

CORPORATE GUARANTEE

VETERINARY HOSPITAL & SURGERY CENTER

OFFERING MEMORANDUM



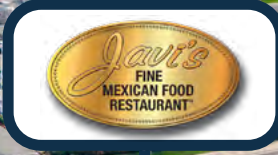
NEW CONSTRUCTION

OAKDALE, CALIFORNIA

CRI REAL ESTATE



HOUSING DEVELOPMENT



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EXECUTIVE SUMMARY



LOCATION

156 N Maag Ave
Oakdale, CA 95361

OFFERING SUMMARY

Sale Price	\$7,950,000
Net Operating Income	\$478,166
Cap Rate	6.01%
Building SF	±13,000
Lot Size SF (Acres)	±58,370 (1.34 Acres)
Year Built	2023
Parking	52 Spaces

LEASE TERMS

Commencement	11/07/2024
Lease Expiration*	11/30/2034
Lease Term	10 Years
Lease Type	NN
Tenancy	Single
Corporate Guarantor	Vetcor Aquisition, LLC.
Property Taxes	Landlord
Monthly Rent	\$47,000
Rental Increases	2% Annual Increases
Renewal Options	Two 5-Year @ 2% Annual Increases

*BUYER TO VERIFY ANY AND ALL LANDLORD RESPONSIBILITIES IN LEASE AT BUYER'S SOLE DISCRETION INCLUDING PROPERTY TAXES.

INVESTMENT HIGHLIGHTS



[Property Video](#)
[\(CLICK HERE\)](#)



National Tenancy

- Founded in 1997, VetCor supports 850+ veterinary practices across the U.S. and Canada.
- The global veterinary services market is anticipated to exceed \$208.34 billion by 2032.



2023 Construction

- Newly constructed ground-up building.
- Roof & HVAC warranties. Buyer to verify any and all warranty transfers.



Recession Resistant

- Veterinary hospitals demonstrate resilience to economic downturns and e-commerce trends impacting conventional retail properties.
- There are annual 2% rental increases in place to safeguard against inflation.



Pride of Ownership

- Strategically situated in a vibrant daytime employment area, surrounded by established corporate headquarters, distribution centers, and regional offices plants.
- Historical company presents with established clientele.



Minimal Responsibilities

- This investment opportunity presents a primarily passive, 10-year investment for both local and national investors.
- Long-term lease agreements guarantee landlords a steady rental income over an extended period.



Demographics

- The average household income in the area is over \$93,000 +
- This property serves a population of over 31,757 + residents within a 5-mile radius.

LEASE OVERVIEW

Subject lines are approximate

LEASE TERMS

Commencement	11/07/2024
Lease Expiration	11/30/2034
Lease Term	10 Years
Lease Type	NN
Property Taxes	Landlord
Insurance	Tenant / Landlord
Monthly Rent	\$47,000
Rental Increases	2% Annual Increases
Renewal Options	Two 5-Year @ 2% Annual Increases

**BUYER TO VERIFY ANY AND ALL LANDLORD RESPONSIBILITIES IN LEASE AT BUYER'S SOLE DISCRETION.*

RENT SCHEDULE

Term	Monthly Rent	Annualized Rent	Rent Increases
1-12 Months	\$47,000.00	\$564,000.00	2.00%
13-24 Months	\$47,940.00	\$575,280.00	2.00%
25-36 Months	\$48,898.80	\$586,785.60	2.00%
37-48 Months	\$49,876.78	\$598,521.31	2.00%
49-60 Months	\$50,874.31	\$610,491.74	2.00%
61-72 Months	\$51,891.80	\$622,701.57	2.00%
73-84 Months	\$52,929.63	\$635,155.60	2.00%
85-96 Months	\$53,988.23	\$647,858.72	2.00%
97-108 Months	\$55,067.99	\$660,815.89	2.00%
109-120 Months	\$56,169.35	\$674,032.21	2.00%



TENANT PROFILE



Established in 1979 by Dr. Cal and Robin Cadmus, Oakdale Veterinary Group (OVG) has deep roots in Stanislaus County. Since its inception, OVG has emerged as a rapidly expanding, one-of-a-kind veterinary hospital offering specialized healthcare for pets nationwide. Under the new leadership of Dr. Trathan and his wife, Madison Trathan, since 2016, OVG has thrived even further. In June 2023, OVG proudly unveiled its state-of-the-art facility. With a skilled team of doctors and dedicated staff, our commitment to exceptional care shines through in every interaction.

- OVG has 7,000+ clients and growing.
- OVG has historical business presence from the companies inception in 1979, servicing clients from all over the US.



Founded in 1997, VetCor is a nationwide network of community-focused veterinary practices committed to delivering exceptional care for pets while supporting the well-being of their teams and communities. With a collaborative approach, each practice is empowered to retain its unique identity and local connections, fostering a warm, trusted environment for pet care. VetCor continuously invests in resources, training, and wellness initiatives, ensuring each clinic can grow and thrive as part of a supportive network.

- VetCor operates over 850 veterinary hospitals across the United States and Canada.
- VetCor is dedicated to promoting work-life balance, career growth, and continuing education for its veterinary teams.



INTERIOR PHOTOS



PHOTOS



FLOORPLAN

[3D Tour
\(CLICK HERE\)](#)



MARKET OVERVIEW

Stanislaus County

Welcome to Oakdale, a vibrant city nestled in the heart of Stanislaus County, California. Oakdale offers a perfect blend of small-town charm and modern amenities, making it an ideal place to call home. With a population that values community and connection, Oakdale boasts a diverse demographic profile, including families, young professionals, and retirees alike. Employers in the area span various industries, from agriculture to healthcare, with prominent companies such as Foster Farms, Sconza Candy Company, and Oak Valley Hospital providing opportunities for employment and growth. Surrounded by picturesque landscapes and a thriving economy, Oakdale and Stanislaus County offer an inviting atmosphere for residents and businesses alike. Come discover the warmth and opportunity that Oakdale has to offer.



Stanislaus

Population

550,842

Stanislaus

Median Household Income

\$68,368

Stanislaus

Median Property Value

\$338,300

Stanislaus

Employed Population

234,325

Oakdale

Population

23,016

Oakdale

Median Household Income

\$72,479

Oakdale

Median Property Value

\$354,400

Oakdale

Employed Population

10,100

AERIAL MAP

Stockton Metropolitan Airport

156 N Maag Ave
Oakdale, CA 95631

Oakdale Golf and Country Club

COSTCO WHOLESALE
LOWE'S

HOBBY IN-SHAPE
LOBBY FAMILY FITNESS
BARNES & NOBLE
ROSS DRESS FOR LESS Walmart TARGET
Asian MARKET Orangetheory Habit
Burlington PETSMART
SAFARI

Ball Metal Food & Hsehd Products
ConAgra Foods Inc
Sconza Chocolates

Raley's Save Mart
Auto Zone DOLLAR TREE
KFC TSC Wendy's
McDonald's BURGER KING Starbucks

BIG LOTS! goodwill TARGET
TJ-maxx BEST BUY
Michaels Applebees
ROSS PETSMART
DRESS FOR LESS

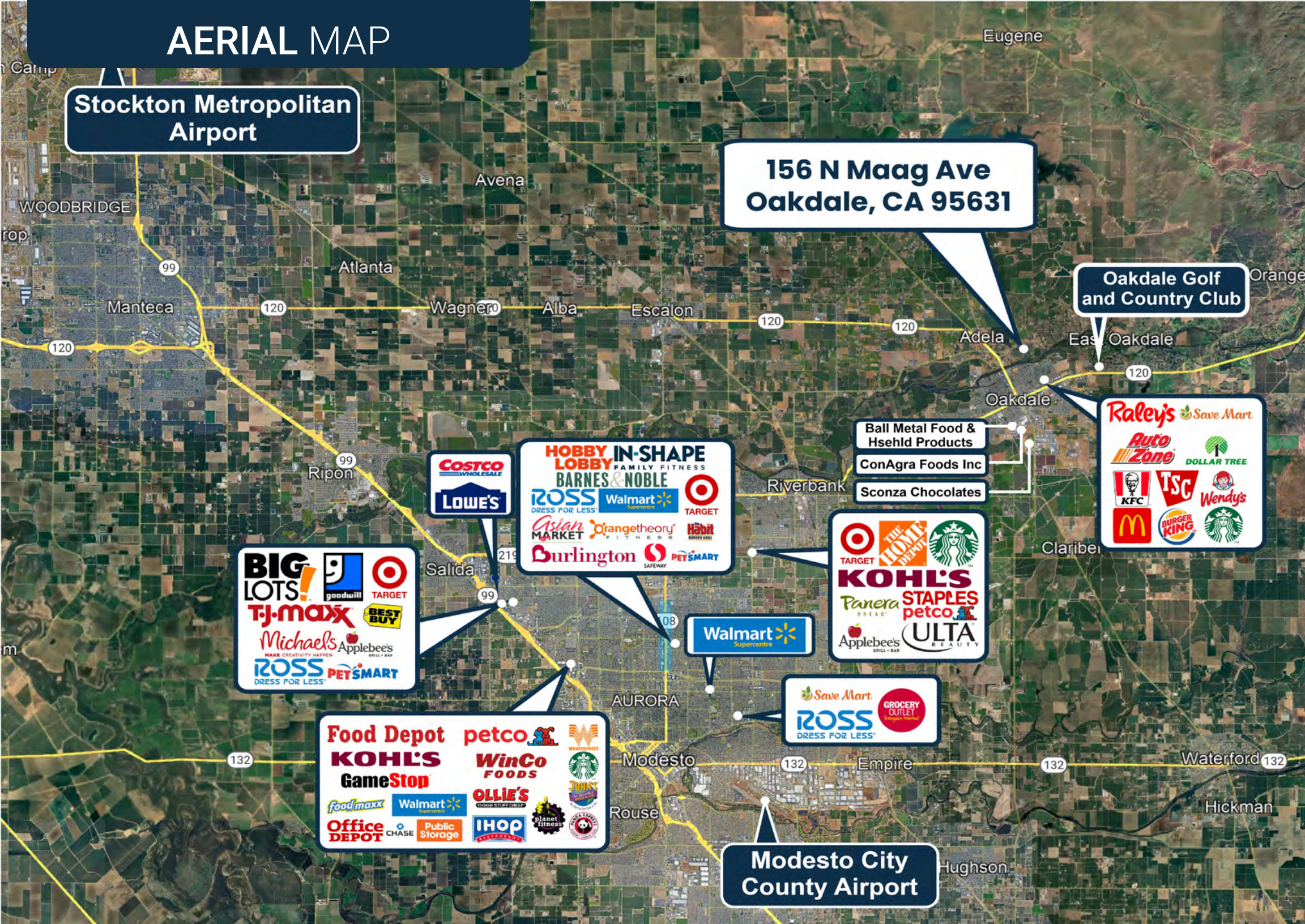
TARGET THE HOME DEPOT Starbucks
KOHL'S
Panera STAPLES petco
Applebees ULTA BEAUTY
GRILL + BAR

Walmart Supercentre

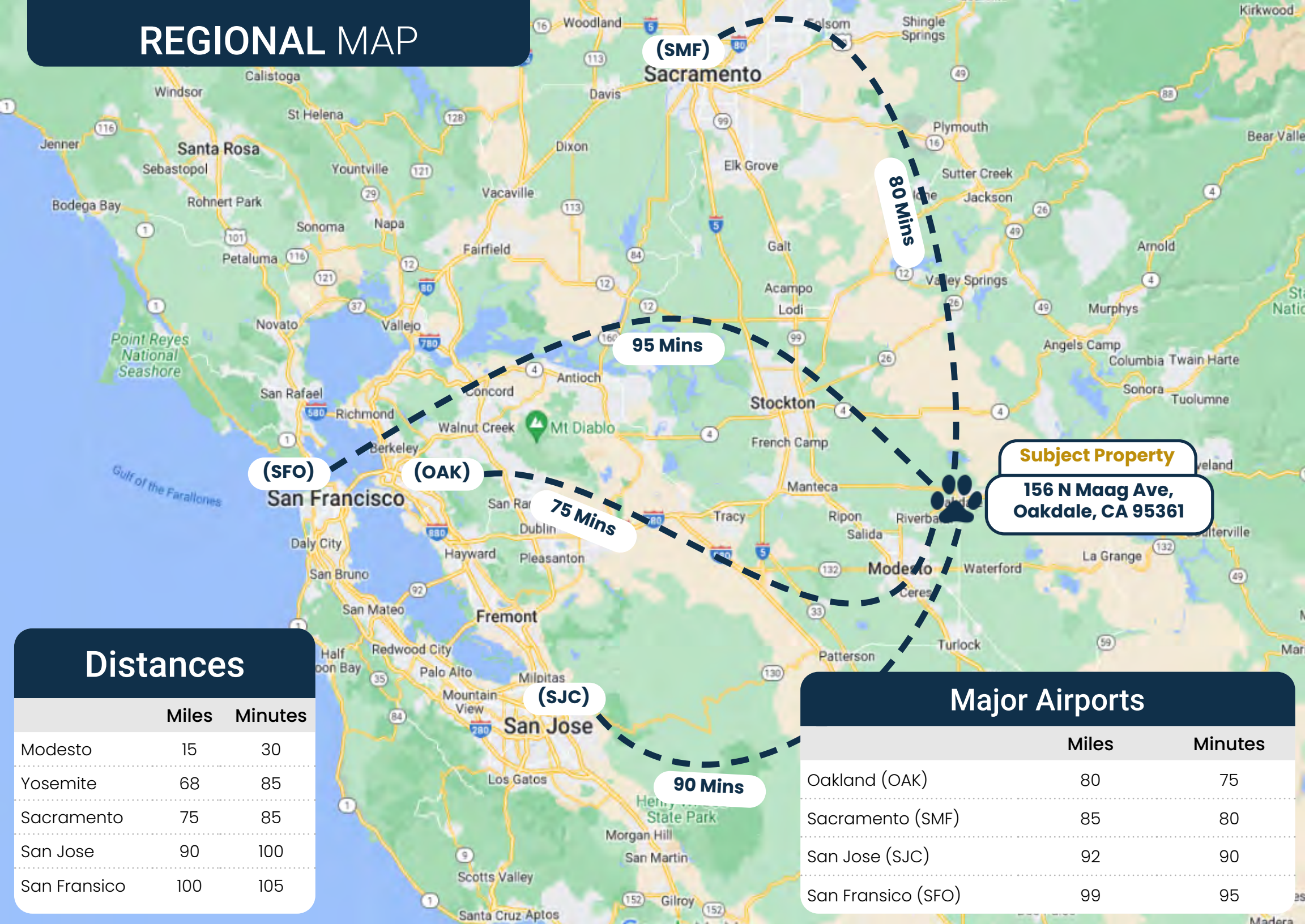
Food Depot petco
KOHL'S WinCo FOODS
GameStop Starbucks
food maxx Walmart
Office DEPOT CHASE Public Storage IHOP planet fitness

Save Mart
ROSS DRESS FOR LESS
GROCERY OUTLET

Modesto City County Airport



REGIONAL MAP



Subject Property

**156 N Maag Ave,
Oakdale, CA 95361**

Distances

	Miles	Minutes
Modesto	15	30
Yosemite	68	85
Sacramento	75	85
San Jose	90	100
San Fransico	100	105

Major Airports

	Miles	Minutes
Oakland (OAK)	80	75
Sacramento (SMF)	85	80
San Jose (SJC)	92	90
San Fransico (SFO)	99	95

DEMOGRAPHICS

	3 - Mile	5 - Mile	10 - Mile
Population			
2010 Population	24,691	28,724	127,636
2023 Population	27,538	31,757	138,741
2028 Population Projection	27,939	32,174	140,414
Annual Growth 2010-2023	0.9%	0.8%	0.7%
Annual Growth 2023-2028	0.3%	0.3%	0.2%
Households			
2010 Population	8,807	10,217	42,782
2023 Population	9,741	11,217	46,344
2028 Population Projection	9,868	11,350	46,880
Annual Growth 2010-2023	0.5%	0.4%	0.3%
Annual Growth 2023-2028	0.3%	0.2%	0.2%
Income			
Avg Household Income	\$93,512	\$95,758	\$98,745
Median Household Income	\$65,046	\$66,380	\$75,057
\$25,000 - 50,000	2,018	2,232	9,169
\$50,000 - 75,000	1,532	1,758	8,092
\$75,000 - 100,000	1,036	1,176	5,688
\$100,000 - 200,000	2,271	2,673	13,245
\$200,000+	988	1,209	4,253
Housing			
Median Home Value	\$333,393	\$364,315	\$375,030
Median Year Built	1985	1984	1987

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