

**For Immediate Release**

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**CCRE Advisors Brokers Sale of Established Walgreens in Folsom, CA**

May 1<sup>st</sup> 2012, El Dorado Hills, CA - Jeff Clark of Clark Commercial Real Estate Advisors represented the seller in the transaction; a private family trust. The buyer was a high net worth investor from California.

Clark Commercial Real Estate Advisors, a net leased investment brokerage firm specializing in single and multi-tenant investment retail sales has completed the sale of a net leased Walgreens property located at 1100 Riley Street in Folsom, CA for \$6,875,000.

The Property is 100% leased to Walgreens and is strategically located at the hard corner and signalized intersection of Riley and Sibley Street in Folsom CA. Across the street from the property is an existing Wal-Mart with expansion plans for a super Wal-Mart. Surrounding retailers include Kohl's, Office Depot, Office Max, Raley's, Lowes, Home Depot, Costco, Best Buy, Petco, Petsmart & Sam's Club. The property is leased on an absolute net basis to Walgreens with forty nine years of lease term remaining on the original sixty year triple net lease.

Walgreens is a publicly traded company on the New York Stock Exchange (WAG), with a market capitalization of \$36 billion. Walgreens is an investment grade rated company with a Standard & Poor's rating of BBB and has over 8,200 stores nationwide.

"The market for net leased Walgreens in California and other core markets remains robust as these assets are in high demand among private investors." said Jeff Clark, CCIM, President of CCRE Advisors. He also added, "Walgreens net lease structure continues to remain attractive to investors as they offer a secure investment that combines the strength of Walgreens with zero landlord responsibilities."

**About CCRE**

Clark Commercial Real Estate Advisors is a boutique investment real estate service firm specializing in single tenant and multi-tenant net lease properties on a regional and national basis. The firm provides a full range of brokerage and advisory services nationwide to a substantial and diversified client base, which includes high net worth individuals, developers, REITs, partnerships and institutional investment funds. Clark Commercial Real Estate Advisors is headquartered in El Dorado Hills, CA. The company's website address is [www.clarkcre.com](http://www.clarkcre.com).