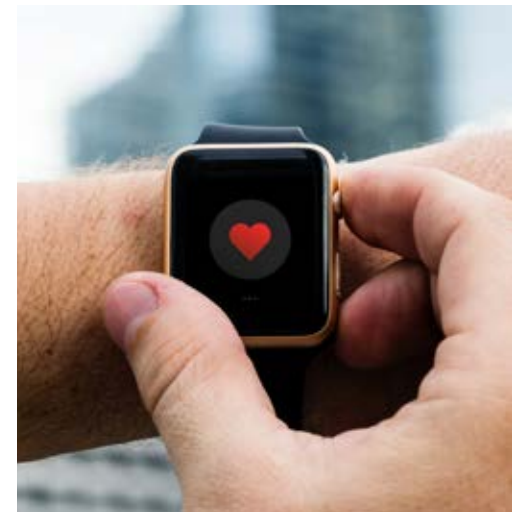




CVS



**CVS
TRABUCO CANYON
CALIFORNIA**




VALUEROCK



KEY HIGHLIGHTS

- Established publicly traded (NYSE: CVS) national tenant with approximately 10,000 locations and counting
- Internet- and pandemic-proof business model
- Extremely favorable demographics in surrounding neighborhoods
- Part of a shopping center with Smart & Final and Dollar Tree as the other major crowd generators



Contact: **Ralph Ongkeko** | (855) 367-8877 | rongkeko@valuerockrealty.com | valuerockrealty.com
 18301 Von Karman Avenue, Suite 850, Irvine, CA 92612

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CVS

21572 Plano Trabuco Rd, Trabuco Canyon, CA 92679



PROPERTY DETAILS

GLA 17,938 SF (+5,914 SF mezz)
 Land Size 1.66 Acres

SURROUNDING DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	18,762	50,315	110,016
Average Income	\$152,024	\$173,785	\$172,230



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