SPIRA CARE™ | Kansas City

KANSAS CITY, MISSOURI

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

OFFERED AT $5,922,000
5.25% CAP RATE

CORPORATE BLUE CROSS AND BLUE SHIELD OF KANSAS CITY LEASE

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

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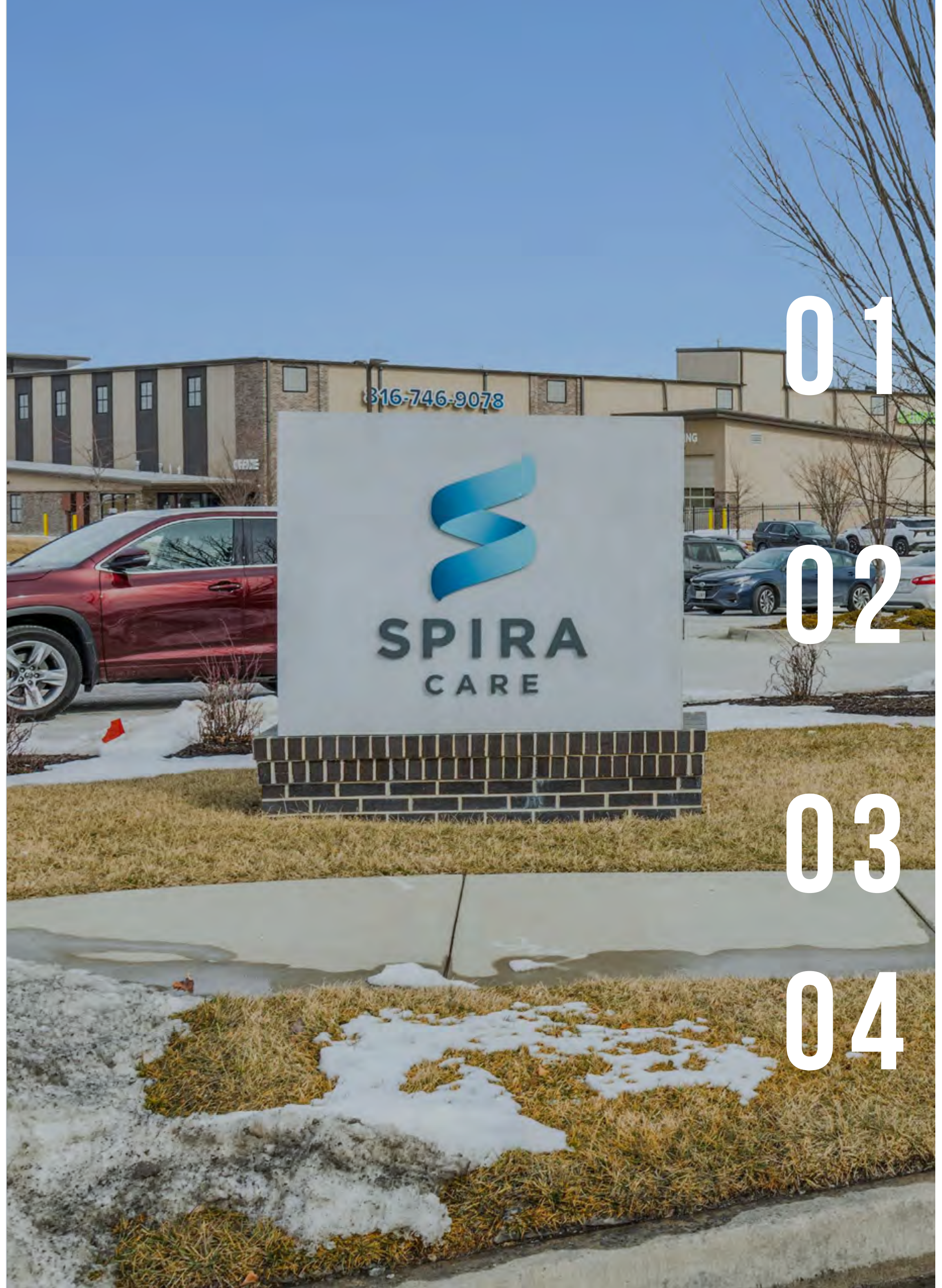

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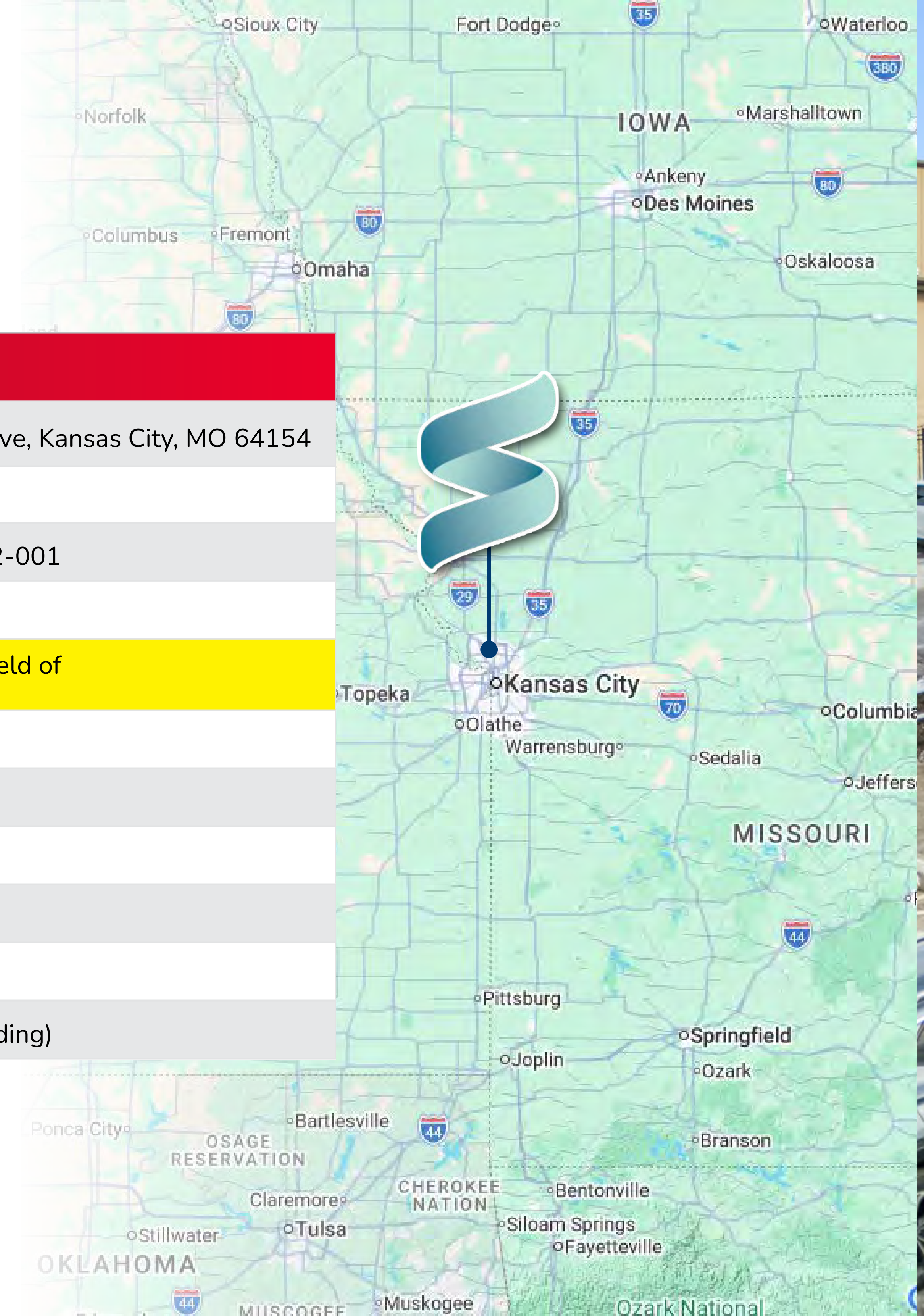
OFFERING SUMMARY

LIST PRICE	CAP RATE	NOI/MONTH	NOI
$5,922,000	5.25%	$25,907	$310,895

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	8765 N Ambassador Drive, Kansas City, MO 64154
Property Type	Medical Office
Parcel No.	19-30-06-400-026-002-001
Tenant	Spira Care (Corporate)
Guarantor	Blue Cross and Blue Shield of Kansas City (Blue KC)
Building Size (GLA)	11,950 SF
Stories	1
Land Size	2.3 AC
Parking Ratio	7.7/1,000
Year Built	2019
Ownership	Fee Simple (Land & Building)



Kansas City

Operator:	Blue Cross and Blue Shield of Kansas City (Blue KC)
Members:	±1 Million
Headquarters:	Kansas City, MO
Operating Areas:	Kansas
Premium Revenue:	$2.9B (2023)
Fees & Other Revenue:	$208M (2023)
Total Revenue:	$3.1B (2023)

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INVESTMENT HIGHLIGHTS

STRONG CORPORATE LEASE

Fully guaranteed by Blue Cross & Blue Shield of Kansas City (Blue KC) | $3.14 Billion in Estimated Revenue

- Spira Care Primary Care Centers are owned and operated by Blue Cross and Blue Shield of Kansas City (Blue KC).
- Spira Care has been recognized as a 2025 Gold Award Winner for Best Primary Care in Kansas City.
- Blue KC has been providing healthcare services to the Kansas City metro for 85 years, serving nearly 1 million members and generating $3.14 billion in revenue.
- Blue KC dominates the Kansas City metro with over 50% market share.

MINIMAL LANDLORD RESPONSIBILITIES

Class "A" construction | 15-year roof warranty in place

- The Class "A" property was built in 2019, with significant Blue KC improvements in the property, totaling several million dollars.
- Original 10-year lease, with over 4 years remaining – Featuring 10% rent increases every 5 years.
- The property features a 15-year roof warranty and construction warranties limiting landlord obligations.

SPIRA CARE – PRIMARY CARE CENTER

Proximity to St. Luke's North Hospital (160 beds)

- Blue KC launched Spira Care in 2018 as an advanced primary care provider focused on innovation, combining cost-effective care and exceptional coverage.
- Spira Care centers offer access to primary care for the whole family, treatment of minor injuries and illnesses, behavioral health support, chronic condition management, comprehensive medication management, and diabetes care support.
- The property is located just down the street from the 160-bed St. Luke's North Hospital campus.
- Adjacent to the property is the $55 million, 264-unit Tiffany Springs Senior Living Community and SageGrove at Tiffany Springs Assisted Living Community.

STRATEGIC LOCATION

Strong traffic and retail corridor

- The property is located at the crossroads of I-29 (70,000 VPD) and Hwy 152 (36,500 VPD), two major north–south and east–west corridors through Kansas City.
- Spira Care is strategically located at the center of one of the main retail hubs in northwest Kansas City.
- Per Placer.ai, the Tiffany Springs retail hub has more than 17.3 million visitors annually. Major national tenants include Target, Home Depot, Walmart Supercenter, Lowe's, Aldi, Best Buy, JCPenney, Hobby Lobby, Hy-Vee, Menards, Dick's Sporting Goods, Academy Sports, Chick-fil-A, and Raising Cane's.

STRONG GROWTH MARKET

Close proximity to Kansas City International Airport

- Kansas City is the most populous city in the state of Missouri, with a population of over 500,000 people.
- The property is located just 6 miles from Kansas City International Airport, which recently underwent $1.5 billion in renovations, including a new 1 million square-foot terminal with 40 new gates and a parking garage.
- Diverse developments, including apartments, retail, entertainment venues, industrial projects, and data centers, are expanding throughout northwest Kansas City.
- Highlighted projects include the 3.72 million square-foot Tiffany Springs Logistics Park; Tiffany Springs Park, a 1,000-acre park with trails, sports fields, a golf course, and conference center; and the $46.5 million, 230-unit Tiffany Square apartment project.

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LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	$310,895
Rent Commencement	1/1/2020
Lease Expiration	12/31/2029
Original Lease Term	10 Years
Lease Term Remaining	4 Years
Options to Renew	(2)-5 Year
Rent Increases	10% Every 5 Years
Lease Type	NN
LL Responsibilities	Roof & Structure* - Tenant Reimburses Insurance and Property Tax

*15-Year Roof Warranty in Place

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM

	TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
	Years 1 - 5	1/1/2020	12/31/2024	$282,632	$23,553	$23.65	10%
Current Term	Years 6 - 10	1/1/2025	12/31/2029	$310,895	$25,908	$26.02	10%

RENEWAL OPTIONS - (2) 5-YEAR

TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF	Rent Increase
Option 1	1/1/2030	12/31/2034	$341,985.00	$28,499	$28.62	10%
Option 2	1/1/2035	12/31/2039	$376,183.00	$31,349	$31.48	10%

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PROPERTY SUMMARY

LOCATION MAP


MARKET AERIAL
SUBJECT PROPERTY
SPIRA CARE
N Ambassador Dr - 20,300 VPD
152
152 36,800 VPD
29 66,100 VPD
169 25,900 VPD
W Barry Rd
NE Barry
Green Hills Rd
N Mace Rd
HONDA LEXUS HARLEY-DAVIDSON
WHATABURGER FirstWatch The Daytime Café Andy's Frozen Custard
ALDI THE HOME DEPOT TARGET Marshalls PETSMART five BEL♥W JCPenney
BOOT BARN ULTA BEAUTY CHUCK E. CHEESE Guitar Center FIVE GUYS
bundt crumbl cookies SALLY BEAUTY SUPPLY golden corral LESLIE'S
30+ RETAIL
U-HAUL
STORTROPOLIS SELF-STORAGE
Cane's BioLife The better wash
QT QuikTrip
MENARDS
ZONA ROSA
Dillard's AMERICAN EAGLE OUTFITTERS TORRID
CHICO'S SEPHORA LOFT
BARNES&NOBLE BOOKSELLERS OLD NAVY Michaels AT&T
Red Robin DICK'S SPORTING GOODS BUFFALO WILD WINGS IHOP
50+ RETAIL
ST. LUKE'S MEDICAL CENTER
BOARDWALK SQUARE
Walmart Supercenter LOWE'S
HOBBY LOBBY Panera BURGER KING
SUBWAY Wendy's AutoZone
20+ RETAIL
Super 8 QT QuikTrip SMOOTHIE KING
Bank of America POPEYES Arby's JIMMY JOHN'S LA QUINTA
HyVee PANDA EXPRESS
HONEYBAKED HAM
CVS Kwik Kar iStorage
TOWER CENTER
DOLLAR GENERAL O'Reilly AUTO PARTS
enterprise Pizza Hut
20+ RETAIL
BARRYWOODS CROSSING
ROSS DRESS FOR LESS amc THEATRES BEST BUY
DAVID'S BRIDAL Chick-fil-A
TEXAS ROADHOUSE Freddy's FROZEN CUSTARD & STEAKBURGERS Chili's
DISCOUNT TIRE MATTRESS FIRM
20+ RETAIL
PLATTE PURCHASE MIDDLE SCHOOL
CENTRAL BANK SPORTING COMPLEX
BARRY ELEMENTARY
PATHFINDER ELEMENTARY
Wendy's QT QuikTrip McDonald's
JIMMY JOHN'S SUBWAY Pizza Hut
verizon
DUNKIN' DONUTS Culver's TACO BELL
FLOOR & DECOR TILE • WOOD • STONE
COSTCO WHOLESALE
DUTCH BROS Andy's Frozen Custard
Olive Garden Chick-fil-A
Red Lobster WHATABURGER
OAK BERRY CENTER
at home Price Chopper planet fitness
SMOOTHIE KING TACO BELL DOLLAR TREE
PLATO'S CLOSET
Arby's DQ Southern BANK
10+ RETAIL
savers
The better wash QT QuikTrip
BARRY TOWNE
ROSS DRESS FOR LESS OLLIE'S Bargain OUTLET GOOD STUFF CHEAP
KOHL'S CHIPOTLE
ULTA BEAUTY petco Bath & Body Works
15+ RETAIL
CVS
METRO NORTH SQUARE
KFC Casey's POWERPLAY ENTERTAINMENT CENTER
Glass THRIFT STORE
10+ RETAIL
OAK PARK HIGH SCHOOL
Casey's
ALDI PAPA JOHN'S

PROPERTY PHOTOS

PROPERTY PHOTOS

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AERIAL OVERHEAD

AERIAL NORTHEAST

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AERIAL WEST

AERIAL EAST

AERIAL SOUTHWEST

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TENANT OVERVIEW

Kansas City

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ABOUT SPIRA CARE

SPIRA CARE™

Trade Name:	Spira Care
Industry:	Medical
Revenue (2025):	US $7.5 Million (est.)
Area Served:	Kansas
Locations:	9
Employees:	80+
Corporate Headquarters:	Olathe, KS
Website:	spiracare.com

±$7.5 M
REVENUE

80+
EMPLOYEES

9
LOCATIONS

ABOUT BLUE CROSS & BLUE SHIELD OF KANSAS CITY

Kansas City

Trade Name:	Blue Cross & Blue Shield of Kansas City (Blue KC)
Industry:	Medical
Revenue (2024):	US $3.14 Billion (est.)
Area Served:	Kansas City
Members:	±1 Million
Employees:	800+
Corporate Headquarters:	Kansas City, MO
Website:	bluekc.com

±$3.14 B
REVENUE

800+
EMPLOYEES

±1 M
MEMBERS

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AREA OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION	9,990	47,688	120,287
HOUSEHOLDS	4,616	20,957	50,858
EMPLOYEES	4,743	20,294	40,679
MEDIAN AGE	35.8	37.5	37.1
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE	$129,847	$121,467	$120,614
MEDIAN	$104,833	$100,279	$96,699
EXPENDITURE	**1 MILE**	**3 MILE**	**5 MILE**
TOTAL	$498.59 M	$2.27 B	$5.49 B
EDUCATION	$11.75 M	$52.85 M	$127.17 M
HEALTHCARE	$27.96 M	$132.05 M	$322.81 M
ENTERTAINMENT	$28.23 M	$128.76 M	$312.91 M

DRIVE TIMES

RTE 152.................................**4 MIN**
INTERSTATE 29 ....**6 MIN**
US 169....................................**7 MIN**
KANSAS CITY ....**22 MIN**

TRAFFIC COUNTS

NORTH AMBASSADOR DR..**20,300 VPD**
RTE 152........................**36,800 VPD**
I-29 ....**66,100 VPD**
US 169............................**25,900 VPD**
NW SKYVIEW ....**10,600 VPD**

ABOUT KANSAS CITY, MO

KANSAS CITY, MISSOURI sits at the crossroads of the Midwest, blending a rich commercial legacy with modern economic momentum. From its nationally recognized logistics infrastructure to a growing tech and life sciences presence, the city continues to attract investors and occupiers seeking long-term growth in a stable, diversified market.

Kansas City's economy is anchored by a diverse and resilient employment base supported by steady population growth and a deep regional labor pool. The metro benefits from a balanced mix of legacy industries and emerging sectors, including advanced manufacturing, animal health and life sciences, financial services, and technology. A comparatively young and affordable workforce, combined with strong higher-education pipelines from institutions such as the University of Missouri–Kansas City and nearby Big 12 universities, continues to attract corporate expansions and relocations.

UMKC

ABOUT KANSAS CITY, MO

$138B	METRO GDP
2.3M	METRO POPULATION
516K	CITY POPULATION
6	CLASS I RAILROADS

Central Location
Access to 85% of the U.S. population within a two-day drive

Distribution Hub
Part of the Kansas City SmartPort, a major inland port and distribution ecosystem

Business Friendly
Recognized nationally for its favorable business climate and competitive operating costs

Diverse Economy
Strong employment base across logistics, manufacturing, finance, tech, and life sciences

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