



NET LEASE INVESTMENT OFFERING



Valley Animal Hospital (VetCor ~900 Locations)

58 W 16th St
Merced, CA 95341



Table of Contents

Offering 1

Executive Summary
Investment Highlights
Property Overview
Veterinary Services Sector

Market 5

Photographs
Aerial
Merced Vet Locations Aerial
Site Plan

Location 9

Map
Location Overview
Demographics

Tenant 11

Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single-tenant net leased Valley Animal Hospital (VetCor) in Merced, California. The practice has operated in Merced since 1985 and has occupied this location since 1997. The tenant recently exercised a renewal option extending the lease through November 2030, with two additional five-year renewal options remaining. The lease features annual rental escalations equal to the greater of 2% or CPI (capped at 4%) and is backed by a corporate guaranty from VetCor Group Holdings Corp (900 Locations).

The 4,998 square-foot building is located along West 16th Street, which carries approximately 28,000 vehicles per day, and benefits from close proximity to G Street (33,000 VPD) and State Route 99 (51,000 VPD). More than 111,000 residents live within a five-mile radius, with average household incomes exceeding \$82,000. Notably, despite this dense population in Merced's central and most populated area, there is a relative lack of immediate veterinary competition, with only one other full-service clinic within the city. The property is surrounded by national retailers including Costco, Smart & Final, In-N-Out Burger, Starbucks, Taco Bell, Wendy's, and Popeyes, among others. Additional traffic drivers include Yosemite-Independence High School and the Merced County Fairgrounds.

VetCor, founded in 1997 and headquartered in Norwell, Massachusetts, is a leading veterinary services company that operates as a collaborative network of community-focused animal hospitals across the United States and Canada. With over 900 unique locations and more than 15,000 team members, including thousands of veterinarians and support staff, VetCor supports independent veterinary practices by providing administrative, marketing, human resources, training, and operational assistance while preserving each hospital's local identity, culture, and autonomy. The company's mission is to enhance the health and well-being of pets and the people who care for them, emphasizing compassionate general medical and surgical care, preventive wellness services, and a positive work environment for veterinary professionals.

Investment Highlights

- » VetCor operates 900 locations across the United States and Canada
- » Established community veterinary clinic serving Merced and surrounding areas since 1985
- » E-commerce & recession resistant tenant
- » Corporate guaranty
- » Annual rental escalations based on CPI
- » No veterinary competition in the immediate area of Merced
- » Located along West 16th Street (28,000 VPD) & just off State Route 99 (51,000 VPD) and G Street (33,000 VPD)
- » 111,000+ people live within a five-mile radius
- » Average household income exceeds \$82,000 within five miles
- » Nearby retailers include Costco, Smart & Final, In-N-Out Burger, Starbucks, Taco Bell, Wendy's, Popeyes, & several others
- » Local traffic draws include Yosemite-Independence High School and Merced County Fairgrounds



Property Overview



PRICE
\$2,100,000



CAP RATE
8.00%



NOI
\$168,000



Valley Animal Hospital
(209) 384-PETS
Veterinary Care & Pet Lodging

LEASE COMMENCEMENT DATE:	11/19/2020
LEASE EXPIRATION DATE:	11/30/2030
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	The greater of 2% annual or CPI (4% ceiling)
LEASE TYPE:	NN – Roof, structure, foundation, Parking lot ¹ , HVAC ²
TENANT:	VetCor of California LP
GUARANTOR:	VetCor Group Holdings Corp.
YEAR BUILT:	1997
BUILDING SIZE:	4,998 SF
LAND SIZE:	0.55 AC

- 1) Landlord shall be responsible for seal coating and replacement of the parking lot, and Tenant shall be responsible for all other maintenance and upkeep.
- 2) Tenant shall maintain the HVAC systems at a maximum annual cost of \$2,500 per unit and shall maintain a service contract with a licensed HVAC contractor. Landlord shall be responsible for replacement of the HVAC units.

Veterinary Services Sector

The U.S. veterinary services market has shown strong growth, achieving a compound annual growth rate (CAGR) of approximately 4.7% from 2019 to 2025. The COVID-19 pandemic significantly accelerated demand as more people stayed home and focused on pet health. This period also coincided with a surge in pet adoptions, with millions of new pets entering households between March 2020 and May 2021, creating lasting momentum for the industry.

Pet ownership remains widespread and continues to drive consistent demand for veterinary services. As of recent estimates, roughly 71% of U.S. households—around 94 million—own at least one pet. This high penetration rate supports steady utilization of routine, preventive, and specialty care, bolstered by rising consumer purchasing power and the growing trend of treating pets as family members (pet humanization).

These structural tailwinds are reinforced by typical visit patterns: households with dogs average about 2.6 veterinary visits per year, while those with cats average around 1.6 visits. Combined with increasing demand for premium pet products and advanced care options, these factors position the veterinary services sector for sustained long-term growth.

\$40 Billion

2025 Industry
Revenue

86.9 Million

Households with Pets in the
United States (66%)

CAGR of 4.7

Revenue Growth
2019-2025

\$28.8 Billion

Online Pet products
in 2025

2,600

U.S. Veterinarians
graduating from veterinary
colleges each year (2.75% AGR)

CAGR of 8.7

Project Market Growth
2023-2030
2019-2025

Photographs



Aerial



COSTCO
WHOLESALE

COLD STONE
CREAMERY

THE ART FORMERLY KNOWN AS
THE MERCED THEATRE

**Valley
Animal Hospital**

HERBERT HOOVER
INTERMEDIATE

IN-N-OUT
BURGER

MERCED COUNTY
OFFICE OF EDUCATION

SUBWAY

O'Reilly AUTO PARTS

CHARLES WRIGHT
ELEMENTARY SCHOOL

Smart & Final.

Starbucks

YOSEMITE-INDEPENDENCE
HIGH SCHOOL

TENAYA
MIDDLE SCHOOL

POPEYES

Wendy's

**TACO
BELL**

COURTYARD
BY MARRIOTT

51,000 VPD

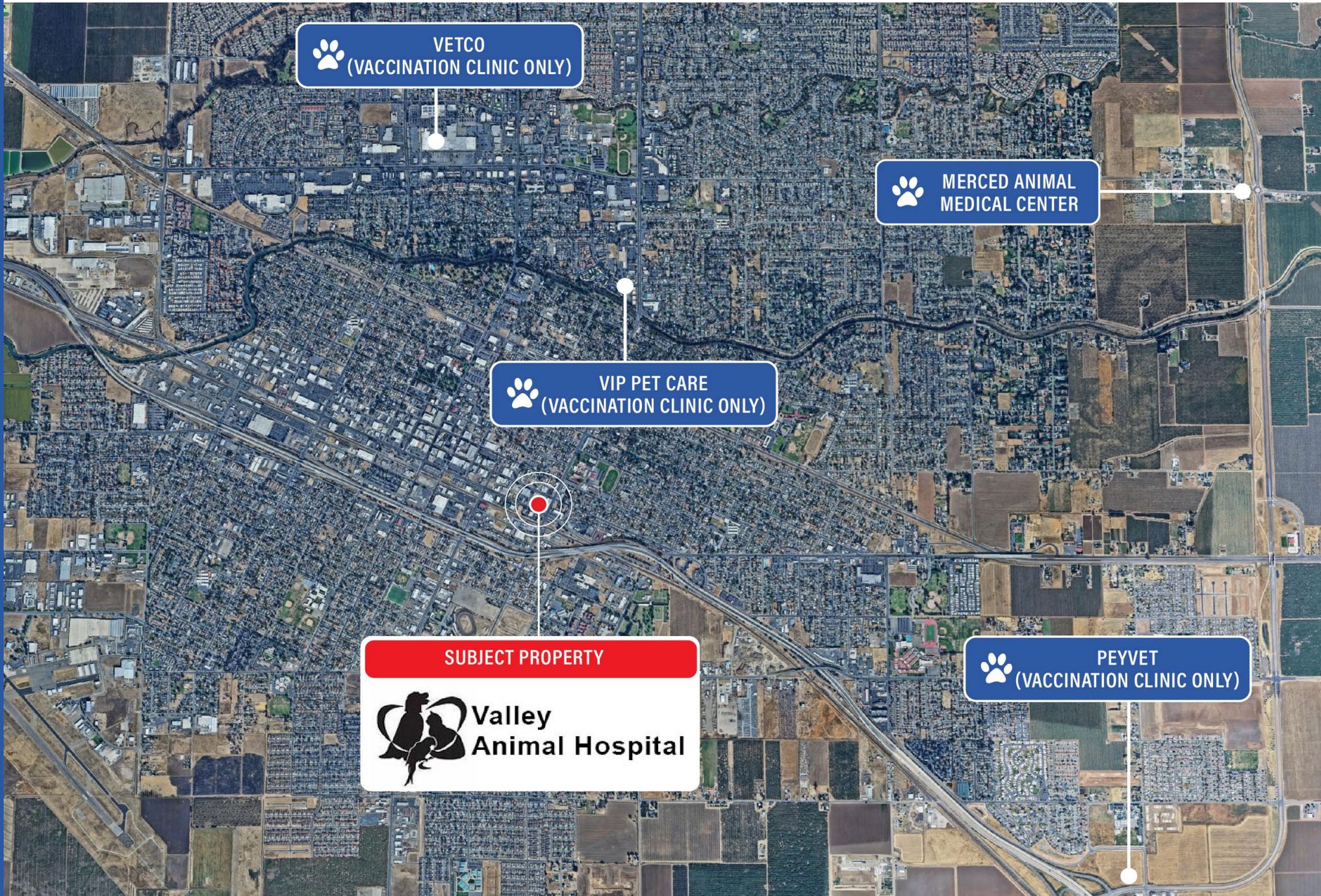
MERCED
COUNTY
FAIR

Quality
BY CHOICE HOTELS

MLK Jr Highway

MERCED
COUNTY
BEHAVIORAL HEALTH &
RECOVERY SERVICES

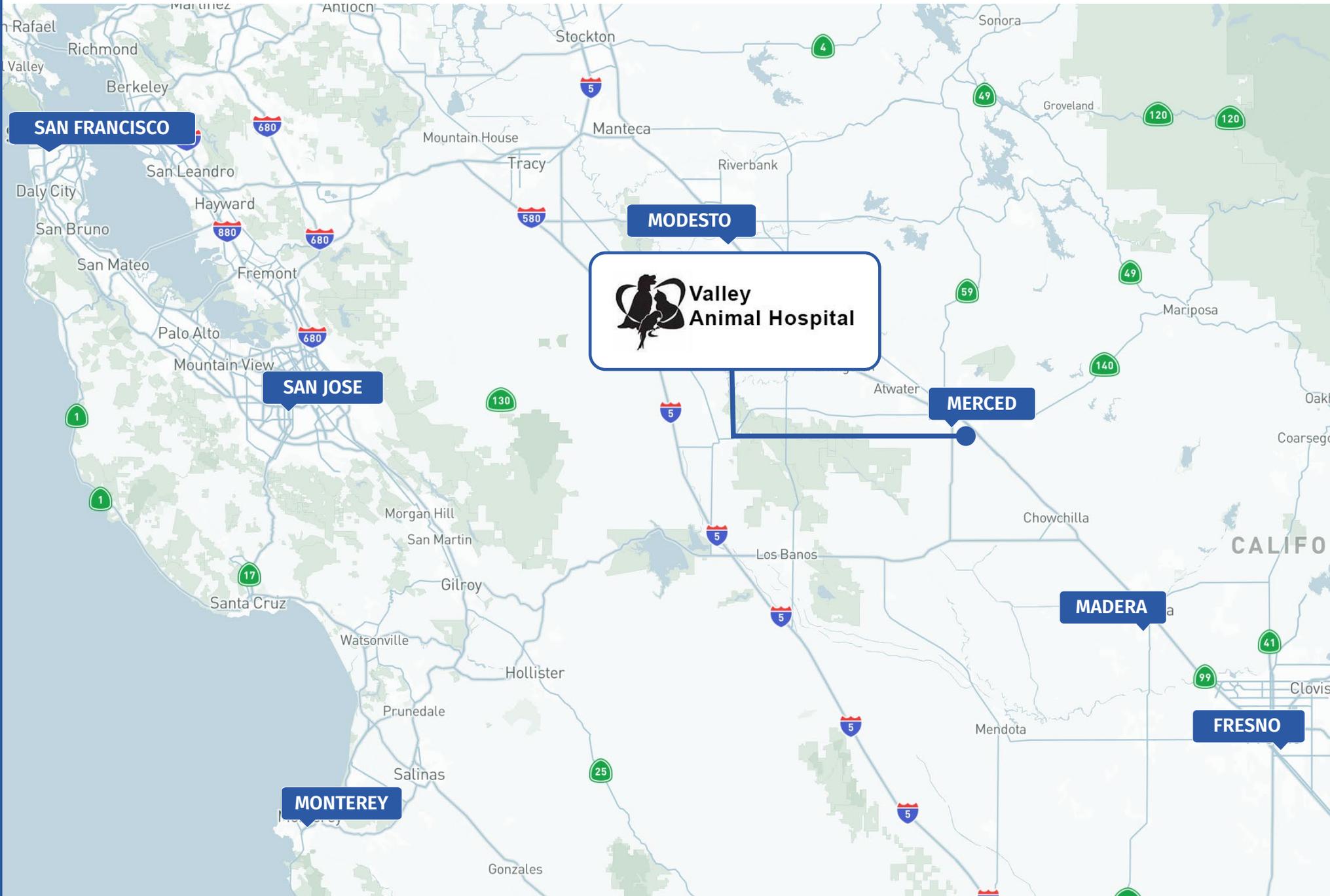
Veterinary Locations of Merced



Site Plan



Map



Location Overview

MERCED, CALIFORNIA

Merced is a charter city and the county seat of Merced County in California's San Joaquin Valley, founded in 1872 by the Central Pacific Railroad and incorporated on April 1, 1889. Named after the nearby Merced River (Spanish for "mercy"), it serves as a key hub in the agriculturally rich Central Valley, surrounded by orchards producing almonds, pistachios, apricots, and peaches, with an economy historically rooted in agribusiness, distribution, and processing, though increasingly diversified by manufacturing, warehousing, and education. Often called the "Gateway to Yosemite," the city lies less than two hours by car from Yosemite National Park to the east and offers access to the Sierra Nevada mountains, coastal areas, and Monterey Bay. The opening of the University of California, Merced in 2005—the first new UC campus in the 21st century—has significantly boosted the local economy, contributing over \$1 billion annually in regional impact, supporting thousands of jobs, and driving population growth in this youthful and diverse community. As of recent estimates, Merced's population exceeds 90,000 and continues to grow rapidly, reflecting its transition from a small-town feel to a mid-sized city with expanding educational and cultural opportunities.



Demographics



POPULATION

1-MILE

16,471

3-MILE

89,972

5-MILE

111,983



HOUSEHOLDS

5,376

29,042

34,938



AVERAGE INCOME

\$53,605

\$77,616

\$82,332

Tenant Overview



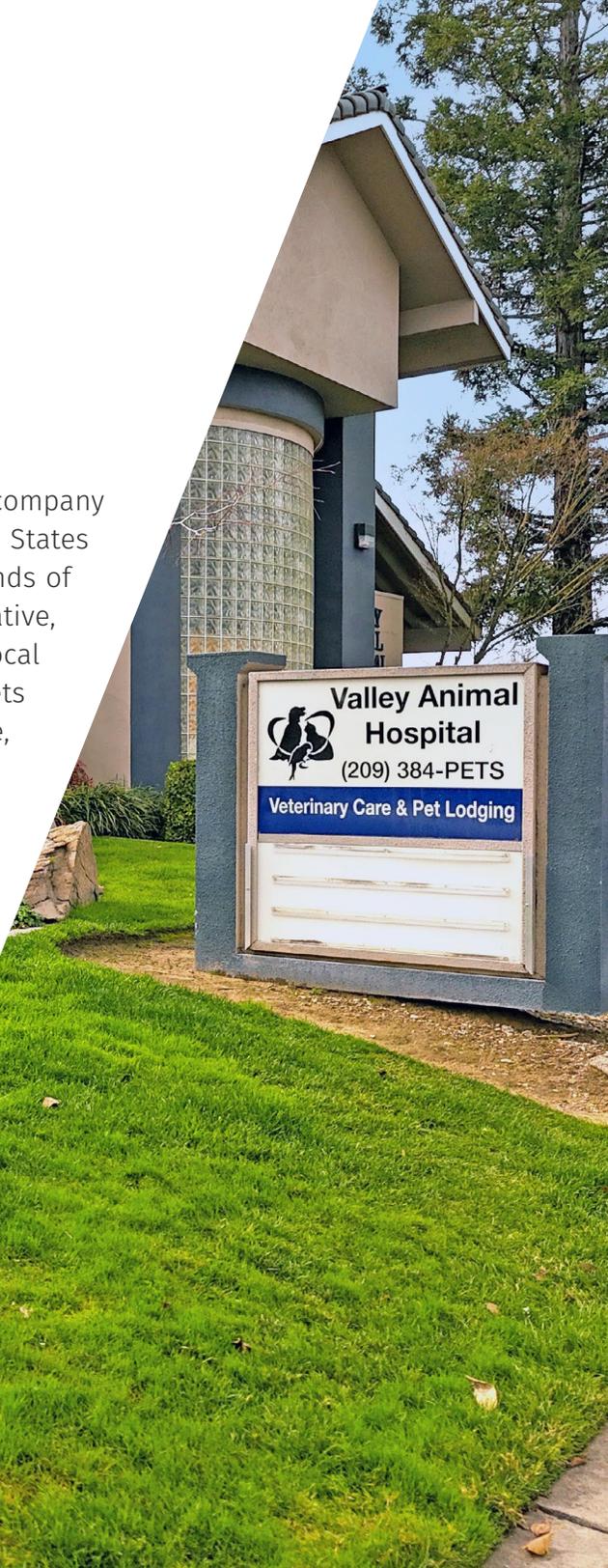
VETCOR

VetCor, founded in 1997 and headquartered in Norwell, Massachusetts, is a leading veterinary services company that operates as a collaborative network of community-focused animal hospitals across the United States and Canada. With over 900 unique locations and more than 15,000 team members, including thousands of veterinarians and support staff, VetCor supports independent veterinary practices by providing administrative, marketing, human resources, training, and operational assistance while preserving each hospital's local identity, culture, and autonomy. The company's mission is to enhance the health and well-being of pets and the people who care for them, emphasizing compassionate general medical and surgical care, preventive wellness services, and a positive work environment for veterinary professionals.

Website:	www.vetcor.com
Headquarters:	Norwell, MA
Number of Locations	900+
Company Type:	Private

VALLEY ANIMAL HOSPITAL

Valley Animal Hospital of Merced is a full-service veterinary clinic located at 58 West 16th Street in Merced, California, that has been providing compassionate and high-quality care to pets since its founding in 1985. The hospital treats a wide range of animals, including dogs, cats, birds, pocket pets, reptiles, and other exotics, offering comprehensive services such as preventive care, diagnostics, surgery, and emergency treatment to serve the Merced community and surrounding areas like Atwater, Livingston, Los Banos, and Chowchilla. With a team of experienced veterinarians and staff committed to integrity, passion, and teamwork, the practice maintains extended weekday hours from 7:30 a.m. to 6:00 p.m. and enjoys a strong reputation among local pet owners.



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

JIMMY GOODMAN

Partner
847-562-8500
jimmy@bouldergroup.com

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com

BRIAN BROCKMAN

Bang Realty-California, Inc.
License: #02154562 | 513-898-1551
BOR@bangrealty.com

The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091

CONNECT
WITH US

