

**FOR SALE**

# Banner Health

4650 Signal Tree Drive, Unit 200 | Fort Collins MSA

**BLUE  
WEST  
CAPITAL**



## PROPERTY OVERVIEW

<b>PURCHASE PRICE:</b>	<b>\$2,478,000</b>
<b>CAP RATE:</b>	<b>6.75%</b>
<b>BUILDING SIZE:</b>	<b>±4,778 SF</b>
<b>LOT SIZE:</b>	<b>3.51 AC</b>
<b>CREDIT RATING:</b>	<b>AA- (Fitch)</b>
<b>YEAR OF CONSTRUCTION:</b>	<b>2018</b>
<b>LEASE EXPIRATION:</b>	<b>May 1, 2026</b>

## INVESTMENT HIGHLIGHTS

- Banner Health has a strong tenant credit rating (AA- according to Fitch)
- One of the nation's largest secular nonprofit healthcare systems (network of 30 acute-care hospitals).
- High-end medical build with 12 exam rooms equipped with water, a nurses station, a break room, and a backup generator
- Located in a synergistic shopping center with complementary tenants
- Easily accessible via E. Harmony Rd. and near several major retailers like Costco, Walmart, Freddy's Frozen Custard, Wendy's, Starbucks, Murphy, and Chick-Fil-A
- Average household incomes above \$200,000/yr within a 1-mile radius
- Timnath was the second fastest growing municipality in Colorado between July 2020 and July 2022 posting a 38.7% increase in population

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**Blue West Capital**

**CLIENT FOCUSED. NATIONAL REACH.**

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