

BestMed Urgent Care

1890 NW 6th Street | Grants Pass, Oregon

The Offering

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

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

Grants Pass has grown by double-digit percentages in 14 of the last 15 decades, including 13.5% growth from 2010 to 2020 and 124.1% over the last 30 years. It has never experienced a population loss decade-over-decade since record-keeping began.

\$2,948,000
OFFERING PRICE

6.50%
CAP RATE (YEAR 1)



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



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