

VCA MCCORMICK RANCH 24/7 ANIMAL HOSPITAL & EMERGENCY CENTER



*NNN Veterinary Hospital Investment
Opportunity in Scottsdale, AZ*

10380 N HAYDEN RD, SCOTTSDALE, AZ 85258



IMAGE ENHANCED USING AI
PROPERTY UNDERGOING RENOVATION

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*Exclusively
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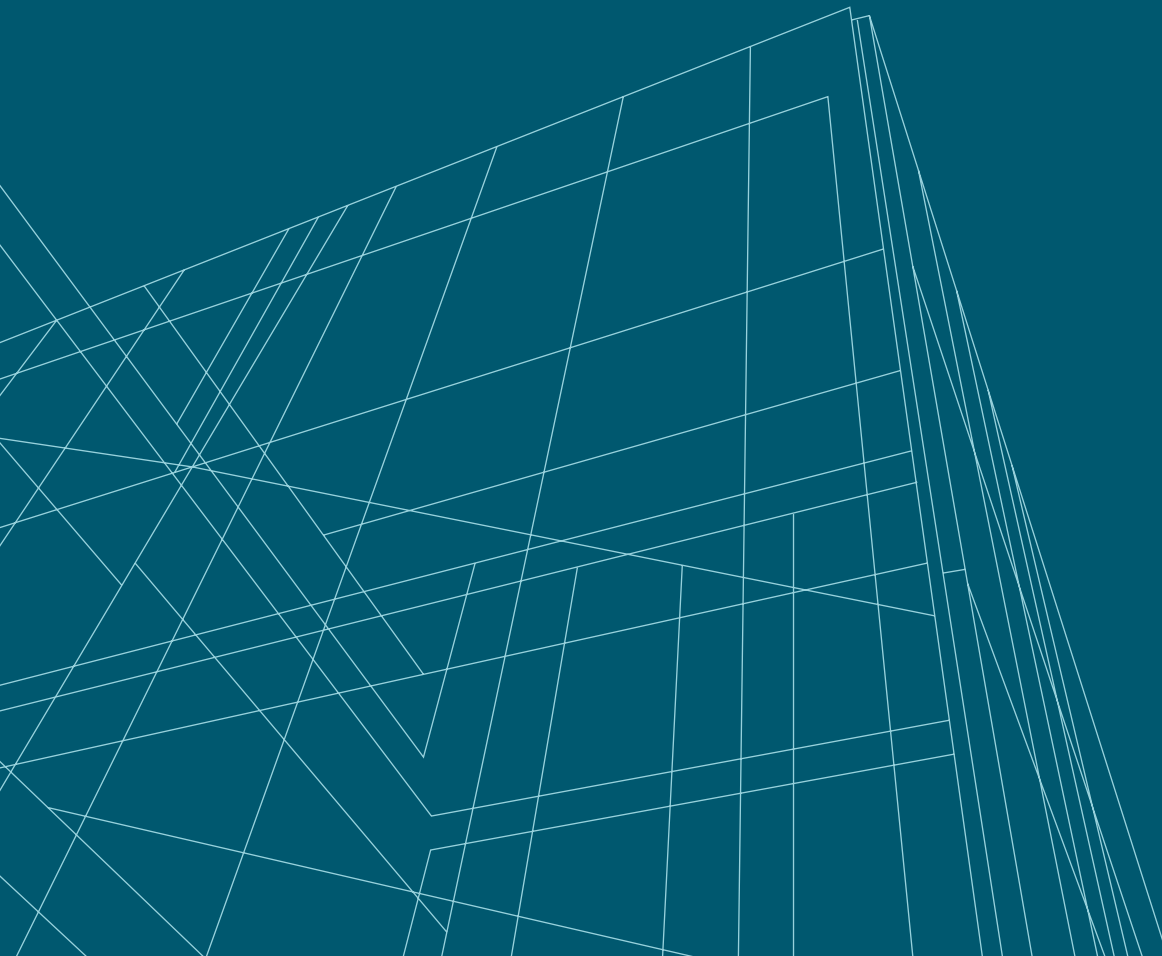
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EXECUTIVE SUMMARY

INVESTMENT SUMMARY



\$3,223,000

LIST PRICE



\$177,280

CURRENT ANNUAL BASE RENT (NOI)



NNN

LEASE TYPE



5.50%

CAP RATE



100%

OCCUPANCY



CORPORATE

LEASE GUARANTOR (VCA ANIMAL HOSPITALS, INC.)



NO REMAINING RENEWAL OPTIONS – SIGNIFICANT RENTAL UPSIDE POTENTIAL

With no renewal options remaining, the lease expires in April 2029, creating a valuable opportunity for a future owner. At expiration, ownership may negotiate a new lease at then-prevailing market rents, pursue a long-term extension with one of the world's largest veterinary operators, or reposition the asset to maximize value in a highly desirable Scottsdale location. Current market rents in the submarket are believed to exceed the property's in-place rent, presenting the potential for meaningful increases in rental income, subject to future market conditions and successful lease negotiations.



vca animal hospitals

10380 N
HAYDEN AVE

PROPERTY HIGHLIGHTS

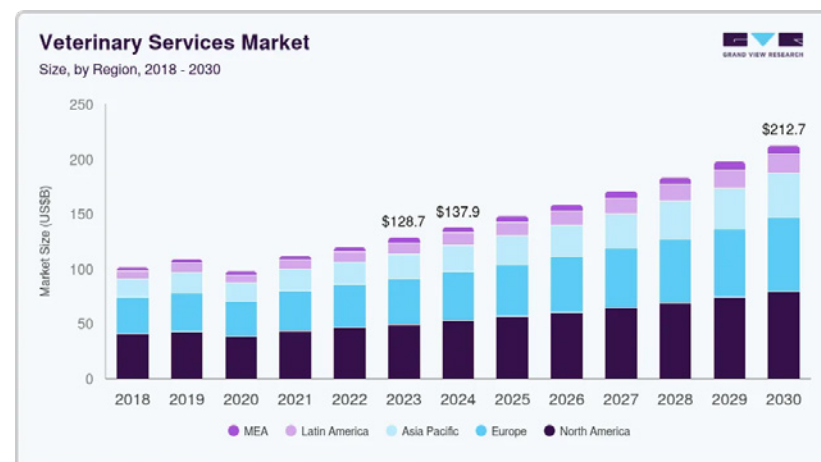
- **Veterinary Centers Of America (VCA) Corporate Guaranty** - Lease guaranteed by VCA, the nation's largest operator of veterinary hospitals with more than 1,000 locations nationwide under the Mars Veterinary Health umbrella.
- **24/7 Emergency Hospital - Regional Referral Center** - A critical 24-hour emergency and urgent-care facility serving Scottsdale & the surrounding East Valley communities. Open 24 hours a day, 7 days a week, 365 days a year, the hospital offers comprehensive general practice & emergency services, ensuring continuous care, reinforcing patient loyalty & recurring revenue.
- **30+ Years of Continuous Operation** - VCA McCormick Ranch has been providing trusted veterinary care for more than three decades, drawing clients from Scottsdale, Paradise Valley, Tempe, Mesa, and Phoenix, and building an unmatched reputation for quality and compassion.
- **AAHA Accredited Facility** - Accredited by the American Animal Hospital Association (AAHA), a distinction earned by fewer than 15% of veterinary hospitals nationwide, signifying the highest standards of medicine, safety, & service.
- **NNN Lease - Minimal Landlord Responsibilities** - Tenant is responsible for taxes, insurance, and maintenance, leaving the landlord with only limited structural obligations.
- **Comprehensive Full-Service Facility** - The hospital provides wellness, emergency, surgical, diagnostic, medical boarding, and grooming services, offering both convenience and continuity of care for local pet owners. Services include preventive and sick care, early disease detection, vaccinations, dentistry, digital x-rays, parasite control, microchipping, and spay/neuter procedures.
- **Global Leader - Mars, Inc.** - VCA is wholly owned by Mars, Inc., a privately held multinational company with over \$50 billion in annual revenue. Mars operates a diverse global portfolio of veterinary and pet-care brands including Banfield, BluePearl, AniCura, and Royal Canin, and ranks #4 on Forbes' list of America's largest private companies.
- **No Remaining Renewal Options - Future Upside for Investors** - VCA has no renewal options remaining, providing a future landlord with the ability to negotiate new lease terms at market rent upon expiration. This creates an attractive opportunity for value enhancement and long-term income growth in a premier Scottsdale location.
- **Top-Performing Arizona Location** - Among VCA's highest-producing hospitals in the state of Arizona, demonstrating exceptional revenue performance and long-term operational stability.





TENANT HIGHLIGHTS

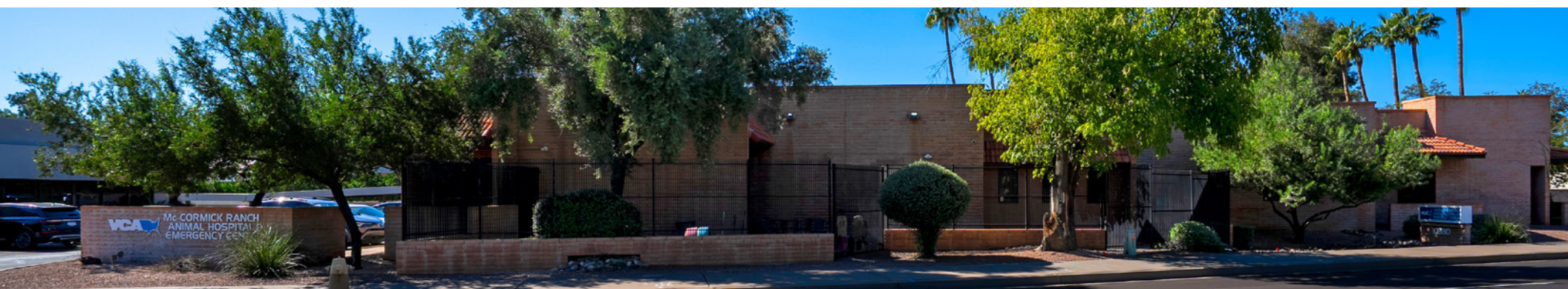
- **24-Hour Emergency and General Care Facility** - One of the few 24/7 veterinary hospitals in Scottsdale, offering continuous care and after-hours emergency response for referring practices throughout the metro area.
- **Multi-Doctor Practice With Skilled Support Team** - Staffed by multiple DVMs, licensed technicians, and certified veterinary assistants who deliver coordinated care across general and emergency services.
- **Deep Community Loyalty** - With decades of continuous operation, VCA McCormick Ranch has become an anchor for pet owners throughout central Scottsdale and the East Valley. The hospital's longstanding team and AAHA accreditation have fostered extraordinary patient retention.
- **Veterinary Real Estate Resilience** - Veterinary tenants invest heavily in specialized build-outs and cultivate high-trust client bases, creating long-term occupancy stability and resistance to economic fluctuations.
- **Expanding Pet-Care Industry** - The U.S. pet industry exceeded \$150 billion in 2024, with spending growing year-over-year and a forecast 7.45% CAGR through 2030 (APPA / MarketWatch Guides, 2024).



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

LOCATION HIGHLIGHTS

- **Exclusive McCormick Ranch Location** - Situated in one of Scottsdale's most desirable & established neighborhoods on the west side of Hayden Road, just south of Shea Boulevard, the property benefits from outstanding visibility, accessibility, & brand exposure.
- **Adjacent To Paradise Valley, Arizona's Wealthiest Municipality** - Immediately bordering Paradise Valley, consistently ranked as Arizona's wealthiest community, with a median household income over \$200,000. The area is known for luxury estates, private golf clubs, resorts, and a concentration of high income residents, supporting an exceptionally affluent pet-owning demographic.
- **Located In The Phoenix MSA - One of the Fastest-Growing Metros in the U.S.** - Scottsdale is part of the Phoenix MSA, one of the fastest-growing large metros in the nation, supported by exceptional population growth and expanding healthcare, technology, and professional sectors that continue to drive strong demand for medical and veterinary services.
- **Affluent Demographics** - Over 182,000 residents within a 5-mile radius with average household incomes exceeding \$147,000 within a 2-mile radius, far above state and national averages.
- **Central Accessibility** - Directly connected to Loop 101 and major arterials, the property serves pet owners across Scottsdale, Paradise Valley, Tempe, Mesa, and Phoenix, benefiting from strong daily traffic along Hayden Road.
- **Supply-Constrained Property** - Zoning restrictions, limited medical-use parcels, and high construction costs across Scottsdale and the Phoenix MSA create significant barriers to new veterinary development, making existing hospitals like VCA McCormick Ranch irreplaceable.
- **Dense Community & Medical Synergy** - The hospital is positioned near Scottsdale Seville, McCormick Ranch Golf Club, and HonorHealth Scottsdale Shea Medical Center, contributing to daily visibility, healthcare adjacency, and consistent client flow.
- **Continued Investment Along Hayden Road Corridor** - The property also benefits from the McCormick Ranch Property Owners Association's ongoing Hayden Road landscape improvement project, which includes new trees, upgraded irrigation, enhanced landscaping, and streetscape improvements designed to preserve and elevate one of Scottsdale's premier corridors.
- **Located in One of Scottsdale's Most Affluent Communities** - Positioned in the heart of McCormick Ranch, the property is surrounded by multimillion-dollar residences, luxury resorts, championship golf courses, and some of Arizona's highest household incomes. The area continues to benefit from corporate migration and growth in Scottsdale's technology and business sectors, supporting a wealthy, stable customer base with significant spending on premium pet care.

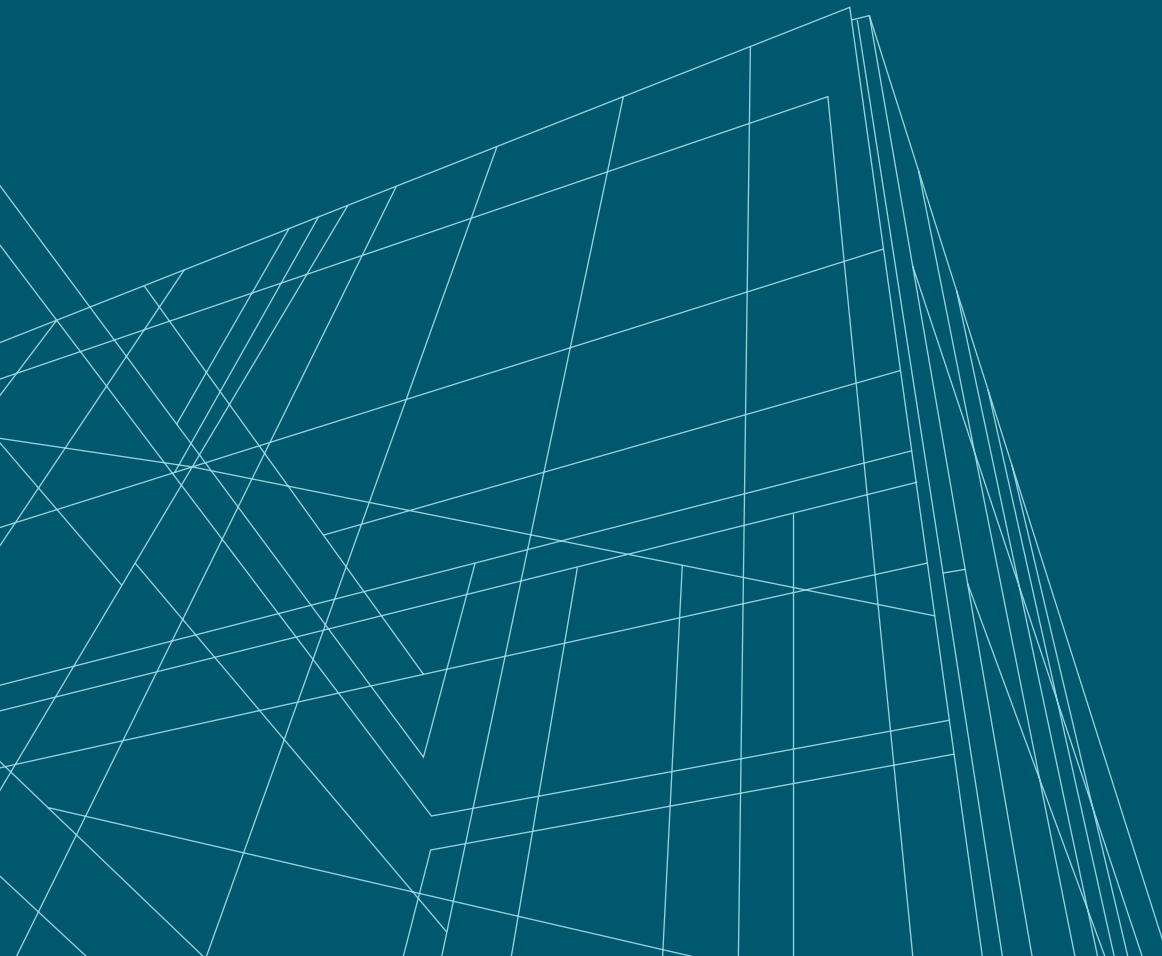




This VCA Animal Hospital location is one of the few 24/7 veterinary hospitals in Scottsdale, offering continuous care and after-hours emergency response for referring practices throughout the metro area.







FINANCIAL OVERVIEW

LEASE ABSTRACT

TENANT	VCA McCormick Ranch Animal Hospital & Emergency Center
ADDRESS	10370-10380 N Hayden Rd, Scottsdale, AZ 85258
APN(S)	175-46-405K, 175-46-405M, 175-46-405N
BUILDING SF	± 6,403 SF
LEASE COMMENCEMENT	March 26, 1999
LEASE END	April 30, 2029
LEASE TERM REMAINING	± 2 Years & 9 Months Remaining
LEASE TYPE	NNN
TENANT RESPONSIBILITIES	Tenant is responsible for all maintenance & repairs within & around the premises at its sole expense. This includes plumbing, HVAC, electrical, lighting, interior finishes, windows, doors, landscaping, parking areas, sidewalks, utilities, pest control, & compliance with any easement / common area agreements
LANDLORD RESPONSIBILITIES	Landlord is responsible for only major structural components: the roof, exterior walls, foundation, underground utilities, and exterior drainage
RENTAL INCREASES	CPI adjustment. Minimum 10% increase, maximum 25% increase every 5 years.
OPTIONS	No Options Remaining
GUARANTY	Corporate - VCA Animal Hospitals, Inc.
YEAR BUILT	1980 / Renovated 2010
RENTAL RATE/SF	\$27.67
MONTHLY BASE RENT	\$14,766.11

*Lease & Financial Information 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.

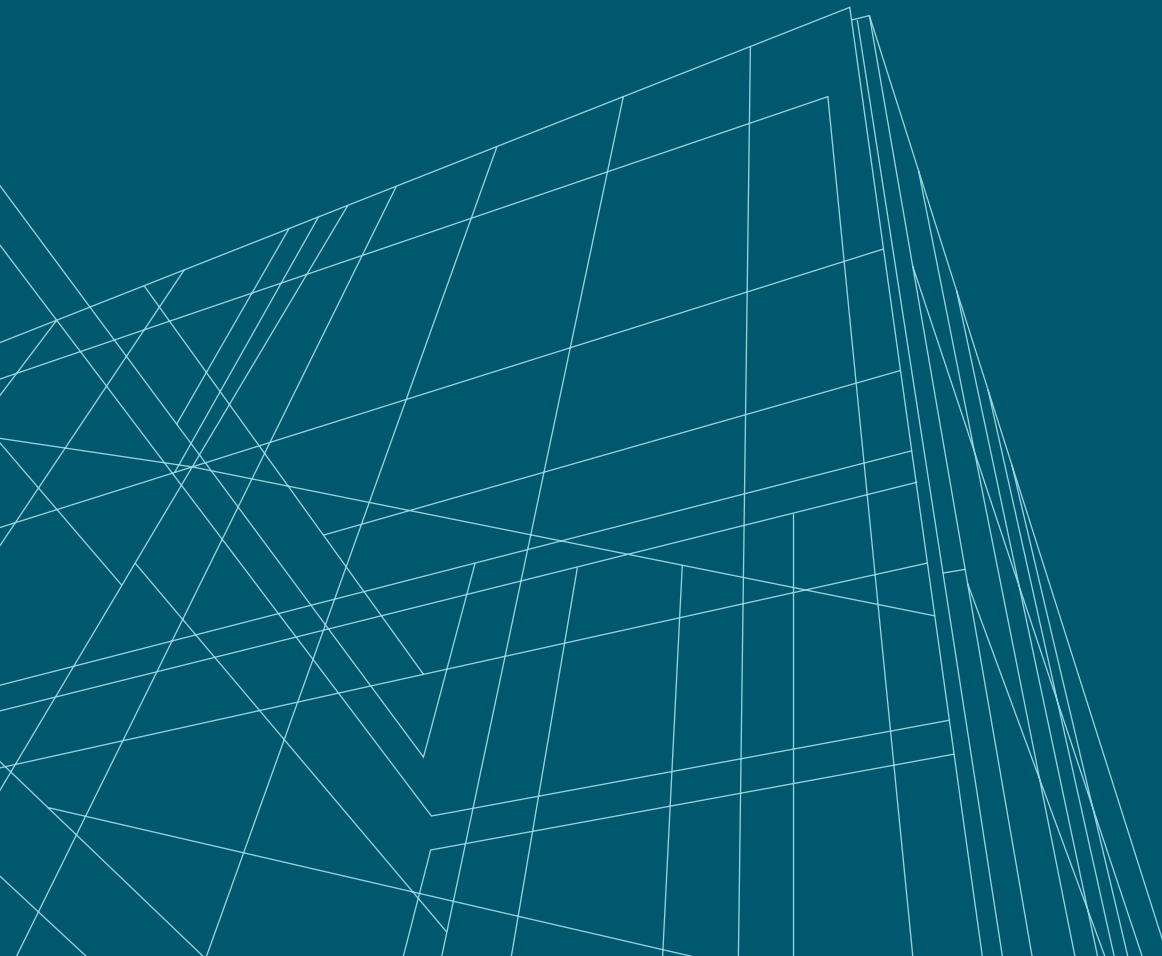


PRICING

PRICE	<i>\$3,223,000</i>
NOI	<i>\$177,280</i>
CAP RATE	<i>5.50%</i>
PRICE/SF	<i>\$503.36</i>

The NNN lease is guaranteed by VCA, the nation's largest operator of veterinary hospitals with more than 1,000 locations nationwide under the Mars Veterinary Health umbrella. Landlord is left with only limited structural obligations.





TENANT OVERVIEW

TENANT SUMMARY



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

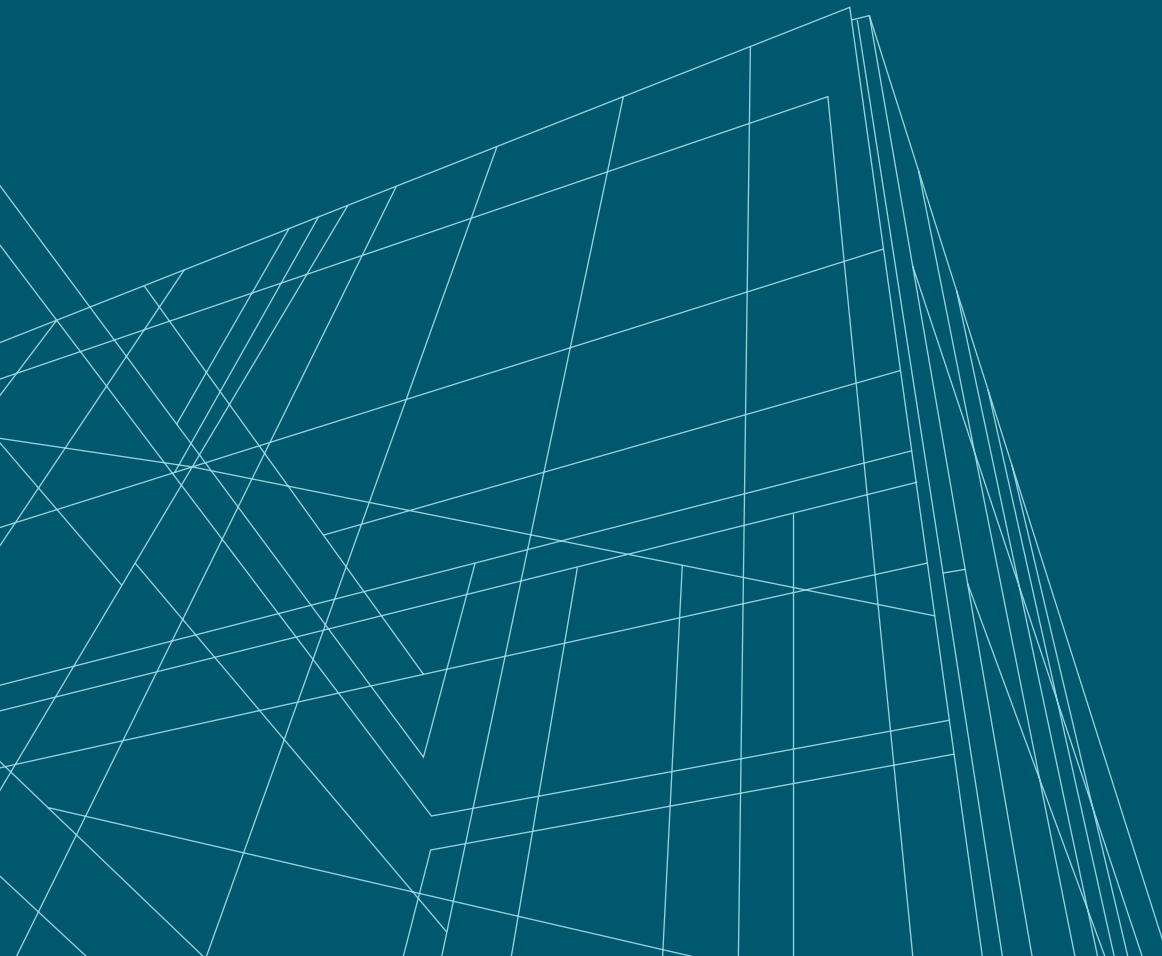
As a subsidiary of Mars, Incorporated, a global leader in pet care, VCA operates a vast network of over 1,000 veterinary hospitals across the United States, Canada, Brazil, and Japan. VCA is dedicated to providing high-quality, comprehensive veterinary care, including wellness and preventative medicine, 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



LOCATION OVERVIEW

SCOTTSDALE, AZ

Scottsdale, Arizona is an upscale desert community located in the eastern part of the Phoenix metropolitan area, bordered by Phoenix to the west and the McDowell Mountains to the east.

Known as “The West’s Most Western Town,” Scottsdale spans roughly 185 square miles & includes distinctive districts such as Old Town Scottsdale, North Scottsdale, & the McDowell Mountain Ranch area. The city is celebrated for its high quality of life, thriving tourism industry, & luxury real estate market, complemented by ±330 days of sunshine annually.

Originally settled in the late 1800s by U.S. Army Chaplain Winfield Scott, the area evolved from a small agricultural settlement into a dynamic resort and cultural destination. Throughout the mid-20th century, Scottsdale gained national recognition for its art galleries, golf courses, and architectural landmarks, including Frank Lloyd Wright’s Taliesin West. Strategic city planning and investment in tourism, healthcare, and technology have driven continuous growth while maintaining the community’s signature blend of Southwestern charm and modern sophistication.

Today, Scottsdale boasts a population of approximately 245,000 residents with a median household income of around \$113,000—among the highest in Arizona. The city’s residents are predominantly well-educated, with over half holding a bachelor’s degree or higher. The area attracts a balanced mix of families, young professionals, & retirees drawn to its award-winning schools, luxury shopping destinations like Scottsdale Fashion Square, and premier events such as the Waste Management Phoenix Open and Barrett-Jackson Auto Auction. Scottsdale stands as one of Arizona’s most desirable places to live, work, & invest.

PROPERTY SPECIFIC DEMOGRAPHICS

182K

2024 POPULATION
5-MILE RADIUS

83K

HOUSEHOLDS
5-MILE RADIUS

\$136K

AVG HH INCOME
5-MILE RADIUS

THINGS TO DO IN SCOTTSDALE

OLD TOWN SCOTTSDALE

The heart of the city, Old Town blends Southwestern charm with modern flair through its walkable streets lined with art galleries, boutiques, wine bars, and award-winning restaurants. It's also home to Scottsdale's Museum of the West and several historic landmarks, offering a perfect mix of culture and nightlife.

TALIESIN WEST

Frank Lloyd Wright's winter home and architectural school, Taliesin West is a UNESCO World Heritage Site showcasing Wright's iconic desert modernist design. Guided tours highlight his innovative approach to blending architecture with the surrounding Sonoran landscape.

WASTE MANAGEMENT PHOENIX OPEN

Hosted annually at TPC Scottsdale, this world-famous PGA Tour event—often called “The Greatest Show on Grass”—attracts hundreds of thousands of fans with its lively atmosphere, celebrity sightings, and one-of-a-kind 16th-hole stadium experience.

SCOTTSDALE ARTS DISTRICT & ARTWALK

Every Thursday evening, the Scottsdale ArtWalk transforms Main Street into a lively, open-air gallery experience where visitors can explore contemporary and Western art, meet local artists, and enjoy live music and refreshments.

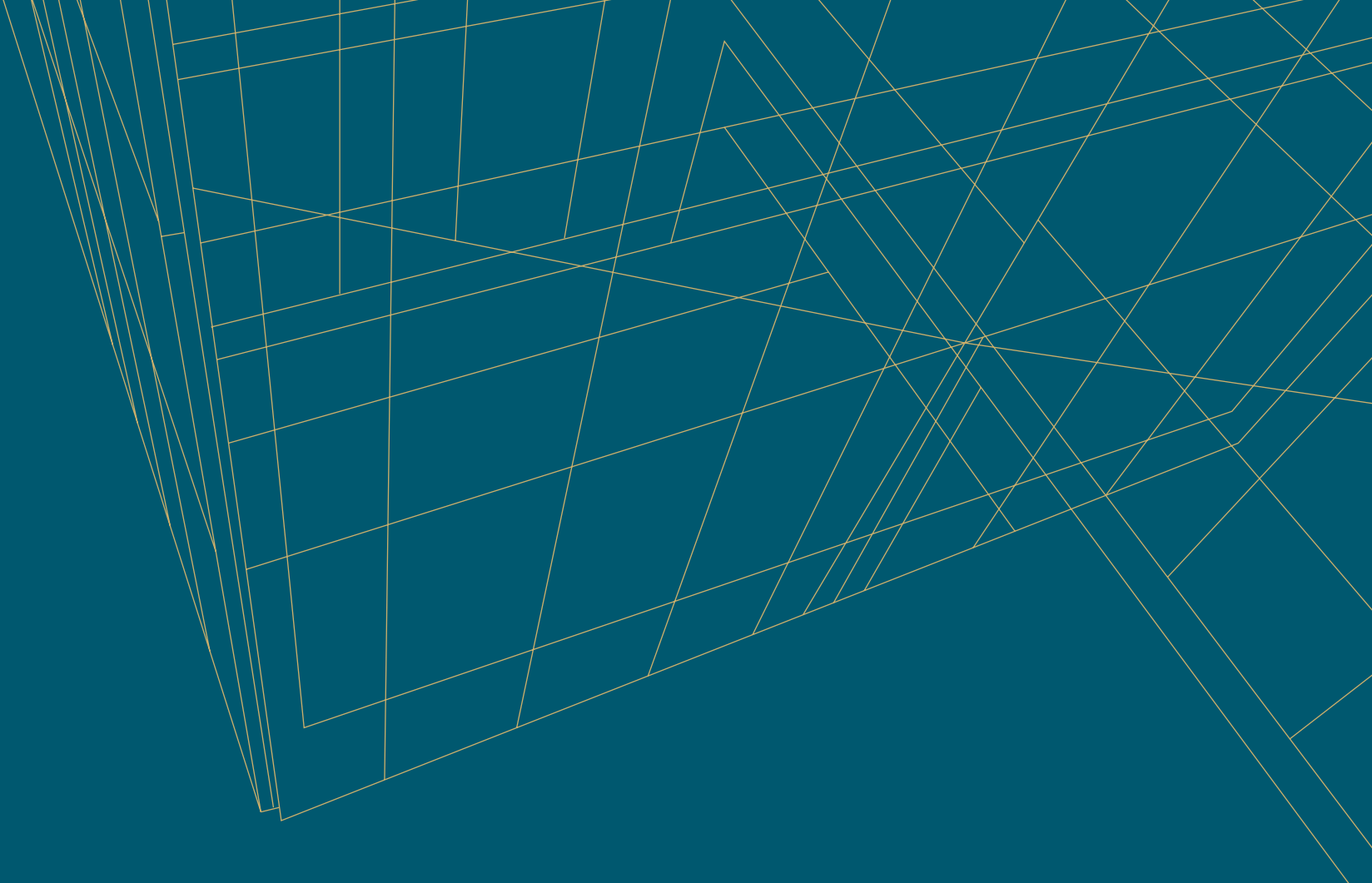
DESERT BOTANICAL GARDEN

Located near the border of Scottsdale and Phoenix, this 140-acre oasis displays thousands of desert plant species from around the world. Seasonal exhibits, art installations, and nighttime events like Las Noches de las Luminarias add to its year-round appeal.

SCOTTSDALE FASHION SQUARE

One of the Southwest's premier luxury shopping destinations, Fashion Square features designer boutiques, fine dining, & high-end retailers, making it a hub for fashion enthusiasts & visitors seeking a polished urban experience.





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