# BestMed Urgent Care

Northmarq on behalf of Ownership as its exclusive advisor, is pleased to offer for sale, the fee-simple interest in the single-tenant urgent care facility located at 1890 Northwest 6th Street in Grants Pass, Oregon (the "Property"). The Property is leased to Community Care Partners, LLC, DBA BestMed Urgent Care, and corporately guaranteed by CCP Holdings, LLC. BestMed is

a leading provider of urgent care, primary care, and occupational medicine services in the Western U.S. with 37 clinics across 5

states. BestMed is a part of the CCP network, a physician-owned and managed group of urgent care and primary care clinics that

currently operates 107 facilities under 4 banners across 7 states & is one of the fastest-growing companies in the country with 387%

Built in 2023, the Property is operating under a new 15-year NNN lease running through January 2038, followed by two, five-year

option periods. The lease features virtually no Landlord responsibility (structural obligations largely mitigated given new construction)

and includes 2.00% annual rental increases. The Property is positioned along a three-lane state highway (Oregon Hwy 99) two

blocks from the I-5 Interchange (28,400+ VPD). The retail market is dense, with no developable land remaining in the immediate area. Recent developments nearby include a new Hampton Inn & Suites as well as In-n-Out Burger's second location in the state of Oregon. Additionally, BestMed is one of only two urgent care facilities within a 26-mile radius, the only facility operated under

Grants Pass has grown by double-digit percentages in 14 of the last 15 decades, including 13.5% growth from 2010 to 2020 and

growth over the last 3 years. CCP is the 9th-largest independent urgent care operator in the U.S. as of May 2024.

1890 NW 6th Street | Grants Pass, Oregon







#### Corporate Guaranty

CCP Holdings, LLC (107 Units) \$250M+ Annual Revenue



### Top 10 Fastest-Growing City In Oregon

10 Straight Decades of Double-Digit % Growth 125.6% Growth Since 1990



#### Long-Term, NNN Lease

Began February 2023 12+ Years of Base Term Remaining



#### **Brand New 2023 Construction**

Build-to-Suit to Tenant's Specs



## **Contractual 2.00% Rent Increases**

Contractual Rent Growth



## **Densely Populated & Affluent Submarket**

52K+ Population (5-Mi)

\$84K+ Avg HHI (1-Mi) | 19.95% Growth by 2028



#### **Main & Main Location**

On 3-Lane State Highway (12k+ VPD)
Adjacent to Interstate 5 (28k+ VPD)



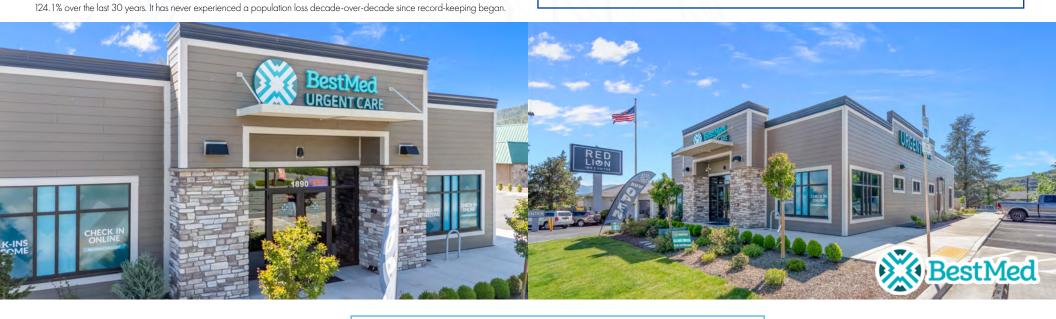
#### **Minimal Competition & Critical Need**

1 of 2 Urgent Care Facilities in 26-Mile Radius And the Only National Brand in the Market



#### **Dense Market with Recent Developments**

No Remaining Undeveloped Land in Immediate Area Recently Built Hampton Inn, In-n-Out, Local Brewery & More





The Offering

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a national banner, and the only freestanding facility with roadway frontage.



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