



Keegan & Coppin  
COMPANY, INC.

FOR SALE

17120 PLACER HILLS ROAD  
MEADOW VISTA, CA

NNN LEASED INVESTMENT

7.7% AVG. CAP THROUGH TERM



Go beyond broker.

PRESENTED BY:

MIKE THOMASON, SREA  
LIC # 01330583 (707) 664-1400, EXT 309  
MTHOMASON@KEEGANCOPPIN.COM





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17120 PLACER HILLS ROAD  
MEADOW VISTA, CA

## NNN LEASE INVESTMENT





## PROPERTY INFORMATION



17120 PLACER HILLS ROAD  
MEADOW VISTA, CA

### NNN LEASE INVESTMENT

- Safe, Passive Single-Tenant NNN Investment Opportunity
- Long-Term Lease with Standard & Poor “A” Credit Rating
- Long Established (1948), Recession-Proof, Corporate-Backed Veterinary Tenant
- Zero Foreseeable Expenses
- Beautiful Meadow Vista, CA Location

## OFFERING TERMS

### **SALE PRICE**

\$1,800,000

### **BUILDING SIZE**

3,639 +/- sq. ft.

### **CURRENT RENT**

\$10,196.09 per month

\$122,356.91 per year

### **TERMS**

NNN

Leased through 3/10/32

2 x 5-year options

3% annual increases

### **CAP RATE**

6.8%

7.7% Average Through Term

### **APN**

074-162-013-000

### **LOT SIZE**

1 Acre

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# FINANCIAL OVERVIEW: RENT ROLL



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## NNN LEASE INVESTMENT

Tenant	Sq. Ft.	Lease Type	Monthly Rent	Rent per Sq. Ft.	Occupancy	Lease Start	Lease Expiration	Annual Increases	Options
PetVet Care Centers	3,639	NNN	\$10,196.09	\$2.72	100%	3/11/2022	3/10/2032	3%	2 x 5 years
<b>ANNUAL TOTAL</b>			<b>\$122,356.91</b>						

## TENANT PROFILE

Meadow Vista Veterinary Clinic has been providing families and their pets with compassionate vet care since 1948. MVVC was recently acquired by and became part of “PetVet Care Centers” who owns over 450 PetVet Care Centers and hospitals nationwide.

In 2019, PetVet Care Centers was acquired by KRR (NYSE: KRR), a New York-based equity firm that owns and manages a wide variety of assets and investments. It is one of the largest alternative asset managers in the world with \$510 billion in total assets, including \$415 billion in fee-earning assets under management. KKR has a Standard and Poor’s credit rating of “A” and has a current market cap of over \$68 billion.

[meadowvistavet.com](http://meadowvistavet.com)

[petvetcarecenters.com](http://petvetcarecenters.com)

[KKR.com](http://KKR.com)

## STRUCTURE/BUILDING

The recent remodel was a complete redo. Additions included a 700 sq. ft. expansion of the lobby, brand new grooming and boarding facilities, new roof and HVAC units, multiple private offices, Lab, Pharmacy, Radiology, Dental suite, expanded break room, new flooring, lighting, and paint (interior and exterior). Wells Construction completed the redo at an expense of over \$750,000.

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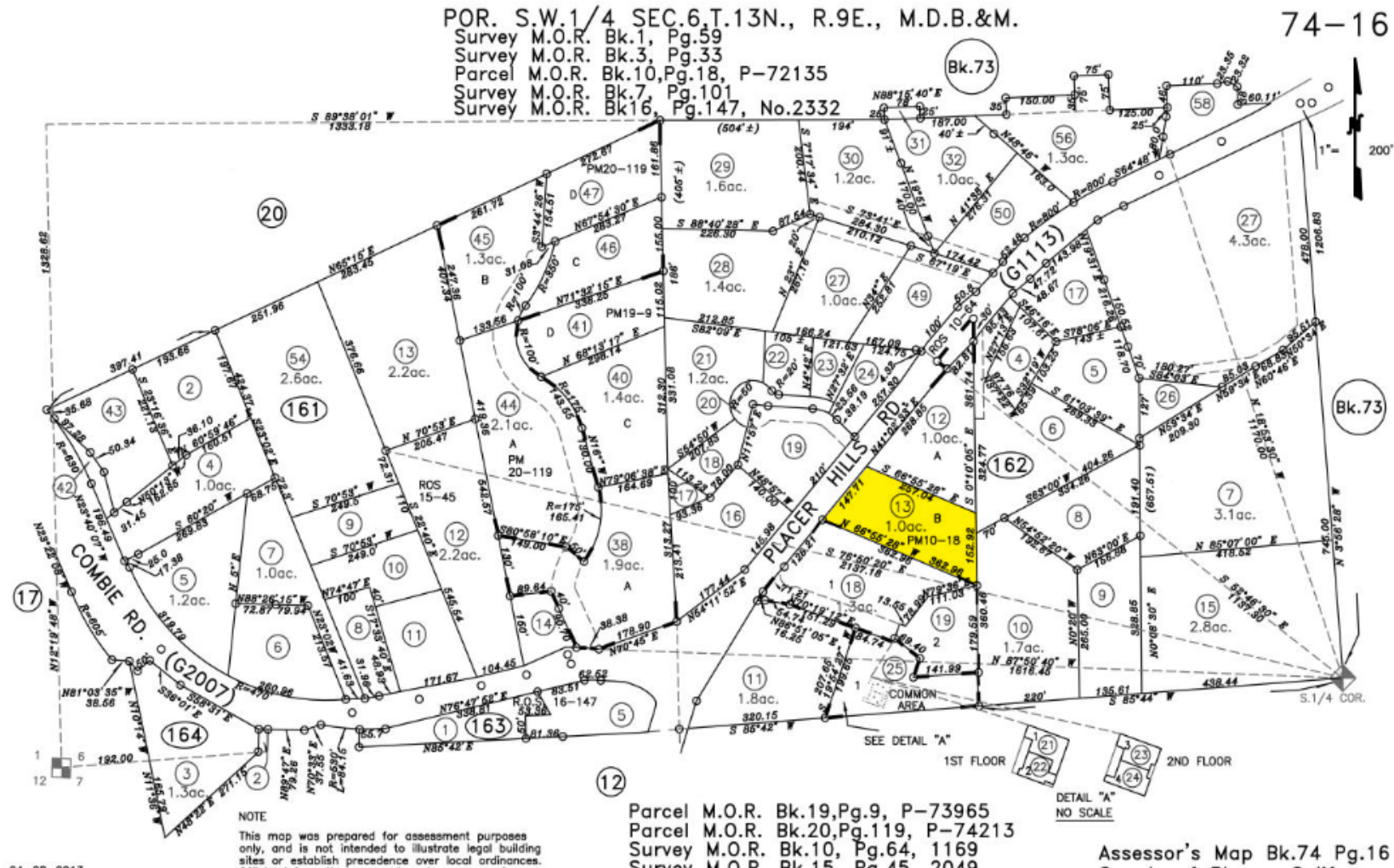


# PARCEL MAP



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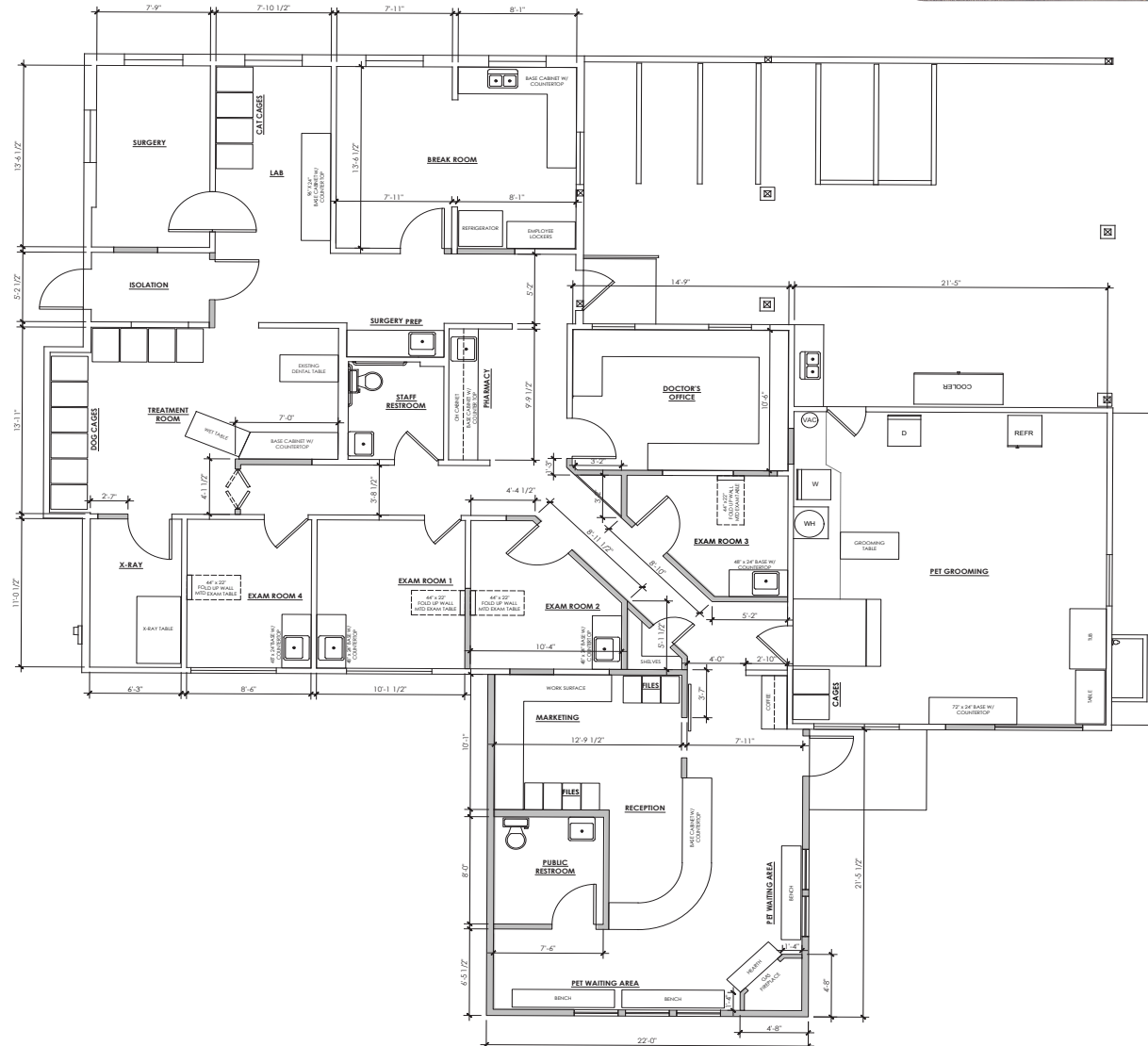


# FLOOR PLAN



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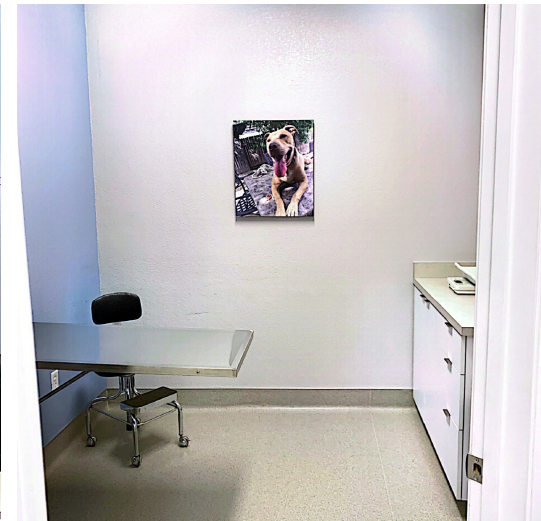


## PROPERTY PHOTOS



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## AREA DESCRIPTION



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#### DESCRIPTION OF AREA

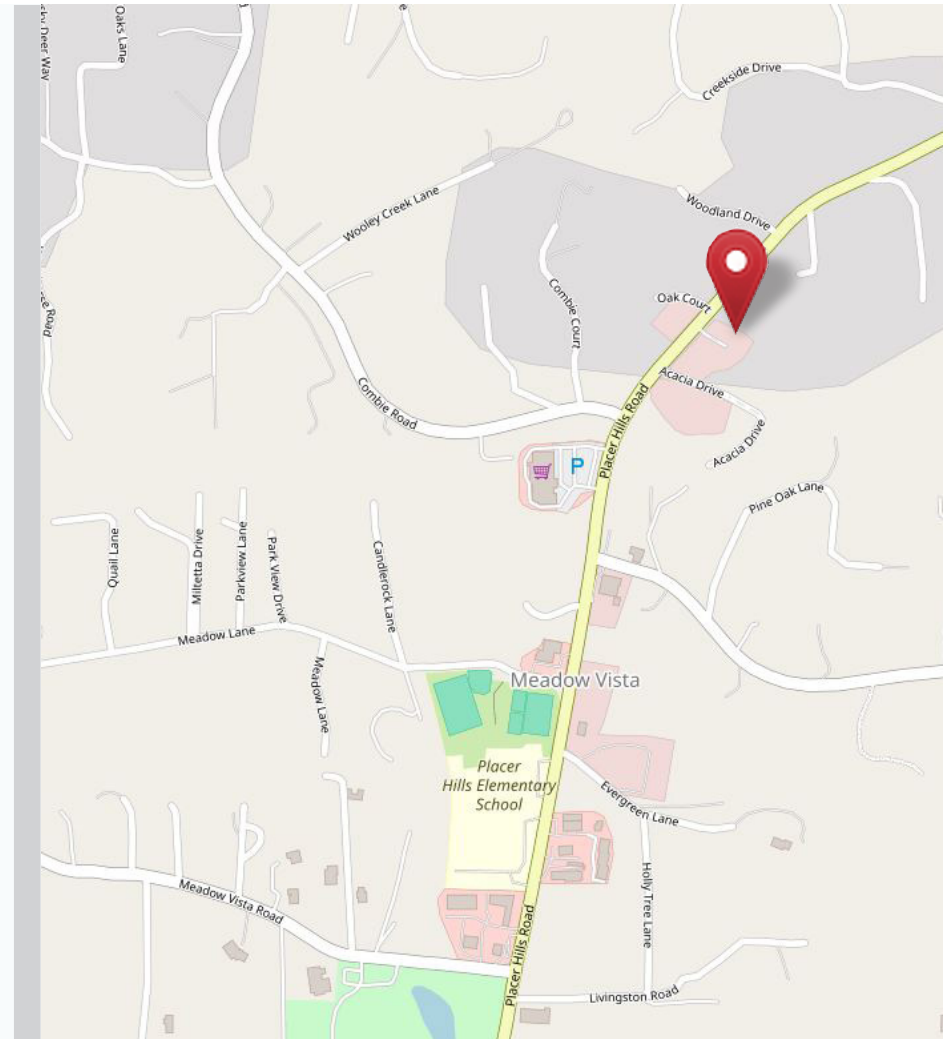
Located about 7 miles North East of Auburn in Placer County, Meadow Vista is a part of Sacramento, Arden, Arcade, Roseville metropolitan area. This hamlet is composed of rural ranches, modest bungalows, magnificent mansions, commercial strips, office hubs, schools and recreation facilities like the highly rated Winchester Country Club and Golf Course. Below the Snow and above the Fog.

#### NEARBY AMENITIES

- Close proximity to all services
- Plentiful outdoor activities
- Highly rated schools

#### TRANSPORTATION ACCESS

- Steps to Highway 80 and 5 minutes to Auburn
- 30 minutes to Ski Resorts
- 30 minutes to Sacramento.



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## ABOUT KEEGAN & COPPIN



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# Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.  
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