

VCA YORBA REGIONAL ANIMAL HOSPITAL



Award-Winning 24/7 Regional Emergency & Referral Animal Hospital Investment Opportunity

8290 E CRYSTAL DR, ANAHEIM, CA 92807



OFFERING MEMORANDUM

km Kidder
Mathews

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VCA YORBA REGIONAL ANIMAL HOSPITAL

8290 E Crystal Dr, Anaheim, CA 92807



SECTION 01

Executive Summary

OFFERING MEMORANDUM



Investment Summary



\$12,695,000

List Price



\$731,397

Total Annual Rent (NOI)



NNN

Lease Type



5.75%

Cap Rate



±4.5 YEARS

Remaining Lease Term



CORPORATE

Lease Guarantor
(VCA Animal Hospitals, Inc.)





Property Highlights

Award-Winning, 16,721 SF Regional Veterinary Hospital

The Property consists of an approximately 16,721-square-foot, freestanding, two-story veterinary hospital purpose-built to support one of Southern California's premier regional veterinary operations. The hospital received Veterinary Economics' Hospital of the Year Award, recognizing it as one of the nation's leading veterinary facilities for its innovative design, operational efficiency, and exceptional patient care environment.

Fully Integrated VCA Animal Hospital & VCA Pet Resort

The Property operates as a fully integrated VCA Animal Hospital and VCA Pet Resort, allowing the tenant to generate revenue from 24/7 emergency care, general practice, specialty medicine, boarding, grooming, and pet wellness services from a single campus. The VCA Pet Resort offers luxury boarding accommodations, professional grooming, daily exercise programs, one-on-one playtime, webcam-equipped suites, and extended pet stays, creating recurring ancillary revenue while strengthening long-term client relationships and increasing repeat customer visits. This diversified operating model enhances the overall value of the real estate and further reinforces the Property's long-term importance to VCA's operations.

2017 Expansion & Renovation

In 2017, the hospital underwent a significant expansion and renovation, increasing the facility to approximately 16,721 SF. The project added approximately 750 SF, including four additional exam rooms, expanded treatment and grooming areas, a dedicated CT imaging suite, reproduction and isolation facilities, and other operational enhancements designed to support increased patient volume and expanded specialty services.

24/7 Regional Emergency & Referral Hospital

Unlike a traditional veterinary clinic that closes in the evenings, VCA Yorba Regional operates 24 hours a day, 365 days a year, providing continuous emergency and critical care services. While many pet owners maintain relationships with local veterinarians for routine wellness care, those practices often refer after-hours emergencies—including trauma, breathing difficulties, toxic ingestions, seizures, and other life-threatening conditions—to regional emergency hospitals like VCA Yorba Regional when their offices are closed. This enables the hospital to serve both its established client base and a broad network of emergency referrals, significantly expanding its trade area and reinforcing the Property's mission-critical role within Southern California's veterinary healthcare infrastructure.

Lease Highlights

Veterinary Centers of America (VCA) Corporate Guaranty

The lease is guaranteed by Veterinary Centers of America (VCA), the nation's largest operator of veterinary hospitals with 1,000+ locations nationwide under the 3,000+ location Mars Veterinary Health umbrella, providing institutional-quality credit backing and long-term operational stability.

Proven Veterinary Hospital Location

The Property has operated as a veterinary hospital for more than 20 years, demonstrating the long-term viability of the location for veterinary healthcare. Significant capital investment—including the 2017 expansion and renovation—and its evolution into the award-winning VCA Yorba Regional Animal Hospital, one of Southern California's premier regional emergency and referral hospitals, underscore the strategic importance of this real estate.

Tenant Responsible for Roof & Major Capital Items

The lease places responsibility for the roof, HVAC, plumbing, sewer, septic, electrical, mechanical systems, property taxes, utilities, landscaping, parking lot, signage, and substantially all maintenance and repairs on the Tenant, significantly limiting landlord responsibilities. The landlord's ongoing obligations are primarily limited to the foundation and structural elements.



Tenant Highlights

VCA Animal Hospitals | Mars Veterinary Health

VCA Animal Hospitals is one of the nation's largest veterinary healthcare providers and a member of Mars Veterinary Health, one of the world's largest veterinary care organizations with more than 3,000 veterinary hospitals and pet care facilities worldwide.

Around-the-Clock Emergency Care

The hospital's emergency department remains staffed 24 hours a day, 365 days a year, allowing pets requiring immediate medical attention to receive care regardless of the time of day. Local veterinary practices that do not provide overnight emergency services frequently direct clients to regional emergency hospitals like VCA Yorba Regional for urgent and life-threatening cases, creating a consistent source of emergency referrals beyond the hospital's own patient base.

Comprehensive Continuum of Care

VCA Yorba Regional provides a complete continuum of veterinary services—including 24/7 emergency and critical care, general practice, specialty medicine, surgery, advanced imaging, CT, ultrasound, boarding, grooming, and pet resort services—all under the VCA brand. This integrated operating model increases client retention, diversifies revenue sources, and enhances the long-term operational importance of the Property by allowing VCA to serve pet owners throughout every stage of their pets' lives.

AAHA & PCSA Accredited Facility

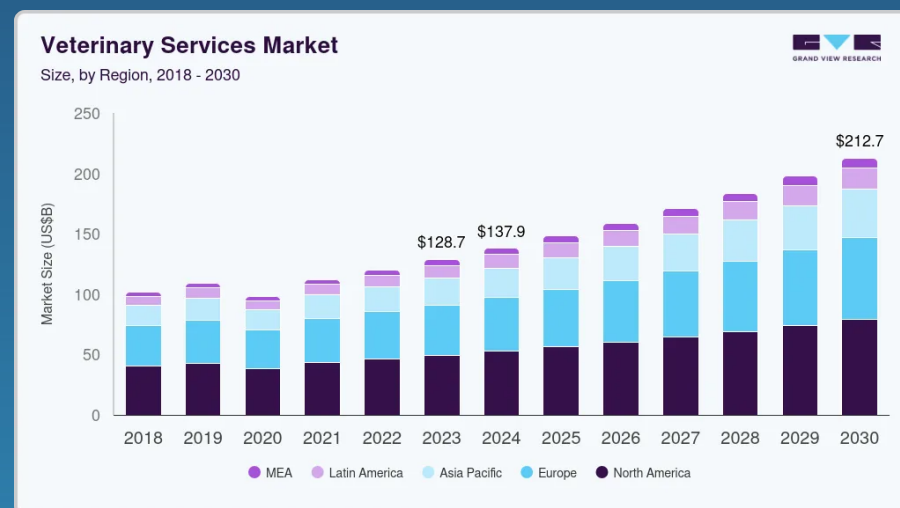
VCA Yorba Regional is AAHA Accredited, reflecting adherence to rigorous standards for medical care, patient safety, equipment, facilities, and hospital operations. The VCA Pet Resort is also Gold Standard Accredited by the Pet Care Services Association (PCSA), demonstrating excellence in boarding and pet care services.

Established Regional Referral Hospital

VCA Yorba Regional is not a traditional neighborhood veterinary clinic. As a regional referral hospital, it serves pet owners and referring veterinarians throughout Orange County and surrounding communities. Regional hospitals typically experience larger trade areas, higher patient volumes, and greater operational importance than standard general-practice facilities.

Longstanding Reputation Throughout Orange County

For decades, VCA Yorba Regional has served pets throughout Anaheim, Yorba Linda, Orange County, and surrounding communities, earning a reputation for advanced medical care, emergency services, and compassionate patient care.



Source: [grandviewresearch.com/industry-analysis/veterinary-services-market](https://www.grandviewresearch.com/industry-analysis/veterinary-services-market)

Location Highlights

Irreplaceable Infill Retail Location Surrounded by National Credit Tenants

The Property occupies a premier location within Savi Ranch, one of Orange County's most established retail corridors. Directly across the street and within a few blocks are an exceptional lineup of nationally recognized retailers including Costco Wholesale, Chick-fil-A, Taco Bell, McDonald's, The Home Depot, Extra Space Storage, PetSmart, Sprouts Farmers Market, DICK'S Sporting Goods, and numerous additional national retailers, restaurants, and service providers. The concentration of high-credit national tenants generates substantial daily consumer traffic, enhances visibility, and reinforces the long-term desirability of the location.

Destination Regional Veterinary Hospital

Unlike a traditional neighborhood veterinary clinic, VCA Yorba Regional draws patients from across Orange County due to its 24/7 emergency services, advanced medical capabilities, specialty equipment, comprehensive continuum of care, and integrated pet resort operations. Its regional referral network, around-the-clock operations, and diversified service offerings create a broad, recurring patient base that extends well beyond the immediate surrounding community, making the Property an exceptionally important operating location for VCA.

Immediate Access to the 91 Freeway

Located just off the Riverside (91) Freeway, the Property provides exceptional accessibility for clients traveling from Anaheim Hills, Yorba Linda, Placentia, Orange, Brea, Fullerton, Chino Hills, Corona, and surrounding communities—an important advantage for a regional emergency hospital.

Affluent Orange County Demographics

The surrounding trade area benefits from affluent household incomes, strong home values, and high rates of pet ownership, supporting continued demand for premium veterinary care, emergency medicine, specialty procedures, boarding, grooming, and pet resort services.

High-Barrier-to-Entry Veterinary Market

Orange County remains one of Southern California's most supply-constrained and desirable real estate markets, characterized by limited development opportunities, high replacement costs, and strong long-term demographic fundamentals.







The Property operates as a fully integrated VCA Animal Hospital & VCA Pet Resort, allowing the tenant to generate revenue from 24/7 emergency care, general practice, specialty medicine, boarding, grooming, and pet wellness services from a single location.





VCA YORBA REGIONAL ANIMAL HOSPITAL

8290 E Crystal Dr, Anaheim, CA 92807



SECTION 02

Financial Overview

OFFERING MEMORANDUM



Lease Abstract

Tenant	VCA Yorba Regional Animal Hospital
Address	8290 E Crystal Dr, Anaheim, CA 92807
Building Size	16,721 SF
Lot Size	45,203 SF (1.04 AC)
Lease Commencement	11/29/2016
Lease End	11/28/2030
Lease Term Remaining	±4.5 years remaining
Lease Type	NNN
Tenant Responsibilities	Tenant is responsible for the roof, HVAC, plumbing, sewer, septic, electrical and mechanical systems, property taxes, insurance, utilities, landscaping, parking lot, driveway, signage, routine maintenance and repairs
Landlord Responsibilities	Landlord is responsible only for maintaining and repairing the building's foundation and structural elements
Rental Increases	2% annual increases
Options	One (1) 7-year option remaining
Guaranty	Corporate - VCA Animal Hospitals, Inc.
Year Built / Renovated	2006 / renovated 2017
Rental Rate/SF	\$43.74
Monthly Base Rent	\$60,949.72
Current Annual Rent	\$731,397

Note: Priced using the November 2026 scheduled rental increase; Buyer will receive a prorated credit through escrow for the difference between the current and increased rent through the November commencement date

Disclaimer: All lease and financial details are provided for informational purposes only and are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker and Seller / Landlord assume no liability for any errors or omissions. Option Period(s) are not guaranteed.



Pricing

List Price \$12,695,000

Cap Rate 5.75%

NOI \$731,397



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SECTION 03

Tenant Overview

OFFERING MEMORANDUM



Tenant Summary

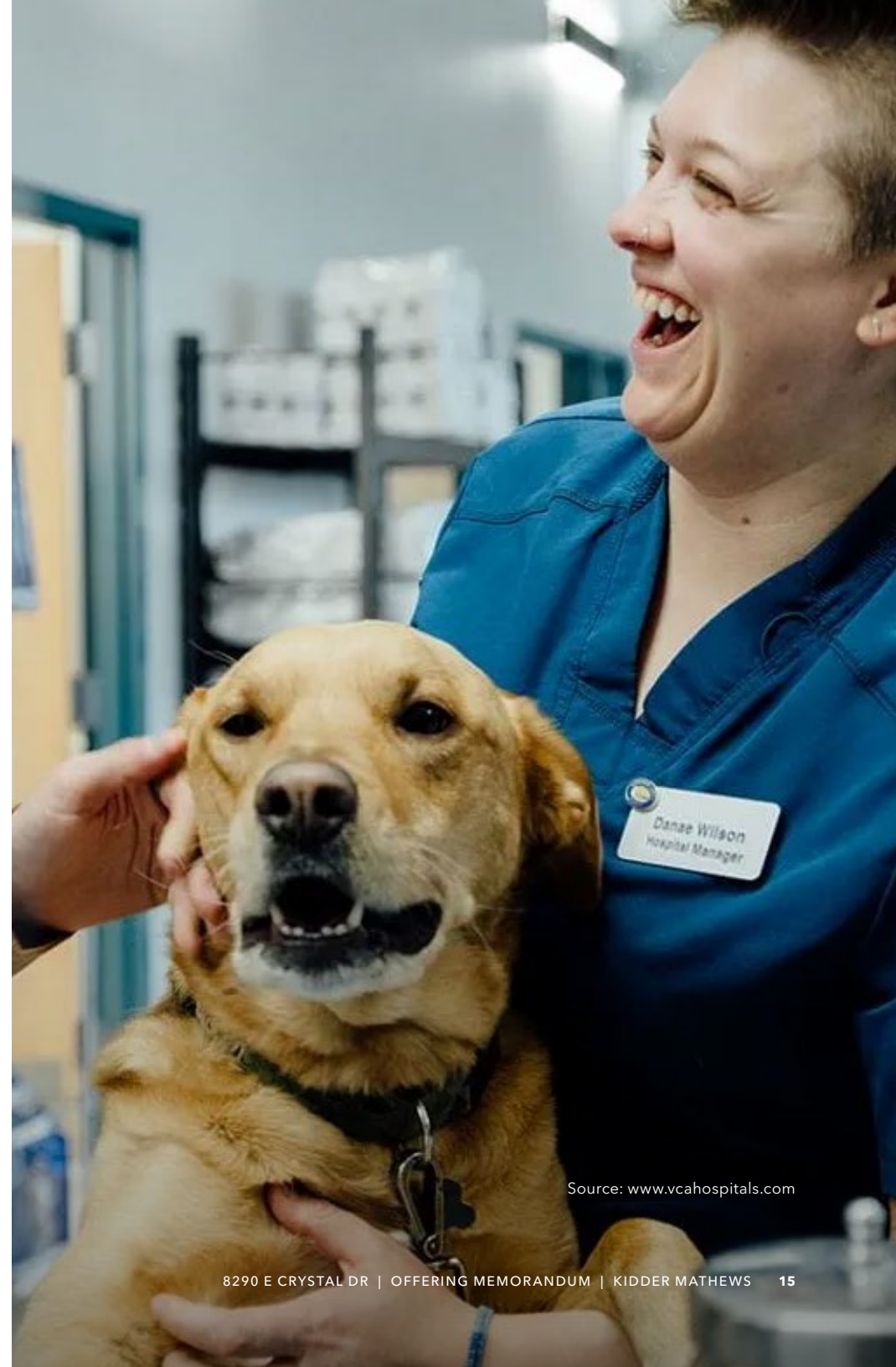


VCA Animal Hospitals is a leading network of veterinary care providers in North America, with a history spanning over 35 years.

As a subsidiary of Mars, Incorporated, a global leader in pet care, VCA operates a vast network of over 1,000 veterinary hospitals across the United States, Canada, Brazil, and Japan. VCA is dedicated to providing high-quality, comprehensive veterinary care, including wellness and preventative medicine, advanced diagnostics, and specialized treatments. Their business model emphasizes clinical excellence, leveraging a team of highly skilled veterinarians and support staff to deliver compassionate care.

Their Mission

VCA is committed to improving the lives of pets and the people who love them. This is achieved by delivering world-class pet healthcare and exceptional client service. The organization's mission is supported by a focus on medical innovation, ongoing professional development for its teams, and a deep-seated commitment to the well-being of the communities it serves.



Source: www.vcahospitals.com



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SECTION 04

Location Overview

OFFERING MEMORANDUM



Anaheim Hills, CA

Anaheim Hills is a master-planned residential community in eastern Anaheim, bordered by Villa Park, Orange, and Yorba Linda, and set apart topographically and economically from the resort corridor and industrial flatlands that define the rest of the city. The area developed primarily from the 1970s onward as a hillside single-family enclave, and it has retained that character: predominantly detached single-family housing, minimal new supply, and long average tenure.

Trade Area Fundamentals (3-Mile Radius)

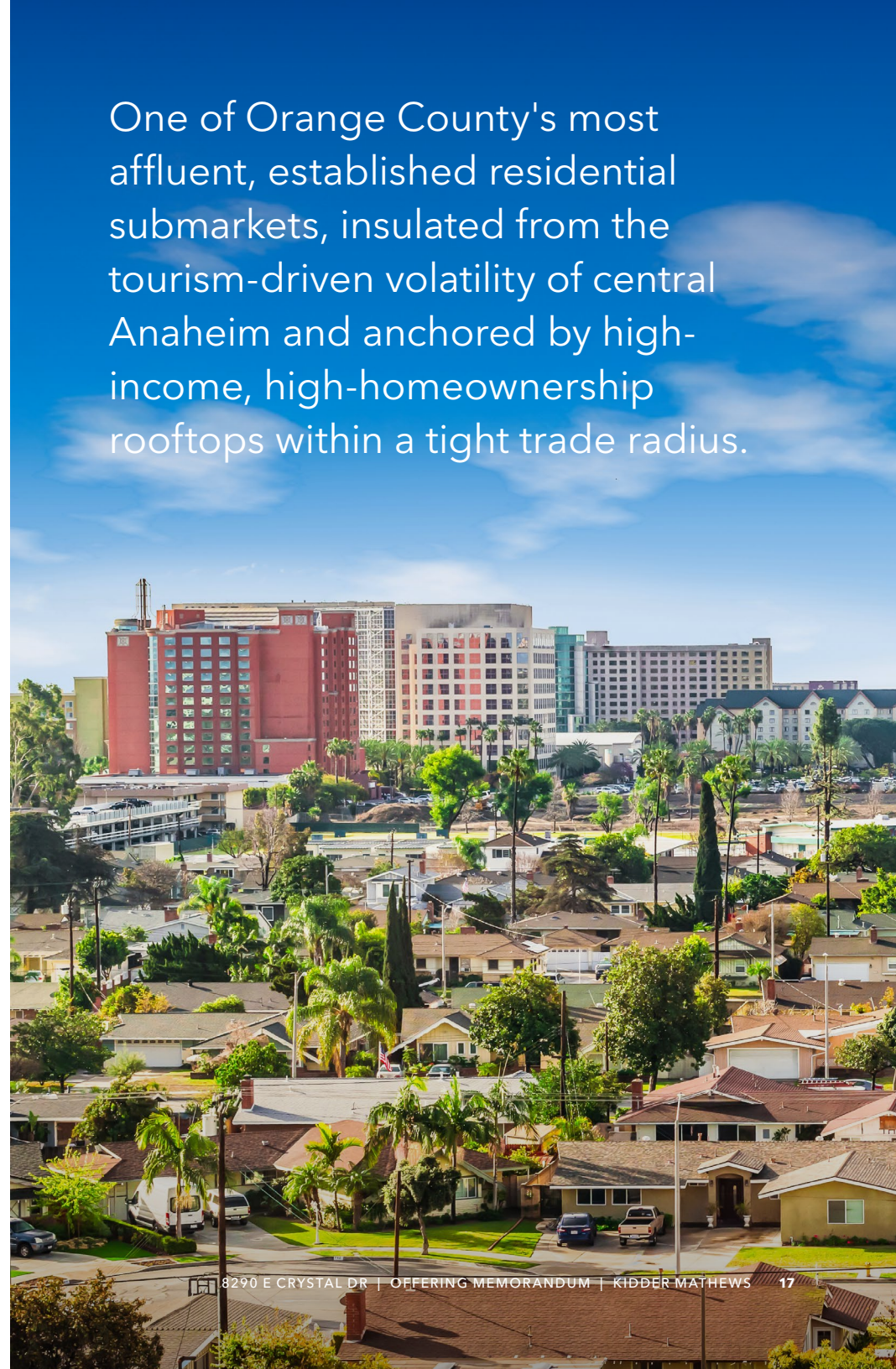
- **Median Household Income:** ~\$165K, roughly 57% above the Anaheim citywide median and well above the OC average
- **Owner-Occupancy:** 78.9%, versus 46.2% citywide – a stable, low-turnover residential base
- **Educational Attainment:** 32.6% bachelor's degree or higher
- **Median Home Value:** \$1.15M
- **Population:** approximately 77,000 people
- **Dominant Occupation Class:** management, business, and professional; leading industries include healthcare and education

Why This Matters for the Asset

A veterinary hospital's revenue is a function of the surrounding household base's income, pet ownership rates, and repeat-visit stability – not foot traffic or tourism draw. Anaheim Hills delivers exactly that profile: high-income, high-homeownership, low-turnover households with above-average disposable income and a demonstrated willingness to spend on discretionary pet care. The submarket's built-out, hillside topography also constrains new competitive retail/service supply, limiting the threat of a competing veterinary user entering the trade area on a comparable site.

Data Source: ©2026, Sites USA

One of Orange County's most affluent, established residential submarkets, insulated from the tourism-driven volatility of central Anaheim and anchored by high-income, high-homeownership rooftops within a tight trade radius.



Things to do in Anaheim Hills

Yorba Regional Park

A 140-acre linear day use park over a mile long, located at the mouth of Santa Ana Canyon in Anaheim. Yorba Park offers extensive picnicking facilities with over 400 tables, many shaded. Four connected lakes provide fishing and model boat sailing, while bike trails link to the Santa Ana River Trail, stretching 20 miles to the Pacific Ocean.

Oak Canyon Nature Center

Owned by the city, the park spans an area of 58-acres (23 hectares), comprising three adjoining canyons of the Santa Ana foothills. Open on weekends, the John J. Collier Interpretive Center features a museum with live animal and regional natural history exhibits. The center offers nature education programs and summer camp programs.

Anaheim Hills Golf Course

Anaheim Hills Golf Club offers a scenic, tree-lined course tucked into the hills of Orange County, just minutes from Disneyland. Known for well-maintained fairways and a welcoming atmosphere, it's a favorite among local golfers and visitors alike, offering daily tee times and professional instruction for players of all skill levels.

Savi Ranch

Yorba Linda's main retail and commercial hub, located right off the SR-91 Freeway. It's anchored by big retailers like Costco, Ashley Furniture, and Best Buy, plus restaurants and auto services. Despite its modest size, it generates roughly 60% of the city's sales tax revenue, making it a vital economic engine for Yorba Linda.

Chance Theater

An intimate, professional theater company known for producing bold, imaginative productions of classic and contemporary plays and musicals. Chance Theater is recognized for developing new musicals and nurturing emerging playwrights, making it a notable part of Orange County's theater and arts scene.

Ramon Peralta Adobe

A small historic landmark in Anaheim Hills, believed to have been built by Ramon Peralta in 1871 on former Rancho Santiago de Santa Ana land. It's the only adobe still standing in Santa Ana Canyon and now houses a tiny museum with local history exhibits and artifacts. It's only open to the public on the first Saturday of each month, noon-1 p.m.

Savi Ranch

Spanning approximately 175 acres and situated directly off the SR-91 Freeway, Savi Ranch has long served as a regional hub for shopping, dining, and employment – anchoring trade area demand from Anaheim, Yorba Linda, and Placentia alike.

The corridor's staying power comes from its tenant mix. Savi Ranch is anchored by a dense roster of national retailers, including Costco, Home Depot, Kohl's, Sprouts Farmers Market, Dick's Sporting Goods, Michaels, Best Buy, and Ashley Home Store, alongside a wide range of dining and professional service tenants. This concentration of daily-needs and destination retail generates consistent, repeat cross-shopping traffic throughout the district – a dynamic that directly benefits a service-based, high-frequency-visit tenant like a veterinary hospital.

Savi Ranch also benefits from sustained public and private investment in the corridor's infrastructure and visibility, underscoring the submarket's long-term commitment to maintaining its position as North Orange County's commercial center. Direct freeway access and visibility along the SR-91 – one of the busiest freeway corridors in the region – further reinforce the site's convenience and exposure.

For a veterinary user, this location offers a rare combination: the recurring foot traffic and brand halo of an established big-box/grocery-anchored district, paired with the accessibility pet owners need for both routine and urgent visits. The result is a location with durable, non-discretionary demand drivers layered directly into the fabric of an infill, high-barrier-to-entry Orange County submarket.

The Property occupies a premier location within Savi Ranch, one of Orange County's most established retail corridors.





vca animal hospitals

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