



SPIRA CARE™



Kansas City

KANSAS CITY, MISSOURI



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NET LEASED INVESTMENTS

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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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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EXECUTIVE SUMMARY

OFFERING SUMMARY

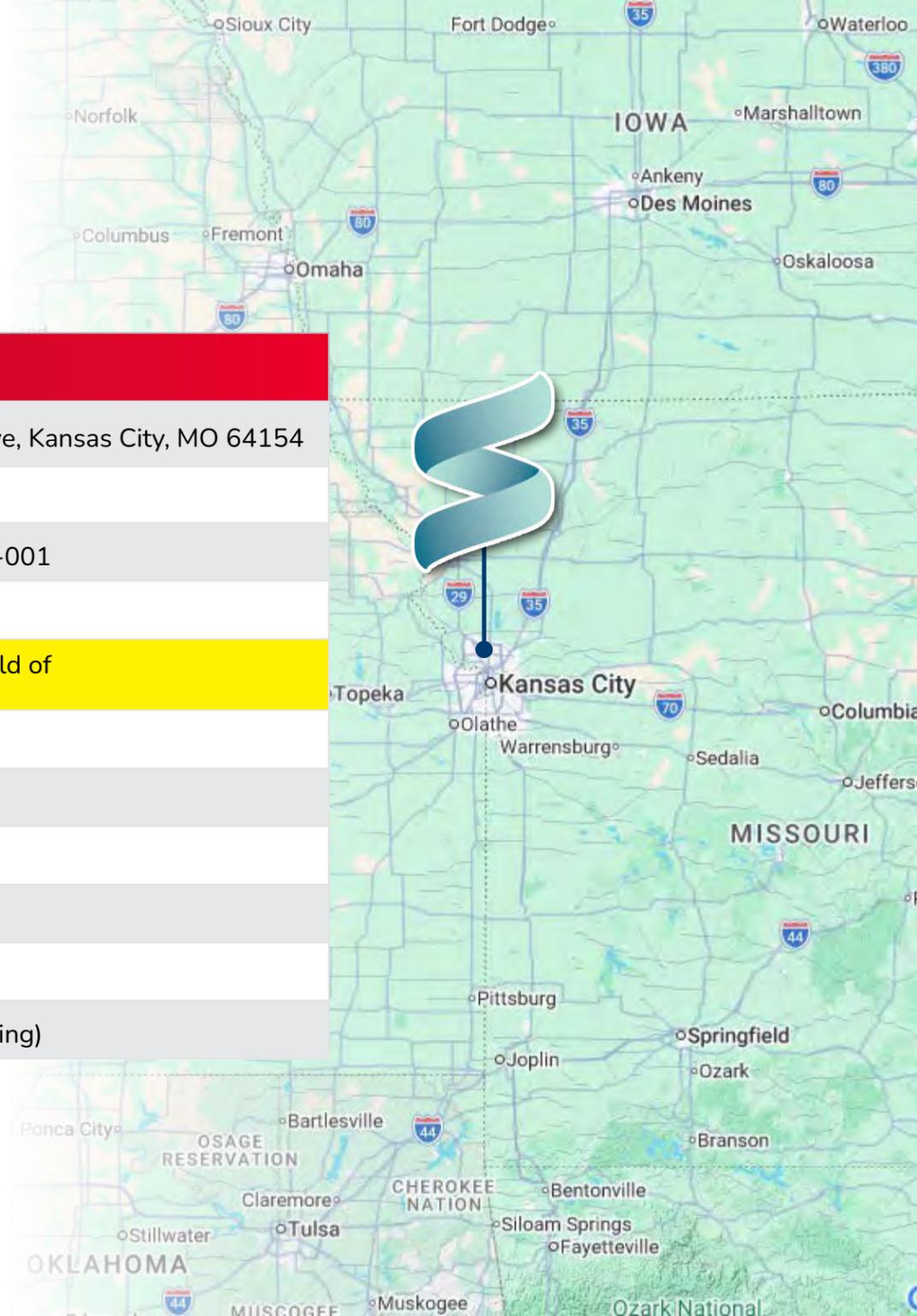
LIST PRICE \$5,922,000	CAP RATE 5.25%	NOI/MONTH \$25,907	NOI \$310,895
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OFFERING SUMMARY

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)

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.

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%	



PROPERTY SUMMARY



MARKET AERIAL



30+ RETAIL

- ALDI, THE HOME DEPOT, TARGET, Marshalls, five BELOW, JCPenney
- BOOT BARN, ULTA, CHUCK E. CHEESE, Guitar Center, FIVE GUYS
- bandt, crumbl cookies, SALLY BEAUTY SUPPLY, golden corral, LESLIE'S

50+ RETAIL

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

- Super 8, QT, Starbucks, SMOOTHIE KING, McDonald's
- Bank of America, POPEYES, Arby's, JJ, LA QUINTA

TOWER CENTER

20+ RETAIL

- DOLLAR GENERAL, O'Reilly AUTO PARTS
- enterprise, Pizza Hut

BARRYWOODS CROSSING

20+ RETAIL

- ROSS, AMC THEATRES, BEST BUY
- DAVID'S BRIDAL, Chick-fil-A
- TEXAS STEAKBURGERS, Freddy's, PAPA JOHN'S
- DISCOUNT TIRE, MATTRESS FIRM

SUBJECT PROPERTY

STOR TROPOLIS SELF-STORAGE

- Cane's, BioLife, The better wash

BOARDWALK SQUARE

20+ RETAIL

- Walmart Supercenter, Lowe's, HOBBY LOBBY, BURGER KING, Starbucks
- SUBWAY, Wendy's, Auto Zone

HyVee

HONEYBAKED HAM

CVS, McDonald's, Kwik-Kar, iStorage

152 36,800 VPD

29 66,100 VPD

169 25,900 VPD

BARRY TOWNE

15+ RETAIL

- ROSS, OLLIE'S BARGAIN OUTLET, KOHL'S, Starbucks, CHIPOTLE
- ULTA BEAUTY, petco, Bath & Body Works

METRO NORTH SQUARE

10+ RETAIL

- KFC, Casey's, POWERPLAY ENTERTAINMENT CENTER
- Glass, THRIFT STORE

OAK BERRY CENTER

10+ RETAIL

- at home, Price Chopper, DOLLAR TREE, PLATO'S
- SMOOTHIE KING, TACO BELL, Arby's, DQ, Southern BANK

- Wendy's, QT, Starbucks, McDonald's
- JJ, SUBWAY, Pizza Hut, verizon
- DUNKIN' DONUTS, Calver's, TACO BELL

152

169

152

152

29

169

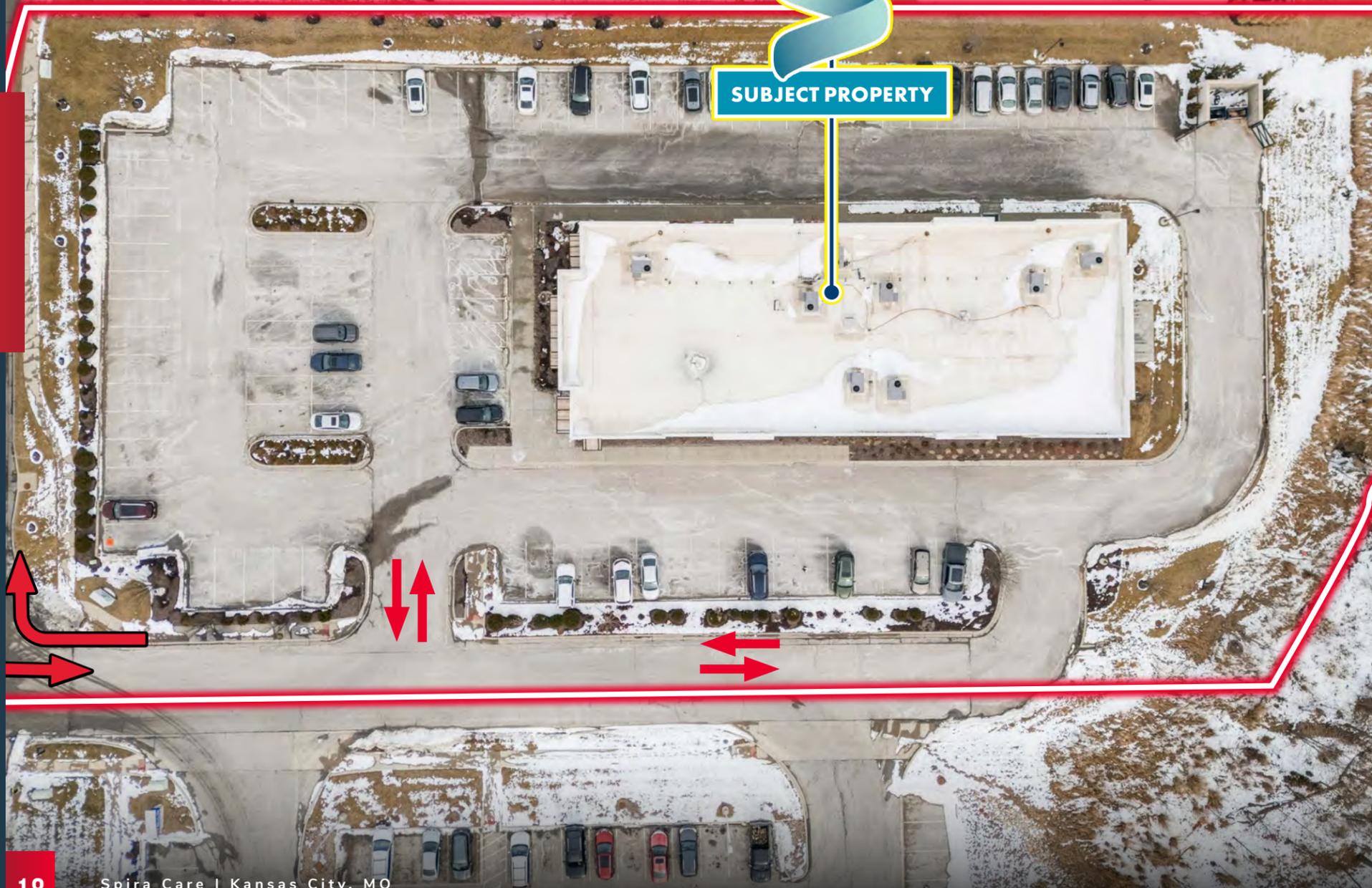
PROPERTY PHOTOS



PROPERTY PHOTOS

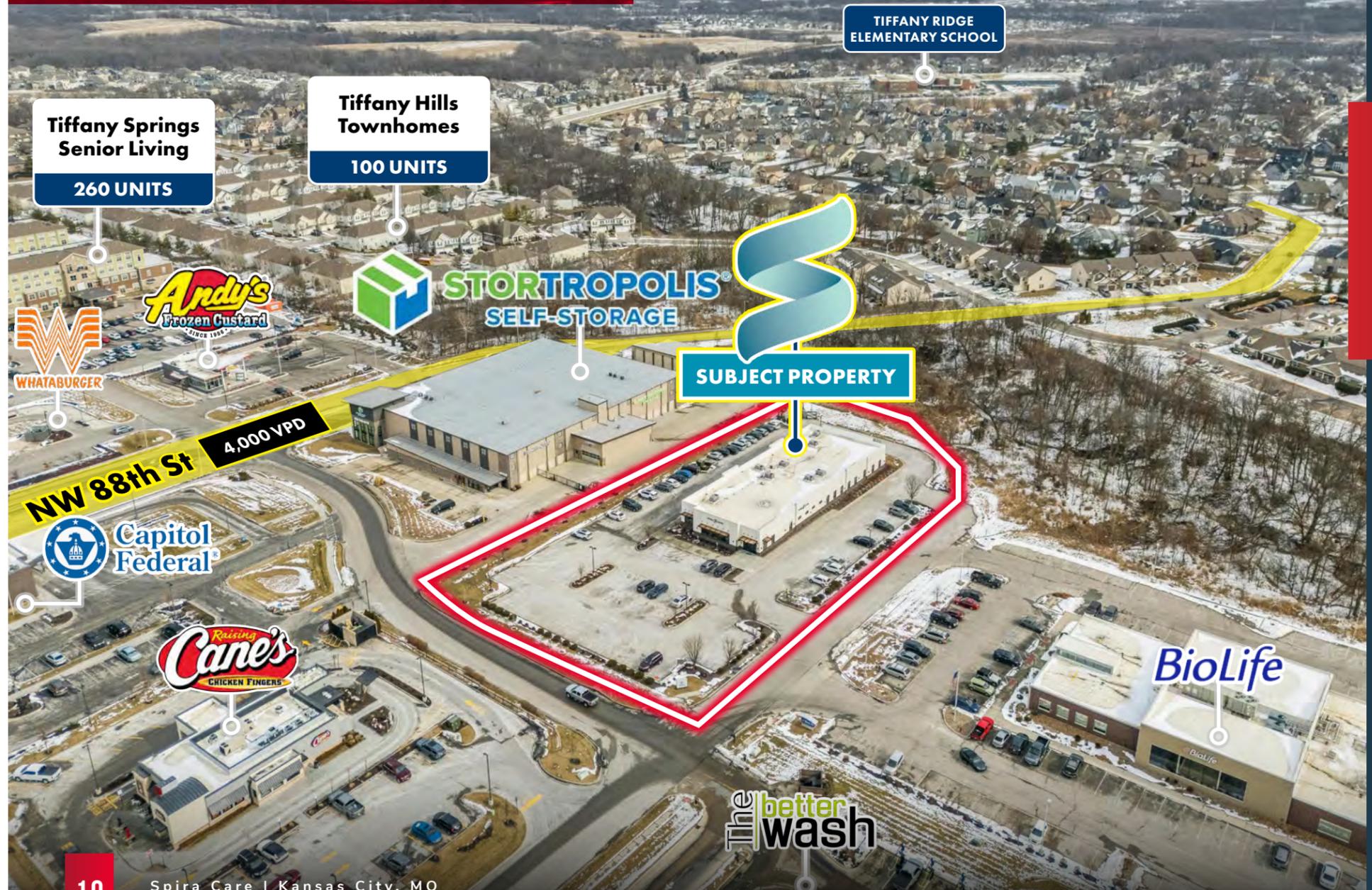


AERIAL OVERHEAD



SUBJECT PROPERTY

AERIAL NORTHEAST



SUBJECT PROPERTY

Tiffany Springs Senior Living
260 UNITS

Tiffany Hills Townhomes
100 UNITS

TIFFANY RIDGE ELEMENTARY SCHOOL

WHATABURGER

Andy's Frozen Custard

STORTROPOLIS SELF-STORAGE

Capitol Federal

Raising Cane's CHICKEN FINGERS

BioLife

the better wash

AERIAL WEST



AERIAL EAST





Zona Rosa
50+ RETAIL

Boardwalk Square
20+ RETAIL

BARRYWOODS CROSSING

ROSS **amc** **BEST BUY**
DRESS FOR LESS THEATRES

DAVID'S BRIDAL Chick-fil&
TEXAS FREDDY'S STEAKBURGERS
DISCOUNT MATTRESS FIRM TIRE

20+ RETAIL

152 36,800 VPD

20,300 VPD

Tiffany Springs Market Center
30+ RETAIL

SUBJECT PROPERTY

AERIAL SOUTHWEST



TENANT OVERVIEW



Kansas City

ABOUT 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



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.



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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