



# CVS Pharmacy

**\$1,428,571 | 7.00% CAP**

610 Burkarth Road, Warrensburg , MO 64093

- ✓ **6 Years Left on NN+ Lease** with 5% Rent Increase Set to Hit January 2026
- ✓ **Strong Corporate Guarantee From CVS**
- ✓ **5+ Years Left on NNN Lease** with 5% Rent Increases Every 5 Years Through Options
- ✓ **Nearby Tenants Include:** GNC, Dairy Queen, Warrensburg Ford, Dodge Jeep Ram Fiat, & Much More.
- ✓ **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    WARRENSBURG, 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

Building Area

3,655 SF

Land Area

±1.03 AC

Year Built

2017

Lease Type

NN+\*

Occupancy

100%

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

✓ **Strong Corporate Guarantee from CVS**

✓ **Nearby Tenants Include:** GNC, Dairy Queen, Warrensburg Ford, Dodge Jeep Ram Fiat, Dollar Tree, Marriott, Wyndham, Dollar General, Walgreens, Burger King, Taco Bell, Chipotle, Arby's, Sonic, Wendy's and Much More.

✓ **Located in a Dense Corridor Surrounded By Many Medical Tenants** like Western Missouri Medical Center, Whistlestop Pediatrics, Western MO Cardio Clinic, Warrensburg Express Care and Warrensburg Manor Health Care Center.

✓ **Subject Property is Just 20 Minutes From the Whiteman Air Force Base**, Which is Home to 20 of the B-2 Spirit Bombers.

✓ **Kansas City MSA:** Warrensburg had a 2024 population of 19,673. Located 60 miles east of Kansas City, it is part of the Greater Kansas City Metropolitan Area.

✓ **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 WARRENSBURG, MO

## 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+**

**♥CVS pharmacy®**

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

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 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.

Subject Property





IN THE NEWS

CVS PHARMACY WARRENSBURG, 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   WARRENSBURG, MO

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

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.





SKYHAVEN  
AIRPORT

SHIPPY  
Electric

NW US HIGHWAY 50  
±10,463 VPD

CHEVROLET

MFA OIL

WILDCAPES  
Landscape & Fireplaces  
Building Supply

TWISTERS

13

TSC TRACTOR  
SUPPLY CO.

Applebee's  
GRILL + BAR

LOWE'S

CRESTVIEW  
APARTMENTS  
(24 UNIT)

Pizza  
Hut

Culver's

Walmart  
Supercenter  
Great Clips  
IT'S GONNA BE GREAT  
BUFFALO  
WILD  
WINGS

ALDI  
ZAXBY'S

DOLLAR TREE  
DISTRIBUTION  
CENTER

DOLLAR TREE  
planet fitness  
IHOP  
McDonald's

BUSINESS  
50

W YOUNG STREET  
±8,858 VPD

Wendy's  
Arby's

CHRYSLER  
Jeep  
RAM  
FIAT

BURKARTH ROAD

WARRENSBURG  
MIDDLE SCHOOL  
(764 STUDENTS)

CVS pharmacy  
SUBJECT PROPERTY  
610 BURKARTH RD.

HIDDEN PINES GOLF  
COURSE / REFLECTIONS  
ON PINE

DIAMOND CLUB  
APARTMENTS  
(120 UNITS)

UNIVERSITY OF  
CENTRAL MISSOURI

DOLLAR GENERAL  
HIBBETT  
SPORTS  
maurices  
Walgreens  
HyVee  
ACE  
Hardware  
Ford

MAPLE GROVE  
ELEMENTARY  
(440 STUDENTS)

U-HAUL

VALERO

LIONS LAKE

MULES NATIONAL  
GOLF CLUB

N MAGUIRE STREET  
±8,237 VPD

WARRENSBURG  
HIGH SCHOOL  
(1,029 STUDENTS)



# SITE OVERVIEW

CVS PHARMACY WARRENSBURG, MO



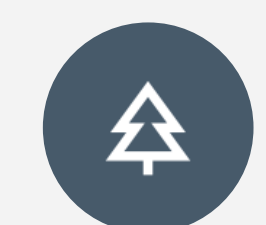
Year Built

2017



Building Area

±3,655 SF

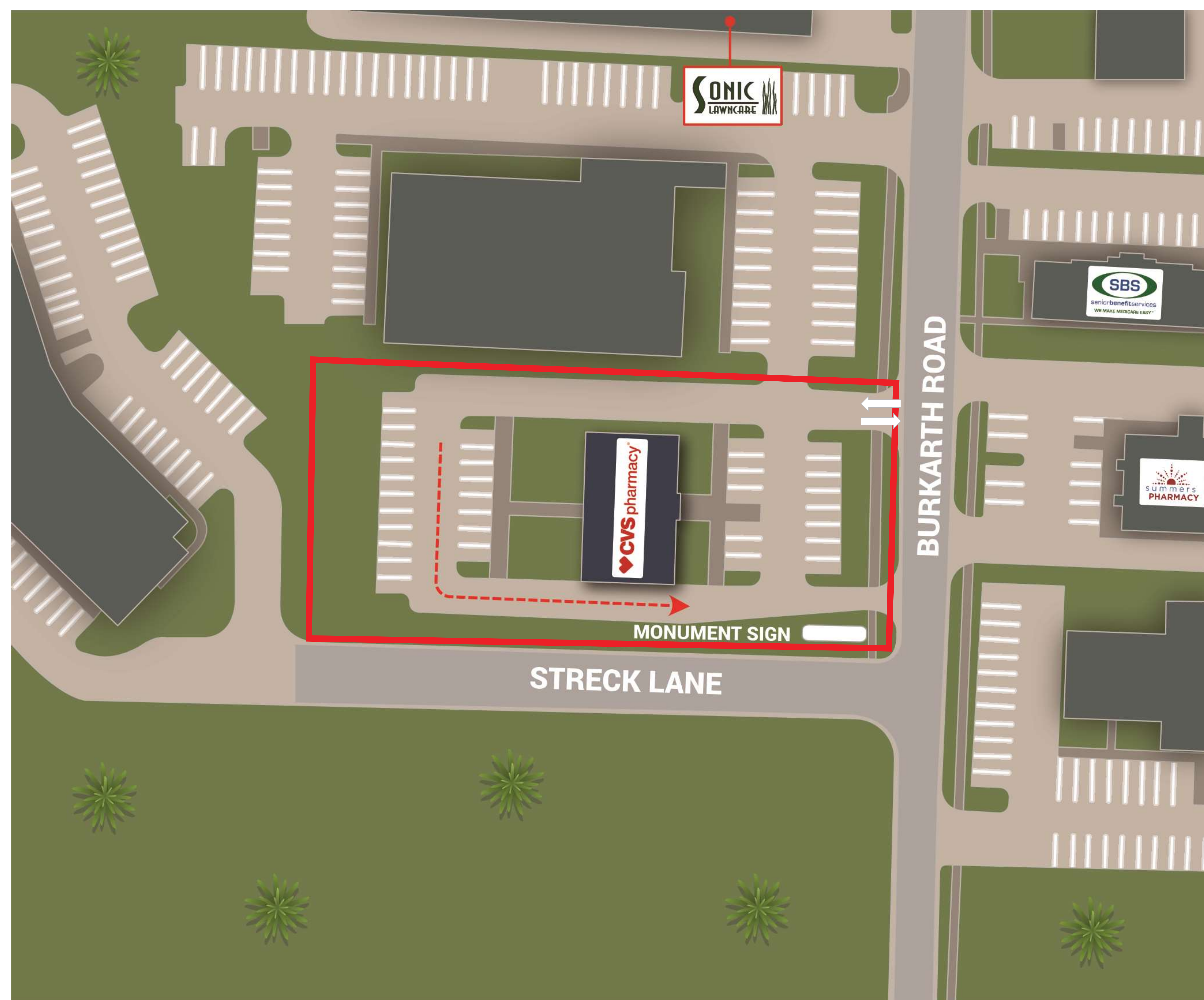


Land Area

±1.03 AC

## NEIGHBORING RETAILERS

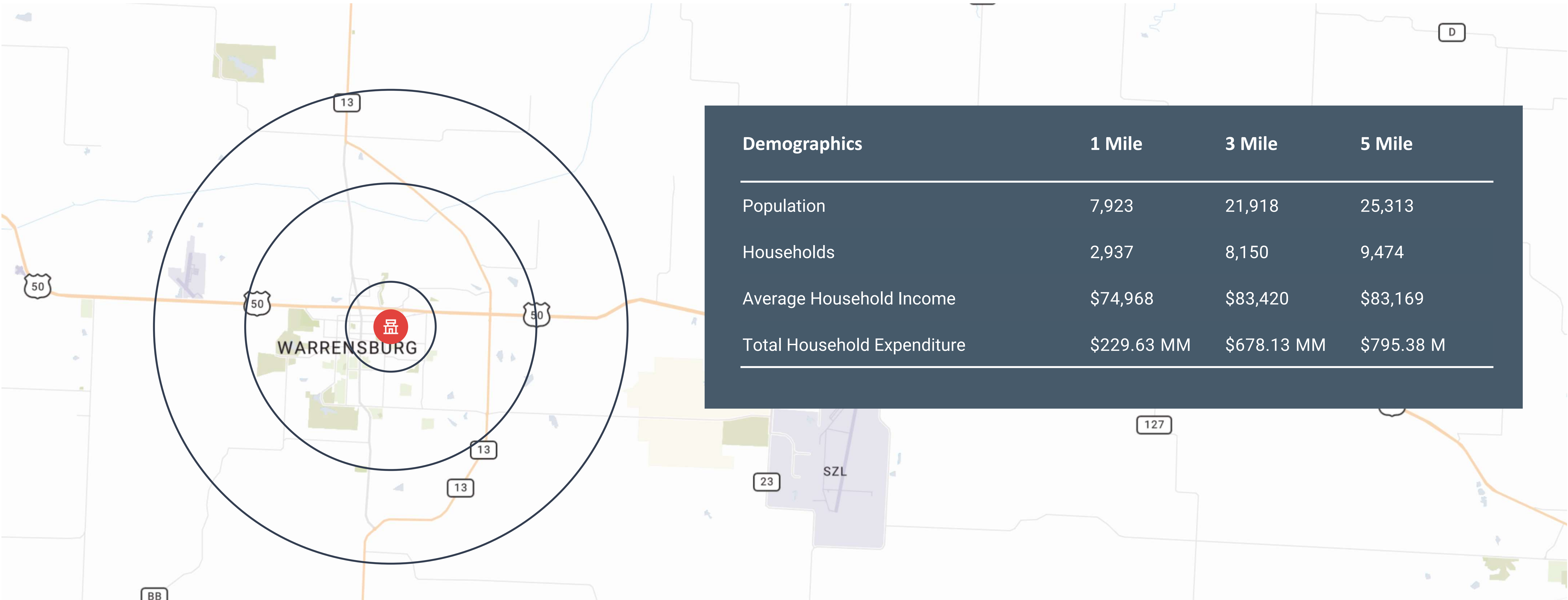
- Walmart Supercenter
- Lowe's Home Improvement
- ALDI
- Marshalls
- Hy-Vee Grocery Store
- Hibbett Sports
- Tractor Supply Co.
- Planet Fitness
- Dollar Tree
- Dollar General





# LOCATION OVERVIEW

CVS PHARMACY WARRENSBURG, 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   WARRENSBURG, MO

## Warrensburg

Missouri



19,673

Population



\$57,232

Median Household Income



Warrensburg is Only 60  
Miles Outside of Kansas  
City

KANSAS CITY MSA

This City is Just an Hour  
from Downtown Kansas  
City, Offering Easy  
Access

DOWNTOWN

### Warrensburg is a city and the county seat of Johnson County, Missouri.

The population was 19,673 residents at the 2023 census. The Warrensburg Metropolitan Statistical Area consists of Johnson County.

**Warrensburg, MO is located in the Kansas City MSA, sitting only 60 miles outside of the city.**

The city is home to the University of Central Missouri. The city is about 60 miles to Kansas City, MO. Kansas City is the largest city in Missouri by population and area. 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.

Warrensburg'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 the Kansas City metropolitan area while businesses also draw customers and employees from areas further removed from the metropolitan area. 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. Warrensburg is home to the University of Central Missouri which in 2019 had an enrollment of 11,229 students from 49 states and 59 countries on its 1,561-acre campus. UCM offers 150 programs of study. The city is located an hour away from downtown Kansas City. Kansas City is 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 1,300 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 WARRENSBURG, 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







CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

Los Angeles

Office

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El Segundo, CA 90245  
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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