Kansas City

JON STEPHENS, NOVEMBER 13, 2024 (URBAN LAND)

Kansas City's Berkley Riverfront, on the banks of the Missouri River, is rapidly becoming one of the most promising urban developments in North America.

With a **history rooted** in trade and commerce, and an unmatched reputation for world-class sports, the **Heartland of America riverfront** is on the brink of becoming a diverse, **modern-day community hub of activity**, blending residential, commercial, and recreational space.

One of the earliest projects was the Union | Berkley, a mixed-use development with 410 luxury apartments, more than 12,000 square feet (1,115 sq m) of retail space, and public amenities.

Named after former Kansas City **Mayor Richard L. Berkley**, the riverfront was historically a bustling **center of trade**. However, like many **urban waterways** across the **United States**, it fell into decline as the city expanded away from the water and industrial activities there diminished. For decades, the neglected area was characterized by industrial ruins, vacant lots, and a lack of public access.

The turning point came when **Port KC—the Port Authority** of Kansas City—took on redeveloping the riverfront and restoring its status as a key part of the **city's future**. The transformation is well underway, with several key projects completed or in progress. These **developments** are reshaping the area into a dynamic **urban neighborhood** suited to **attract residents and visitors alike**.

Built as a collaboration between Port KC and private developers, the retail spaces include the headquarters of Port KC, and the **pedestrian-friendly environment** encourages the use of the nearby park and trails.

EXPLORE ARTICLE



Missouri is outpacing its neighbors in tech job growth, report finds

BRIAN MOLINE, JANUARY 09, 2024 (STLPR)

A new report released by the Missouri Chamber of Commerce and Industry on Monday finds the state's technology jobs are increasing at a faster pace than all of its neighboring states.

The **Technology2030 report** was compiled by North Carolina-based Economic Leadership for the chamber and shows the state's tech job force grew by **10.5%** between **2017** and **2022**.

Population growth is a big reason for Missouri's comparatively high ranking, said report co-author Ted Abernathy during a video call Monday.

That ranks just **30th** in the **nation** but is **higher** than **all neighboring states** including Illinois, which **ranks 37th**.

"For the first time in a while, the last two years has been a time where in-migration, people moving from other states, is more than people **moving out of Missouri**," Abernathy said. The report says Missouri had negative net migration between 2012 and 2019, but that abruptly changed to a **net positive in 2020 and 2021**.

The St. Louis region is also faring well in technology jobs, according to the report. St. Louis, St. Louis County and St. Charles County all have **more than 5%** of their jobs in the **technology sector**. Only eight other counties in Missouri can make that claim.

"In places like St. Louis you have the depth that your **higher education** can provide you in **research**. You have more venture capital. You have more concentration of young people," said Abernathy. "Those are going to be areas where **you have real opportunity**."

The St. Louis region has invested in technology sectors like geospatial, agtech and advanced manufacturing over the past several years.

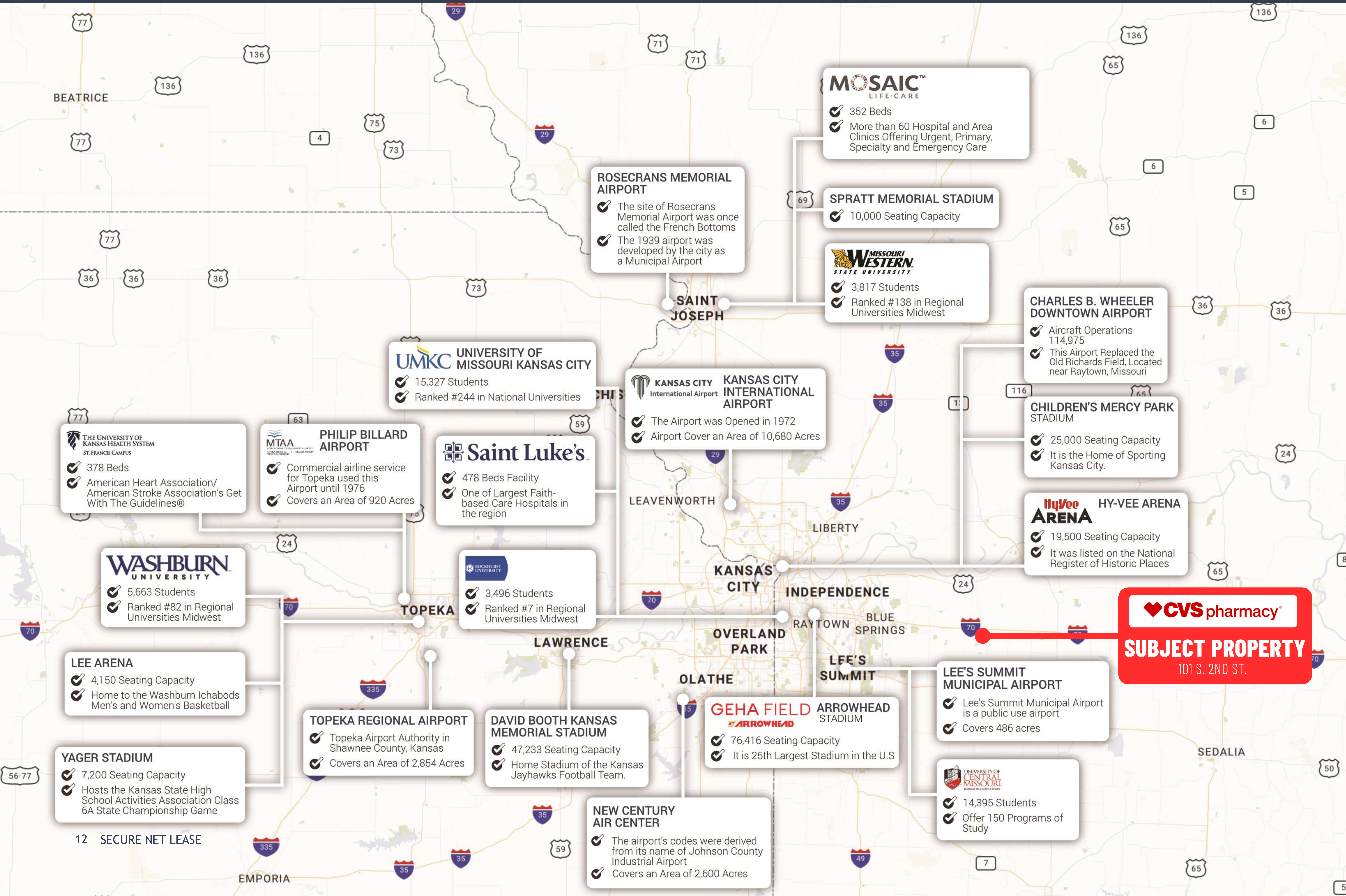
Abernathy said more rural parts of the state have **opportunities to grow** in areas like tech manufacturing, as long as they're close enough to airports or major highways.

EXPLORE ARTICLE



METRO AREA

CVS PHARMACY ODESSA, MO



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

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Dallas, TX 75231
(214) 522-7200

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Office

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