

# Wal-Mart sees Marketside as \$10bn chain

Reported by Financial Times in New York, Published: August 7 2008

**The world's largest retailer, says the new small Marketside grocery stores it is to launch this autumn could expand to a chain of more than 1,000 stores, delivering \$10bn-plus in annual sales.**

## **Arizona Locations Grand Opening October 3, 2008**

### **DEAL POINTS**

- Wal-Mart Corporation Lease Signed by Parent Company, Not a subsidiary, Holding Company, or LLC
- Signalized **HARD** Corners in Master Planned Communities with Great Demographics, Intrinsic Value, and Minimal Competition
- Large Lots, Good Signage, Great Ingress/Egress, Great Visibility
- Absolute Net Lease, No Landlord Responsibilities, Rent Increases
- Below Market Rent which almost guarantees future upside.. **consider that...zero management single tenant deals with the world's largest retailer and upside..**
- Wal-Mart in Possession of Premises, Paying Rent, & **Opening for Business OCTOBER 3, 2008**
- Newly Remodeled - New Paint, Facade, Signage, New Flooring, Walls. The motif of the store rivals that of Whole Foods or Bristol Farms. This remodel was not a lipstick and blush remodel, they gutted these buildings and added new finishes.
- Locations include High Tech Efficient Check Out counters, Deli, & Bakery
- **Rare Opportunity** to Buy Wal-Mart at Low Price Point and be one of the first to own this new concept.

**it's SIMPLE...better CREDIT, better LEASE STRUCTURE, better PRICE/SF, better RENT/SF than Walgreens, CVS, Rite Aid or any other comparable...**

**SELLER WILL RESPOND TO ALL REASONABLE OFFERS WITHIN 24 HOURS**