



Accelerated Urgent Care

11 YEAR ABSOLUTE NNN LEASE WITH 3% ANNUAL INCREASES

BAKERSFIELD, CA



CP PARTNERS
COMMERCIAL REAL ESTATE



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Accelerated Urgent Care

4040 CALIFORNIA AVE, BAKERSFIELD, CA 93309 [↗](#)

\$4,900,000

PRICE

8.41%

AVERAGE
CAP RATE

NOI	\$354,125
LEASE TYPE	Abs. NNN
RENT INCREASES	3% Annual Increases
BUILDING SIZE	6,039 SF
LAND AREA	36,583 SF
YEAR RENOVATED	2020 Retrofit-to-Suit



Representative Photo

The adjacent shopping center had 3.4M visits in the last year (Placer.ai)

A corporate/personal guaranteed absolute NNN Accelerated Urgent Care with **11 years remaining** in the primary term. The subject property is located at a **heavily trafficked, signalized intersection** in Bakersfield, CA, the largest economy in the San Joaquin Valley.



Passive Investment Opportunity

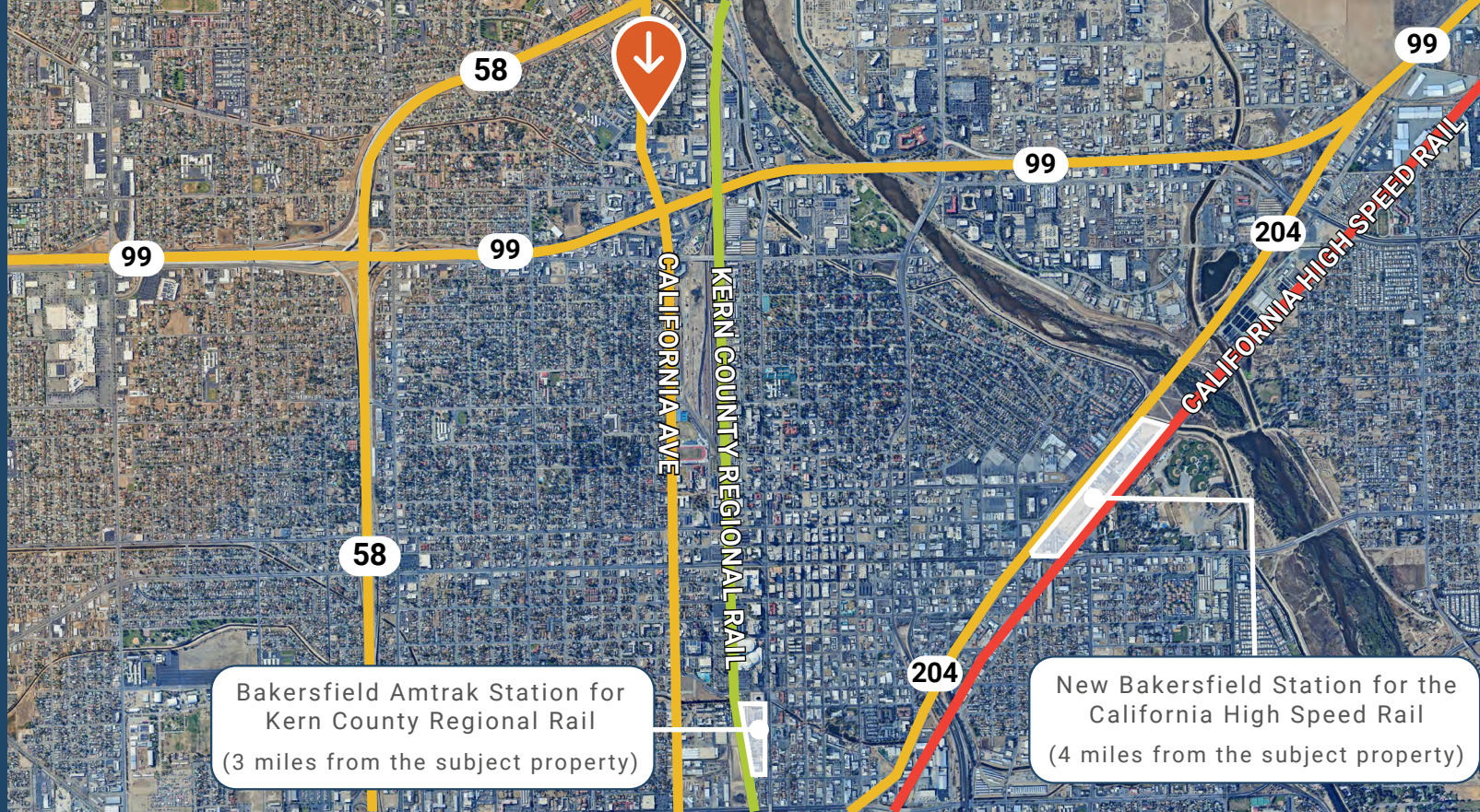
- State of the art retrofit-to-suit in 2020 providing patients with the best technology
- The lease structure is absolute NNN with a corporate/personal guaranty, making this a passive investment opportunity for a hands-off investor
- 3% annual rental increases during the primary term and option periods, providing an investor with a hedge against inflation
- Surrounded by 5 million square feet of office & retail, with a daytime population in excess of 116,000 people within a 5-mile radius

Heavily Trafficked Corner Location

- Centrally positioned on California Avenue, (25,000+VPD), a major east-west thoroughfare connecting to north-south highways (Hwy 99 & Hwy 58 Westside Parkway)
- Directly across from Bakersfield Plaza, a dominant, regional shopping center featuring: Burlington, Ross Dress for Less, AMC, Hobby Lobby, Five Below and Lassens Food
- Headquartered in Bakersfield, CA, Accelerated Urgent Care has 7 locations spread throughout Bakersfield and 16 total locations in Southern California

Partnership with major Kern County Healthcare Provider

- Accelerated Urgent Care specializes in Medi-Cal insured patients, California's Medicaid program (its largest), covering over 38% of Kern County through the Kern Family HealthCare Product
- Strategically positioned near California Avenue Dignity Hospital, which partners with Anthem Blue Cross, creating limited competition for Kern Family Healthcare providers to send patients to
- The subject property is open until 12am, 7 days a week, allowing patients from Kern Family Health Care immediate access to urgent care



Bakersfield Amtrak Station for Kern County Regional Rail
(3 miles from the subject property)

New Bakersfield Station for the California High Speed Rail
(4 miles from the subject property)

Bakersfield Station Rendering



\$100B

CALIFORNIA HIGH SPEED RAIL
CONSTRUCTION TOTAL COST

3 Hours

DURATION FROM SAN FRANCISCO TO LOS ANGELES
BY TAKING THE CALIFORNIA HIGH SPEED RAIL

494 Miles

CALIFORNIA HIGH SPEED RAIL
PHASE 1 LENGTH (S.F. TO L.A.)

The Bakersfield Station

The Bakersfield Station is a planned California High-Speed Rail station that will be located near the intersection of State Route (SR) 204 – also known as Golden State Avenue – and F Street. The station site is bounded by SR 204 to the west, the Stine Canal to the north, the Union Pacific Railroad tracks to the east, and Chester Avenue to the north.

As part of the planning process for a future high-speed rail station, the California High-Speed Rail Authority and the City of Bakersfield developed the [Downtown Bakersfield High-Speed Rail Station Area Plan](#). This vision plan offers best practices that will lay the groundwork for continued revitalization efforts and guide future development of downtown Bakersfield. The Station Area Plan provides a blueprint for development, highlighting key investments in downtown and in the public realm and visualizing them with urban design graphics.

The Bakersfield Station will be part of the initial Central Valley operating service. It will act as the southern terminal of the system until the extension to the Los Angeles area is completed.

[Learn More](#)

			CURRENT
Price			\$4,900,000
Capitalization Rate			7.23%
Down Payment	40%		\$1,960,000
Loan Amount	60%		\$2,940,000
Building Size (SF)			6,039
Lot Size (SF)			36,583
Stabilized Income		\$/SF	
Scheduled Rent (Starting 8/1/2025)	\$58.64		\$354,125
Less		\$/SF	
Porperty Taxes	NNN	Tenant Pays Directly	
Roof - Structure/Replace	NNN	Tenant Pays Directly	
Insurance	NNN	Tenant Pays Directly	
HVAC Repair/Replace	NNN	Tenant Pays Directly	
Parking Lot	NNN	Tenant Pays Directly	
Mgmt	NNN	Tenant Self Manages	
Total Operating Expenses	NNN		\$0.00
Net Operating Income			\$354,125

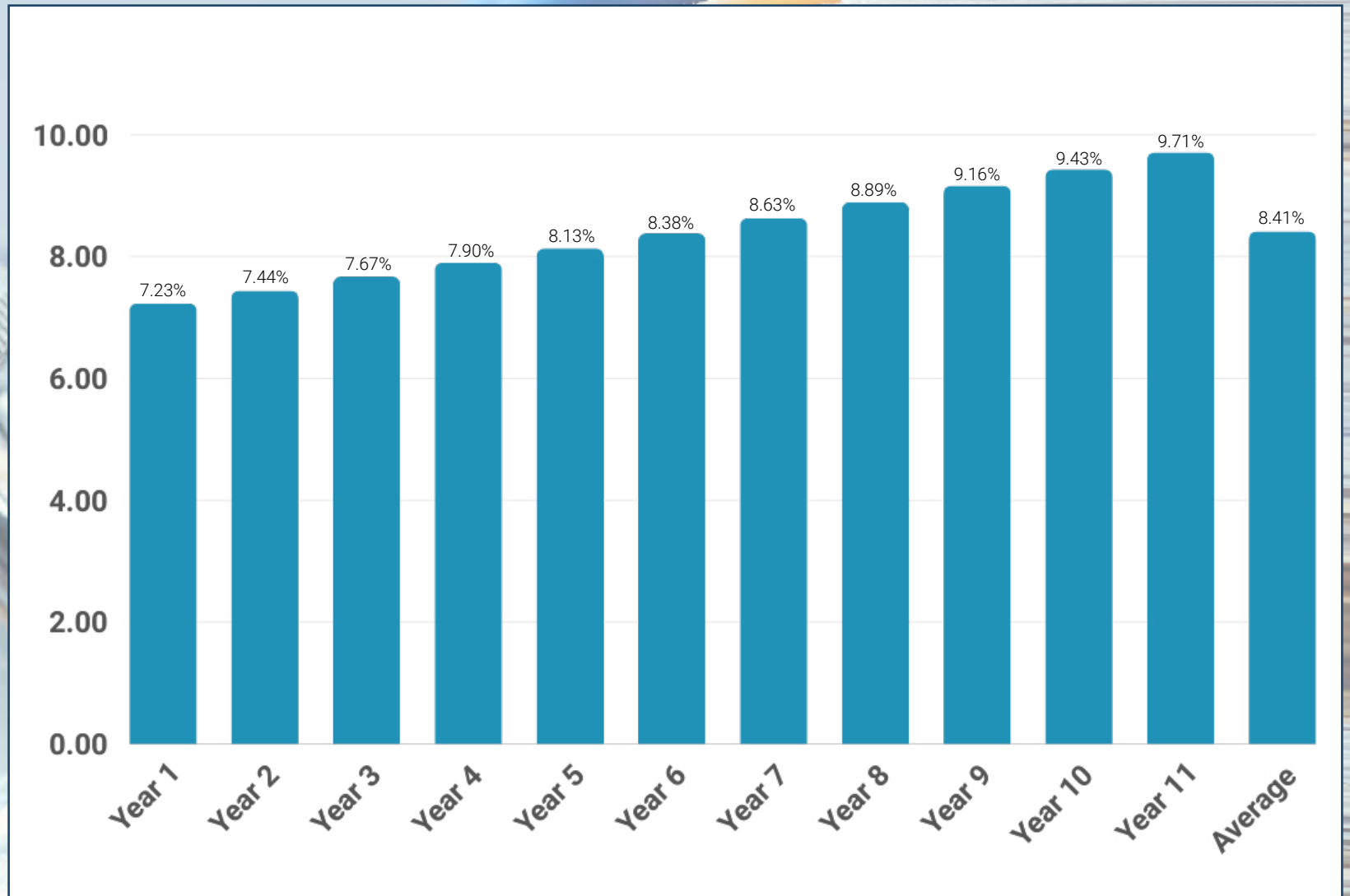
PROPOSED FINANCING/CASH FLOW

PROPOSED FINANCING	
Proposed Loan Amount	\$2,940,000
Loan To Value	60%
Interest Rate	6.50%
Amortization (Years)	Interest Only
Term (Years)	5
Net Operating Income	\$345,530
Debt Service	(\$191,100)
Pre-Tax Cash Flow	\$154,430
Debt Coverage Ratio	1.81
Pre-Tax Leveraged Cash-on-cash Return	
	7.88%
Principal Pay down (Year 1 of Ownership)	
	N/A
Total Return	
	7.88%
Yield	
	7.88%

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. CP Partners is not a lender or mortgage broker.

Potential Cap Rate Growth Based on the Asking Price

Year 1	7.23%
Year 2	7.44%
Year 3	7.67%
Year 4	7.90%
Year 5	8.13%
Year 6	8.38%
Year 7	8.63%
Year 8	8.89%
Year 9	9.16%
Year 10	9.43%
Year 11	9.71%
Average Cap Over Base Term	8.41%



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Annual Increase	Yearly Rent	Monthly Rent/FT	Year Rent/FT
Accelerated Urgent Care	6,039	8/1/2020	7/31/2035					
		8/1/2024	7/31/2025	\$28,651	3%	\$343,811	\$4.74	\$56.93
		8/1/2025	7/31/2026	\$29,510	3%	\$354,125	\$4.89	\$58.64
		8/1/2026	7/31/2027	\$30,396	3%	\$364,749	\$5.03	\$60.40
		8/1/2027	7/31/2028	\$31,308	3%	\$375,691	\$5.18	\$62.21
		8/1/2028	7/31/2029	\$32,247	3%	\$386,962	\$5.34	\$64.08
		8/1/2029	7/31/2030	\$33,214	3%	\$398,571	\$5.50	\$66.00
		8/1/2030	7/31/2031	\$34,211	3%	\$410,528	\$5.66	\$67.98
		8/1/2031	7/31/2032	\$35,237	3%	\$422,844	\$5.83	\$70.02
		8/1/2032	7/31/2033	\$36,294	3%	\$435,529	\$6.01	\$72.12
		8/1/2033	7/31/2034	\$37,383	3%	\$448,595	\$6.19	\$74.28
		8/1/2034	7/31/2035	\$38,504	3%	\$462,053	\$6.38	\$76.51
TOTALS:	6,039			\$343,811	3%	\$343,811	\$4.74	\$0.00

Premises & Term

TENANT	Accelerated Urgent Care
LEASE GUARANTEE	Emergency Physicians Urgent Care, Inc.
LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	8/1/2020
OPTIONS	None
YEAR BUILT/RENOVATED	2000/2020

Expenses

CAM	Tenant
PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
REPAIRS & MAINTENANCE	Tenant
ROOF & STRUCTURE	Tenant



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEGEND



Property Boundary

6,039

Rentable SF

36,583

Land Area

51

Parking Spaces



Egress



ROOMS

8

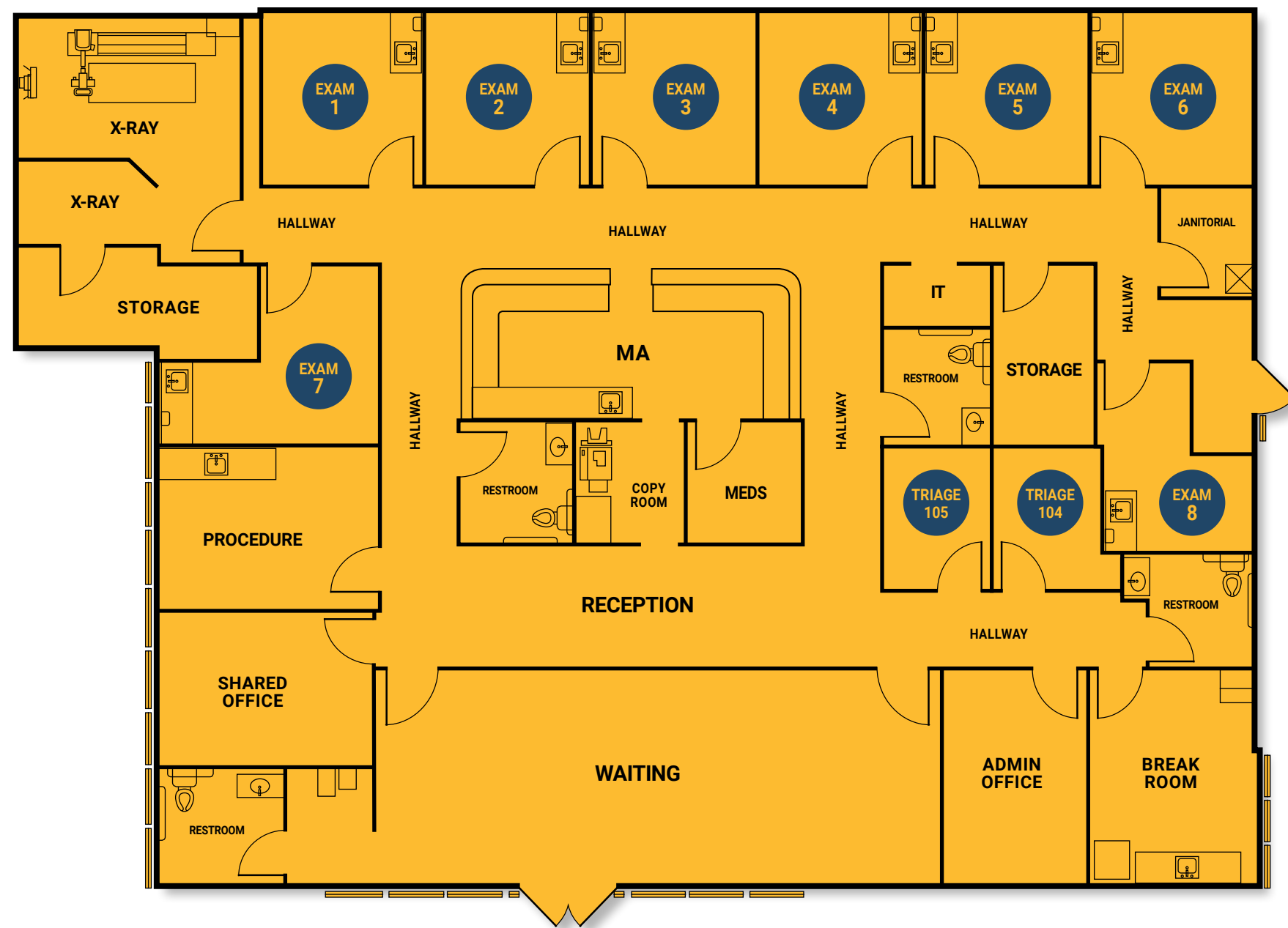
Exam Rooms

2

Triage Rooms

1

X-Ray Room



Premier urgent care and telemedicine provider throughout Southern California



16

LOCATIONS
IN CALIFORNIA

Best Urgent Care

NAMED BY THE BAKERSFIELD
CALIFORNIAN FOR 7 YEARS IN A ROW



About Accelerated Urgent Care

- Accelerated Urgent Care provides the highest quality patient care possible delivered by emergency-trained doctors to both adults and children.
- AUC offers each patient concierge-level service by providing prompt and effective service which includes diagnosis and treatment of various medical conditions.
- It's physicians have been working to serve it's patients since 2004 and the practice has grown to 16 locations: 7 in Bakersfield with single locations in Laguna Hills, Chino, Lake Elsinore, Dana Point, Temecula, Fresno, Murrieta, Clovis, and Wildomar.
- Named "Best Urgent Care" by the Bakersfield Californian for the years 2017, 2018, 2019, 2020, 2021, 2022, and 2023.
- Accelerated Urgent Care offers treatments for common conditions such as pneumonia, stomach flu, cough and colds, fever, allergies, vomiting, eye infections, bladder infections, urinary tract infections (UTIs), sinus infections, kidney infections, bee stings, dehydration, and nose bleeds.
- It also offers pediatric urgent care as well, treating children experiencing diarrhea, asthma, sore throat, fever, abdominal pain, vomiting, bronchiolitis, and ear pain.
- Accelerated Urgent Care uses ZipPass, an online appointment system, and Telemedicine, giving patients the ability to speak with doctors at home or while on the go by using a phone, tablet, or computer.

[Tenant Website](#)





About Kern Family Health Care

- Kern Family Health Care (KFHC), the local health plan for Medi-Cal managed care in Kern County, was established in 1993 as a managed care health plan, and is the largest health plan in Kern County.
- This program pays for a variety of medical services for children and adults with limited income and resources.
- The points plotted to the right indicate medical facilities in the Kern Family Health Care network nearby the subject property.



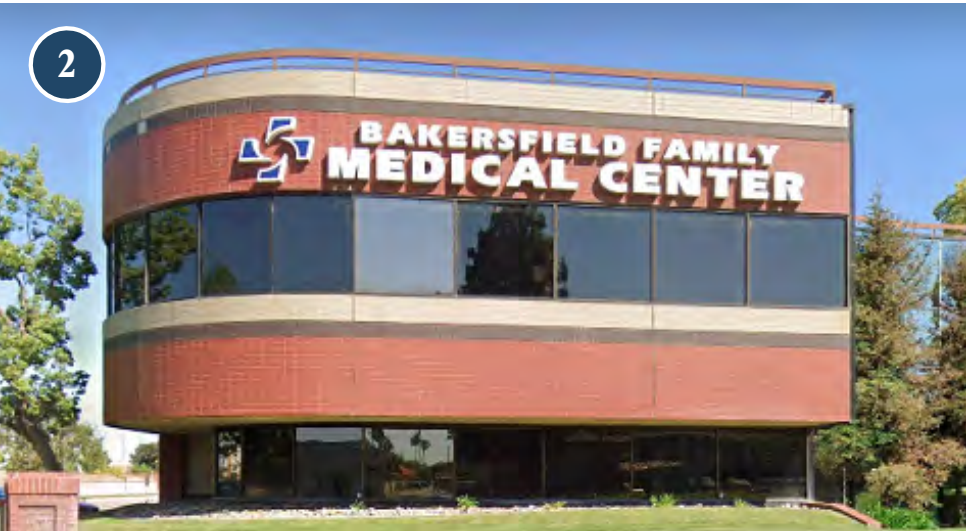
About Medi-Cal

- Medi-Cal is California's Medicaid health care program, which pays for a variety of medical services for children and adults with limited income and resources.
- Medi-Cal currently provides a core set of health benefits, including doctor visits, hospital care, immunization, pregnancy-related services and nursing home care.
- Over 38% of the Kern County population is actively enrolled in the Medi-Cal Insurance Plan, creating a high demand for specialty clinics who are familiar with the Medi-Cal program and accept this form of insurance. The Medi-Cal Expansion bill was passed in January of 2024, extending full coverage to age groups 26-49.

Accelerated Urgent Care is open until midnight seven days a week, allowing patients from Kern Family Health Care access to urgent care for non-life threatening emergencies.



The surrounding trade area features many national retailers and medical centers, including **Kaiser Permanente Discovery Plaza Medical Office, Bakersfield Medical Center, Encompass Health, DaVita Dialysis, Hobby Lobby, Ross, Burlington, AMC, Planet Fitness, Barnes & Noble,** and many more.









DOWNTOWN BAKERSFIELD

150,391 VPD

32,698 VPD

Located in a thriving Bakersfield submarket

3.4M

ANNUAL VISITS TO THE ADJACENT BAKERSFIELD PLAZA (PLACER.AI)

150,391

VEHICLES PER DAY ALONG HIGHWAY 99

2 miles

TO DOWNTOWN BAKERSFIELD

SUBJECT PROPERTY

Accelerated URGENT CARE

ADVENTIST HEALTH BAKERSFIELD HOSPITAL
254 BEDS

KERN MEDICAL HOSPITAL
222 BEDS

DIGNITY HEALTH MERCY HOSPITAL DOWNTOWN
198 BEDS

CALIFORNIA PAVILION PHASE II
61,000 SF FOR LEASE
(2 "MAJORS" & 1 PAD)

CALIFORNIA PAVILION
verizon FIREHOUSE SUBS
the Habit BURGER GRILL
STARBUCKS COFFEE
BLAZE

BARNES & NOBLE

planet fitness

extended STAY AMERICA

Cane's
CHICKEN FINDERS

76

Black Bear Diner

HALL AMBULANCE

Residence INN BY MARRIOTT

Hampton by HILTON

BAKERSFIELD PLAZA
HOBBY LOBBY DRESS FOR LESS
five BELOW **Burlington**
IN-SHAPE **amc THEATRES**
SUBWAY
 Panera

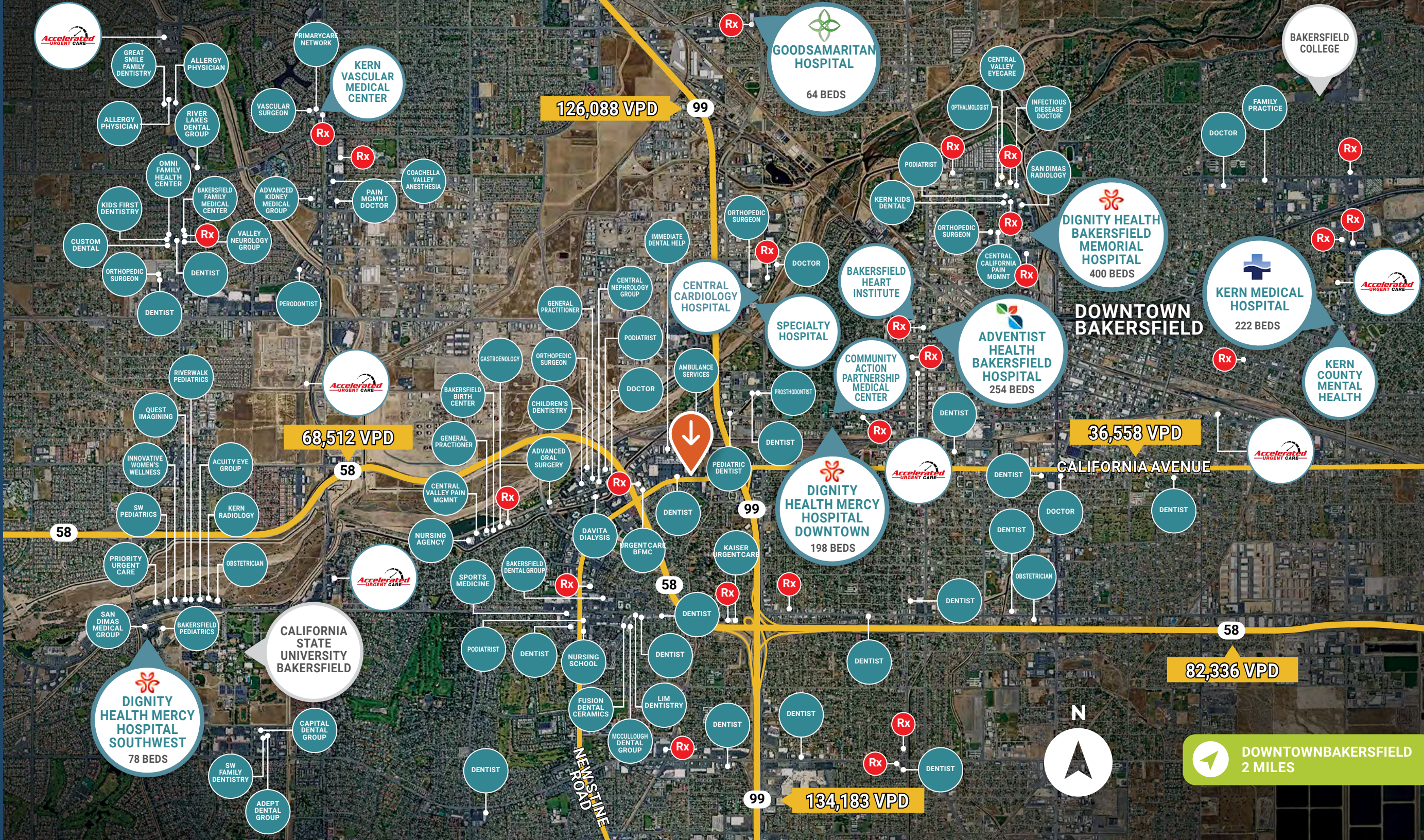
CHESTER LANE

CALIFORNIA AVENUE

99

99

Immediate Medical Facilities



LOS ANGELES
111 MILES



58 ROSEDALE HIGHWAY
51,082 VPD

ROSS
TARGET
KOHL'S
DICK'S Sporting Goods
Michaels
dressbarn
WORLD MARKET

CVS pharmacy
BEST BUY
PETCO
Party City
Walmart Supercenter
Office DEPOT
Foods Co.

LOWE'S

HARBOR FREIGHT TOOLS
COSTCO WHOLESALE

HEART HOSPITAL
MERCY HOSPITAL

ADVENTIST HEALTH HOSPITAL
KAISER PERMANENTE HOSPITAL

MIDDLE SCHOOL

36,558 VPD

68,512 VPD

SPROUTS
TJ-maxx
TARGET
NORDSTROM
rack
DSW
BevMo!

WESTSIDE PARKWAY

WESTSIDE PARKWAY

KAISER PERMANENTE HOSPITAL
DISCOVERY PLAZA HOSPITAL

ENCOMPASS HEALTH HOSPITAL

99
58

178

CALIFORNIA AVENUE

E CALIFORNIA AVENUE

Smart & Final
HomeGoods
BED BATH & BEYOND
Party City
VONS
CVS pharmacy
DOLLAR TREE

ROSS
Burlington Coat Factory
HOBBY LOBBY
LASSENS
IN-SHAPE
AMC THEATRES

KAISER PERMANENTE STOCKDALE MEDICAL CENTER

Michaels
JOANN
Marshalls
CATHERINES
LA BOY
BIG

82,336 VPD

MERCY HOSPITAL
SOUTHWEST BAKERSFIELD

CALIFORNIA STATE UNIVERSITY BAKERSFIELD

GOLF COURSE

30,112 VPD

Guitar Center
PETSMART
TJ-maxx
SKECHERS
DOLLAR TREE
99c ONLY
FOOD WAYS

THE HOME DEPOT

ROSS
LUMBER LIQUIDATORS

IMAX
macy's
TARGET
JCPenney
OLD NAVY
HOLLISTER
Abercrombie & Fitch
Justice
FOREVER 21

MIDDLE SCHOOL

GOLDEN WEST CASINO

ELEMENTARY SCHOOL

ELEMENTARY SCHOOL

GOOD SAMARITAN WOUND CARE CENTER

MIDDLE SCHOOL

CVS pharmacy

BIG LOTS!

Planet Fitness

SUPERIOR GROCERY

HIGH SCHOOL

ELEMENTARY SCHOOL

BAKERSFIELD MUNICIPAL AIRPORT

134,183 VPD

Ring Radius Population Data

	3-MILE	5-MILES	7-MILES
2022	105,885	327,906	533,285

Ring Radius Income Data

	3-MILE	5-MILES	7-MILES
Average	\$70,993	\$78,071	\$91,393
Median	\$51,127	\$56,411	\$66,834

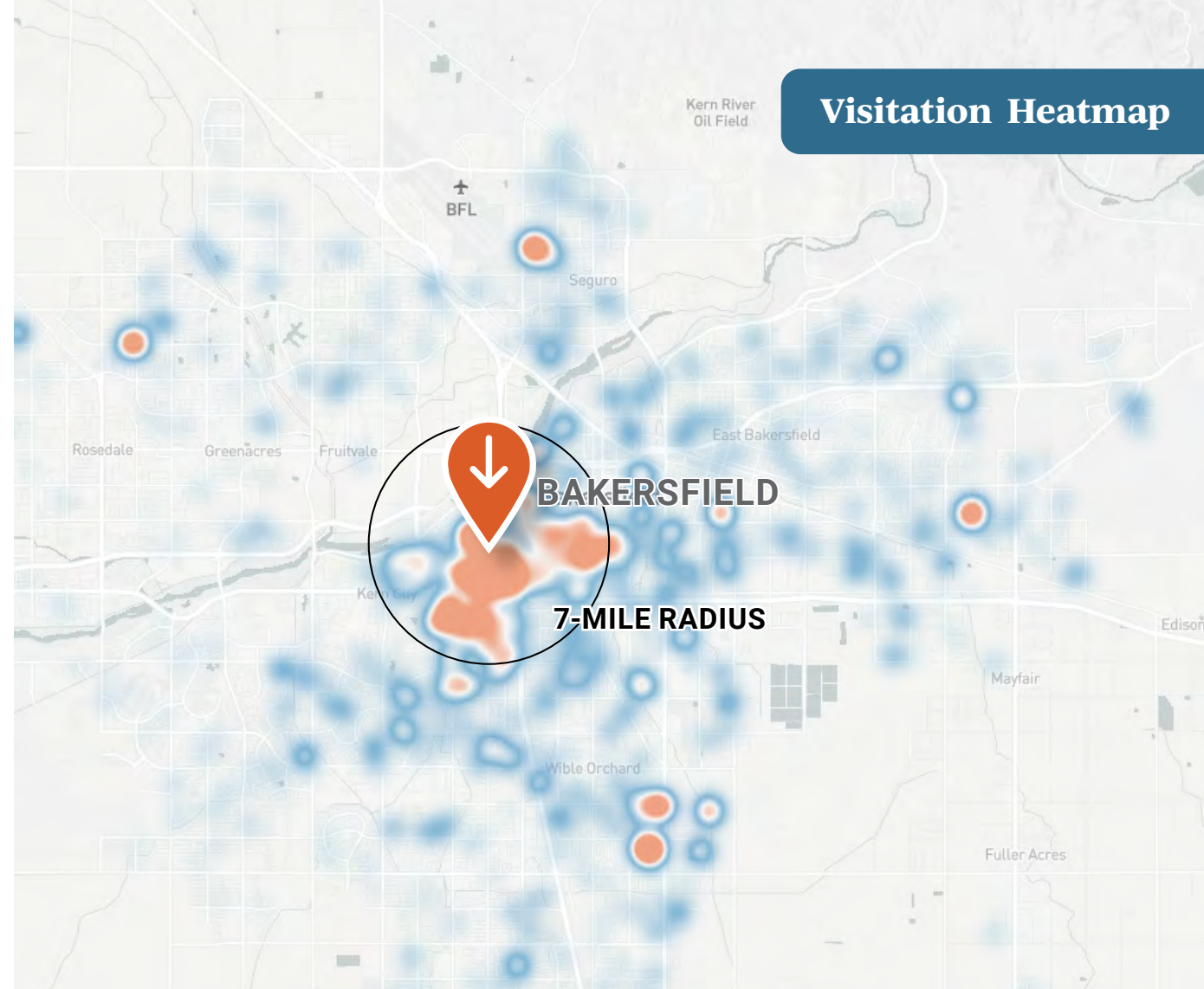
The subject property ranks in the **75th percentile nationwide** in terms of annual visits to urgent care sites.

49.3K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

80 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Bakersfield, CA

A CENTRAL VALLEY CITY IN SOUTHERN CALIFORNIA



A Rapidly Growing City

- The county seat of Kern County with a population of 403,455 residents
- Home to California State University, Bakersfield, a public university with over 11,000 students enrolled
- One of the country's fastest-growing cities and it continues to grow as the top spot for affordable business and office space throughout Central and Southern California

Kern County

- California's most productive oil-producing county and the fourth most productive agricultural county (by value) in the United States
- Considered the energy and agriculture capital of California, with the oil and gas industry producing over #13 billion revenue and agriculture producing over \$7.74 billion in revenue
- Home to the #1 largest wind farm and #3 solar field in the U.S.
- A large defense and aerospace presence with Edwards Air Force Base and Naval Air Weapons China Lake residing in the county

A Thriving Business Hub

- Industries in and around Bakersfield include natural gas and other energy extraction, mining, petroleum refining, distribution, food processing, and corporate regional offices
- A growing manufacturing and distribution sector with several companies moving to Bakersfield because of inexpensive land and proximity to international ports in both Los Angeles and Oakland
- Home to Dreyer's new 650,000 SF manufacturing center, the world's largest ice cream plant

909,235
BAKERSFIELD MSA
ESTIMATED POPULATION

\$57.5 B
BAKERSFIELD MSA GDP





SUBJECT PROPERTY

38,093 VPD

CHESTERLANE

CALIFORNIA AVENUE



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