

OFFERING MEMORANDUM

# AFFORDABLE ANIMAL HOSPITAL WHITTIER

*NNN Veterinary Hospital Investment Opportunity in Whittier, CA*



**Affordable Animal Hospital  
Whittier**



7247 PAINTER AVE, WHITTIER, CA 90602

**km** Kidder  
Mathews

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*Exclusively  
Listed by*

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# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY



*\$2,101,200*

LIST PRICE



*\$136,578*

CURRENT YEARLY NOI



*ABSOLUTE NNN*

LEASE TYPE



*6.50%*

CAP RATE



*±10 YEARS*

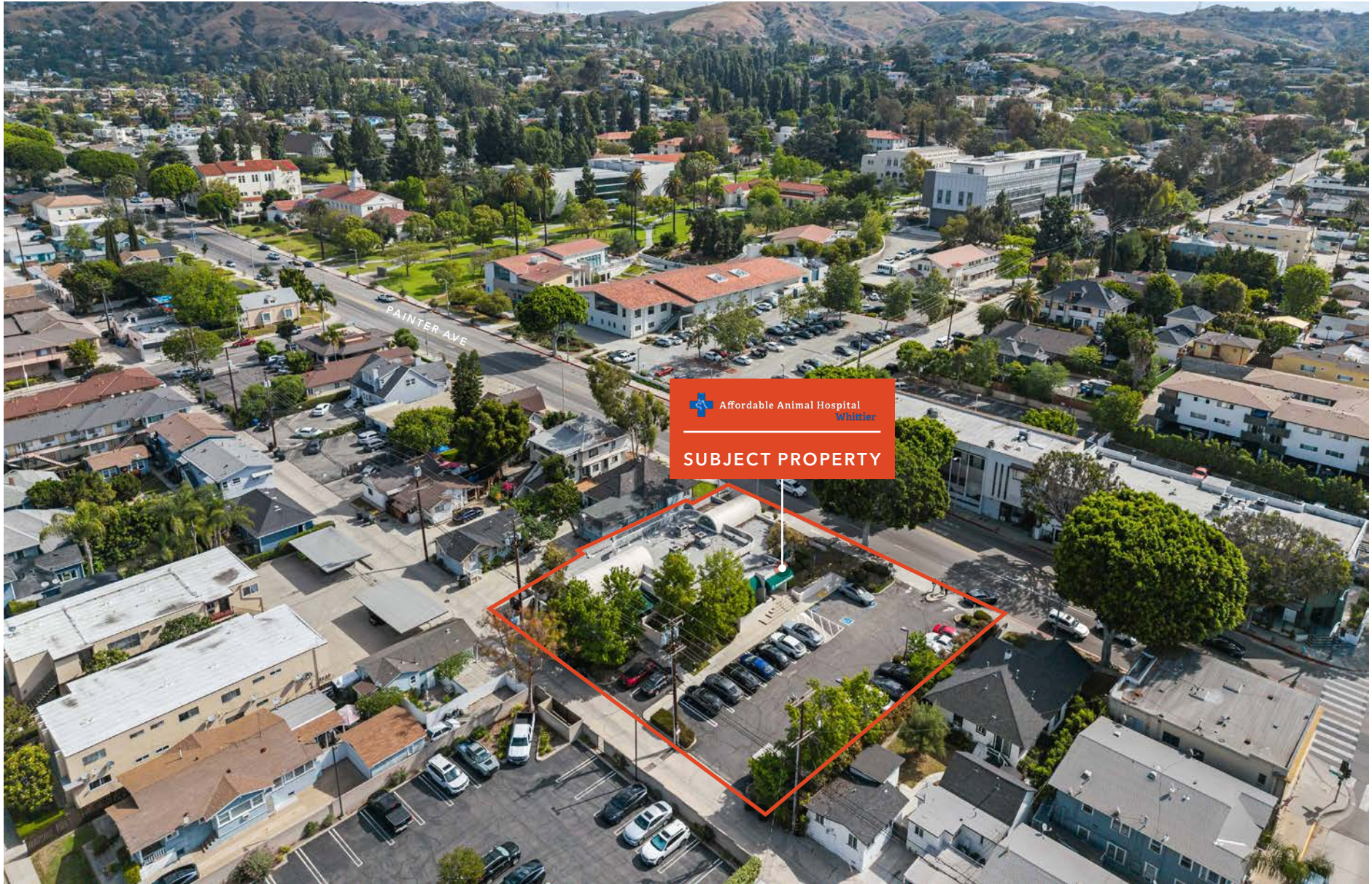
LEASE TERM REMAINING



*2% OR CPI*

ANNUAL RENTAL INCREASES





## PROPERTY & LEASE HIGHLIGHTS

- **New 10-Year Sale-Leaseback:** Brand new lease executed at close of escrow, providing  $\pm 10$  years of secure income with no near-term rollover risk.
- **Absolute NNN Lease - Zero Landlord Responsibilities:** Tenant is responsible for all expenses including taxes, insurance, maintenance, roof, structure, and parking lot; landlord has no obligations, creating truly passive ownership.
- **Long-Term Tenant Alignment:** Sale-leaseback structure ensures the operator is fully committed to the location, aligning ownership and operational incentives.
- **Strong Personal Guaranty:** Lease is backed by a personal guaranty, providing additional security.
- **Inflation Hedge With Annual Increases:** Lease features annual rent increases equal to the lesser of CPI or 2%, providing consistent income growth while maintaining tenant sustainability.
- **Extension Options:** Two (2) additional 5-year options, offering potential for up to 20 years of total occupancy.
- **Market Rent Profile:** Rental rate of \$25.50/SF supports long-term sustainability and reduces risk of tenant default or relocation pressure.
- **Recent Interior Renovation (2022):** The property underwent a recent interior remodel, enhancing functionality and demonstrating continued tenant investment in the asset.



## TENANT HIGHLIGHTS

- **Only Privately-Owned Veterinary Hospital in the Market:** Affordable Animal Hospital Whittier is the only privately owned and operated veterinary hospital in Whittier, California.
- **Capturing Market Share from Corporate Operators:** Competing veterinary hospitals are largely owned by national and regional groups with higher standardized pricing, driving clients toward this property for better pricing and personalized care.
- **Essential Service Tenant:** Veterinary hospitals provide non-discretionary healthcare services, generating consistent demand across economic cycles.
- **High Relocation Costs:** Veterinary require significant capital investment, making relocation unlikely.
- **Established Community Presence:** The hospital has built a loyal client base with strong local ties.
- **Favorable Sale-Leaseback Profile:** Owner-operator remains in place, demonstrating long-term commitment.
- **Strong Industry Fundamentals:** Continued growth in pet ownership and spending supports long-term stability.



## LOCATION HIGHLIGHTS

- **Dense Infill Los Angeles Submarket:** Whittier is a well-established infill community with limited new development.
- **Proximity To Uptown Whittier:** Located near the Greenleaf Avenue and Philadelphia Street corridor, the city's primary retail and dining hub.
- **Strong Regional Connectivity:** Close access to Whittier Blvd, I-605, and SR-60.
- **Stable, Family-Oriented Demographics:** Strong base of long-term homeowners.
- **Retail-Driven Trade Area:** Surrounded by national & local retail / service businesses.
- **Barrier To Entry Market:** High costs and zoning restrictions limit new supply.
- **Proximity To Major Employment Hubs:** Access to both Los Angeles and Orange County job centers.



# EXECUTIVE SUMMARY





EXECUTIVE SUMMARY





# FINANCIAL OVERVIEW

*Section 02*

# LEASE ABSTRACT

TENANT	Affordable Animal Hospital Whittier
ADDRESS	7247 Painter Ave, Whittier, CA 90602
BUILDING SIZE	± 5,356 SF
LAND SIZE	± 20,486 SF (0.47 AC)
LEASE END DATE	At Close of Escrow
LEASE TERM REMAINING	± 10 Years Remaining
LEASE TYPE	Absolute NNN
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Roof, Parking Lot, Etc.
LANDLORD RESPONSIBILITIES	None
RENTAL INCREASES	The lesser of CPI or 2% annually
OPTIONS	2, 5-Year Options Remaining
GUARANTY	Personal Guaranty
YEAR BUILT	1986 / Renovated 2022
RENTAL RATE/SF	\$25.50
MONTHLY RENT	\$11,381.50
CURRENT NOI	\$136,578
CAP RATE	6.50%
PRICE	\$2,101,200

\*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 *\$2,101,200*

NOI *\$136,578*

CAP RATE *6.50%*

PRICE/SF *\$392.31*



# TENANT OVERVIEW

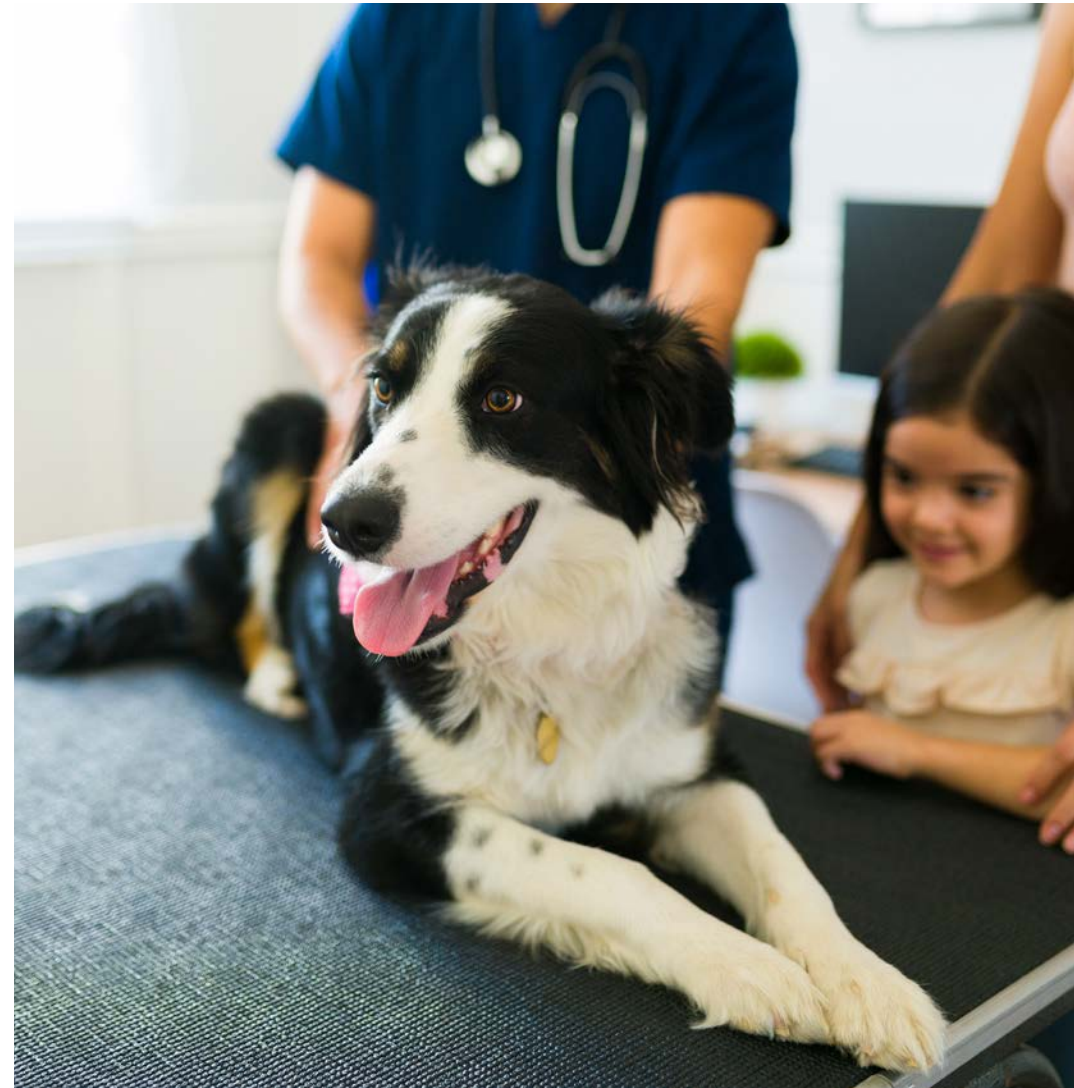
## TENANT SUMMARY



Affordable Animal Hospital is a well-established Southern California veterinary operator focused on delivering high-quality, full-service care at accessible price points. The practice operates within a growing network of locations across the region, including Whittier, Glendale, Santa Ana, North Hollywood, and other infill Los Angeles markets, demonstrating a scalable and proven operating platform.

The hospital provides a comprehensive range of veterinary services, including routine wellness exams, vaccinations, surgical procedures, dental care, and urgent care services, positioning the practice as a one-stop provider for pet owners.

Affordable Animal Hospital's core value proposition is centered on "Kind and Quality Care at a Fair Price," emphasizing compassionate treatment combined with cost-effective pricing, which has allowed the practice to build a loyal and growing client base within its trade area.





# LOCATION OVERVIEW

# WHITTIER, CA

*Whittier is a historic, diverse city in Los Angeles County, located about 12 miles southeast of downtown LA, known for its "uptown" charm, Quaker roots, and scenic Puente Hills backdrop.*

The city is a historic residential city of approximately 87,000 residents and offers a suburban feel within the greater Los Angeles metropolitan area. It is centrally located near the 605, 60, and 5 freeways, providing access to Orange County, beaches, and mountains.

The city features a charming, walkable "Uptown" district that acts as a community hub for dining, shopping, and local events. Whittier maintains a family-oriented atmosphere with quiet, tree-lined streets and historic Spanish Colonial Revival and Craftsman-style homes. Residents have easy access to over 1,700 acres of open space, including the scenic Whittier hills, Sycamore Canyon, and the 4.5-mile Greenway Trail for hiking and biking.

Whittier is known for its strong community identity, featuring the historic Whittier College—alma mater of U.S. President Richard Nixon—and the Pío Pico State Historic Park, which preserves the home of California's last Mexican governor. The city provides a blend of suburban living with easy access to urban amenities, attracting families and professionals looking for a slightly quieter, yet centrally located spot within LA County.

## PROPERTY SPECIFIC DEMOGRAPHICS

**406K**  
2025 POPULATION  
5-MILE RADIUS

**120K**  
HOUSEHOLDS  
5-MILE RADIUS

**\$123K**  
AVG HH INCOME  
5-MILE RADIUS



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