

# VETERINARY SERVICES BUILDING

1848 WALDORF BLVD, MADISON, WI 53719



Fully Leased 20,000 SF Office building

Asking Price: \$4,672,000 7.0% Cap Rate

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### ADDRESS

1848 Waldorf Blvd,  
Madison, WI 53719



### Approx

20,099 SF



### Lot size

74,052 SF



### Year built

2007



### Zoning

PD Planned  
Development



### NOI

\$327,000



### CAP RATE

7.0%



### Sale Price

\$4,672,000



**SONDEL**  
FAMILY *veterinary* CLINIC

  
**1848 Waldorf**  
**Veterinary Care**



### Highlights:

- Multi-tenant office building
- General and specialty veterinary care
- Stable use with high investment buildout
- Newer building in amazing trade area

# TENANT OVERVIEW



Edinger Surgical Options is a referral-based veterinary hospital in Madison specializing in advanced orthopedic and soft tissue surgery for dogs and cats, including hip dysplasia, ACL tears, fractures, and cancer. The hospital offers leading-edge treatments such as arthroscopy, total hip replacement, and sports medicine, along with its unique RECOVERY STAY™ program that provides 24-hour monitored post-operative care, rehabilitation, and pain management—all with clear communication to both referring veterinarians and pet owners.



Sondel Family Veterinary Clinic is a full-service practice in Madison providing preventive, medical, and surgical care for dogs and cats. With advanced technology, experienced doctors, and a caring team, they deliver high-quality treatment in a welcoming environment.



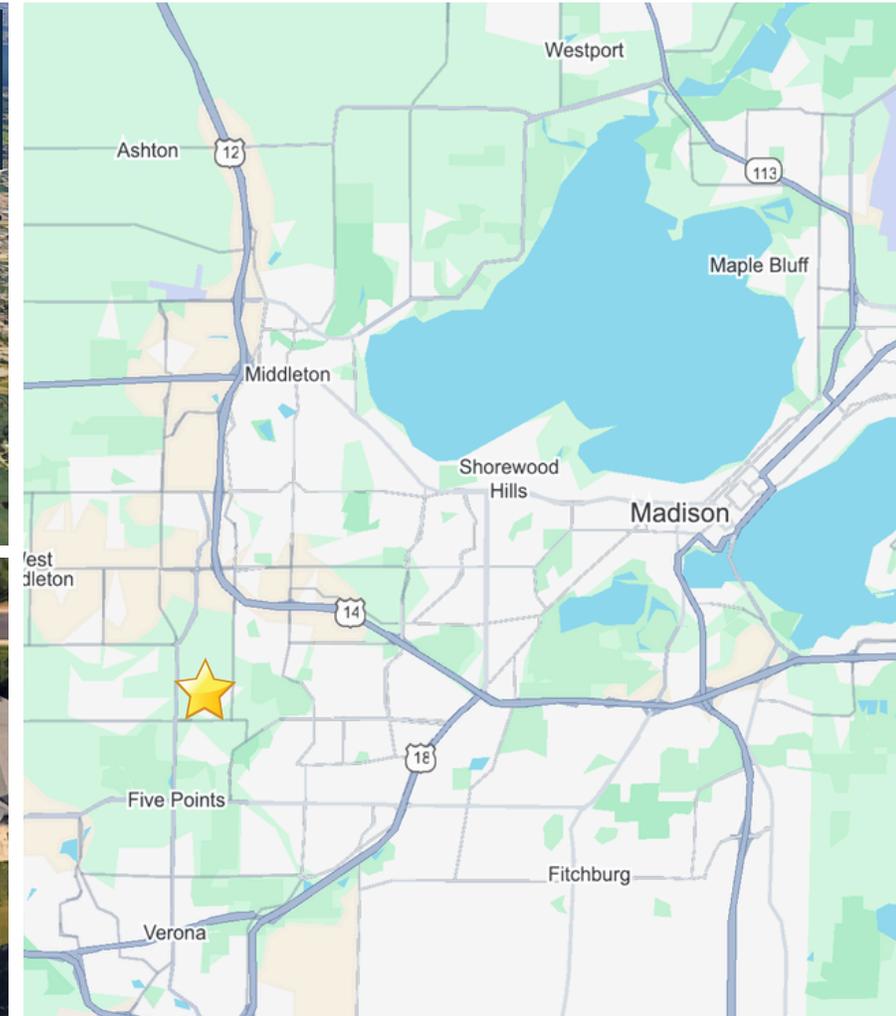
Madison Canine Rehab & Acupuncture provides rehabilitation and pain management for dogs through customized physical therapy and acupuncture. They work with pets recovering from surgery or injury, as well as those managing arthritis or mobility challenges, to improve function and quality of life.



Irongate Equine Clinic is a mobile veterinary practice serving Dane County and surrounding areas. They provide comprehensive care for horses, including preventive medicine, dentistry, reproductive services, lameness evaluations, emergency care, and integrative therapies such as acupuncture and spinal manipulation—all delivered directly at the animal's location.

# AREA HIGHLIGHTS

MADISON, WISCONSIN



1848 Waldorf Boulevard is positioned within a strong Madison trade area anchored by West Towne Mall with a mix of national retailers, restaurants, healthcare providers, and services driving consistent traffic. Excellent connectivity from the rapidly growing Verona market via major arterials expands the draw from both suburban residents and expanding downtown commuters. For investors, the area's visibility, diverse demand drivers, and steady growth create a stable, long-term opportunity in one of Madison's strongest commercial corridors.

- » Highly Visible
- » Accessible Location
- » Medical and Retail Nearby
- » Tight Commercial Market
- » Strong Trade Area

# DEMOGRAPHICS

Demographics are determined by a 10 minute drive from 1848 Waldorf Blvd, Madison, WI 53719

## CITY, STATE

**Madison, WI**

## POPULATION

**42,006**

## AVG. HH SIZE

**2.42**

## MEDIAN HH INCOME

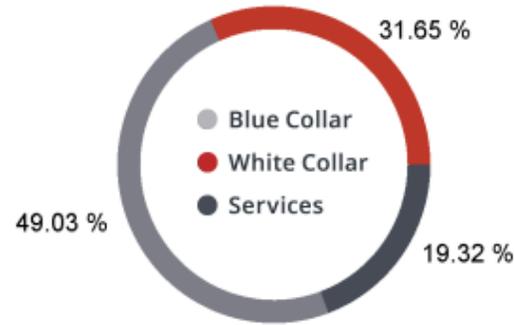
**\$76,290**

## HOME OWNERSHIP

Renters: **6,129**

Owners: **11,441**

## EMPLOYMENT



**56.60 %**  
Employed

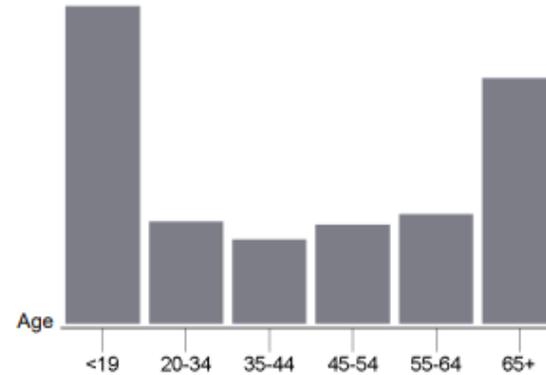
**0.98 %**  
Unemployed

## EDUCATION

High School Grad: **14.88 %**  
Some College: **18.90 %**  
Associates: **8.39 %**  
Bachelors: **58.22 %**

## GENDER & AGE

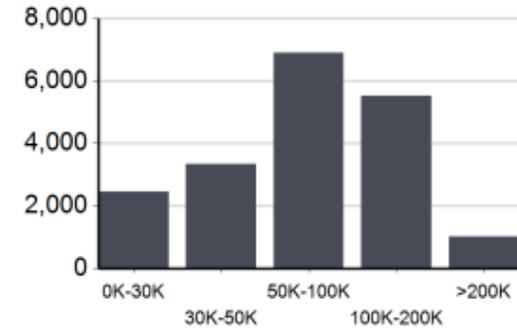
**48.20 %**   **51.80 %**



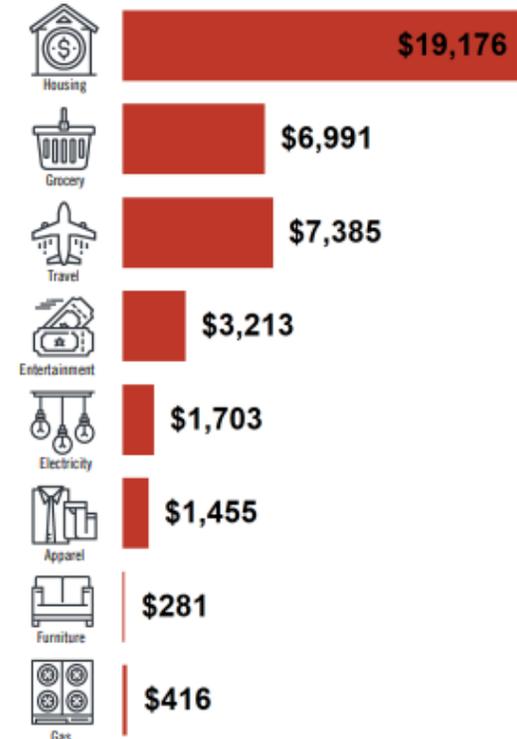
## RACE & ETHNICITY

White: **75.93 %**  
Asian: **5.17 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **6.46 %**  
Hispanic: **7.01 %**  
Two or More Races: **5.43 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



# PROPERTY PHOTOS



# State of Wisconsin Broker Disclosure

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

### Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: \_\_\_\_\_

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize to broker to disclose such as financial qualification information)

### Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

### Definition of Material Adverse Facts

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction



Exclusively listed by:



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