



Keegan & Coppin
COMPANY, INC.

FOR SALE

17120 PLACER HILLS ROAD
MEADOW VISTA, CA
NNN LEASED INVESTMENT



Go beyond broker.

PRESENTED BY:

MIKE THOMASON, SREA
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM



CONTENTS

PROPERTY INFORMATION 3

FINANCIAL OVERVIEW 4

PARCEL MAP 5

FLOOR PLAN 6

PROPERTY PHOTOS 7

AREA DESCRIPTION 8

ABOUT KEEGAN & COPPIN 9



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

NNN LEASE INVESTMENT





PROPERTY INFORMATION



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

**NNN LEASE
INVESTMENT**

- Safe, Passive Single-Tenant NNN Investment Opportunity
- Long-Term Lease with Standard & Poor “A” Credit Rating
- Long Established (1948), Recession-Proof, Corporate-Backed Veterinary Tenant
- Zero Foreseeable Expenses
- Beautiful Meadow Vista, CA Location

OFFERING TERMS

SALE PRICE

\$1,980,000

BUILDING SIZE

3,639 +/- sq. ft.

CURRENT RENT

\$10,196.09 per month

\$122,356.91 per year

TERMS

NNN

Leased through 3/10/32

2 x 5-year options

CAP RATE

6.18%

APN

074-162-013-000

LOT SIZE

1 Acre

PRESENTED BY:

MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM



FINANCIAL OVERVIEW: RENT ROLL



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

NNN LEASE INVESTMENT

Tenant	Sq. Ft.	Lease Type	Monthly Rent	Rent per Sq. Ft.	Occupancy	Lease Start	Lease Expiration	Annual Increases	Options
PetVet Care Centers	3,639	NNN	\$10,196.09	\$2.72	100%	3/11/2022	3/10/2032	3%	2 x 5 years
ANNUAL TOTAL			\$122,356.91						

TENANT PROFILE

Meadow Vista Veterinary Clinic has been providing families and their pets with compassionate vet care since 1948. MVVC was recently acquired by and became part of “PetVet Care Centers” who owns over 450 PetVet Care Centers and hospitals nationwide.

In 2019, PetVet Care Centers was acquired by KRR (NYSE: KRR), a New York-based equity firm that owns and manages a wide variety of assets and investments. It is one of the largest alternative asset managers in the world with \$510 billion in total assets, including \$415 billion in fee-earning assets under management. KKR has a Standard and Poor’s credit rating of “A” and has a current market cap of over \$68 billion.

meadowvistavet.com

petvetcarecenters.com

KKR.com

STRUCTURE/BUILDING

The recent remodel was a complete redo. Additions included a 700 sq. ft. expansion of the lobby, brand new grooming and boarding facilities, new roof and HVAC units, multiple private offices, Lab, Pharmacy, Radiology, Dental suite, expanded break room, new flooring, lighting, and paint (interior and exterior). Wells Construction completed the redo at an expense of over \$750,000.

PRESENTED BY:

MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM



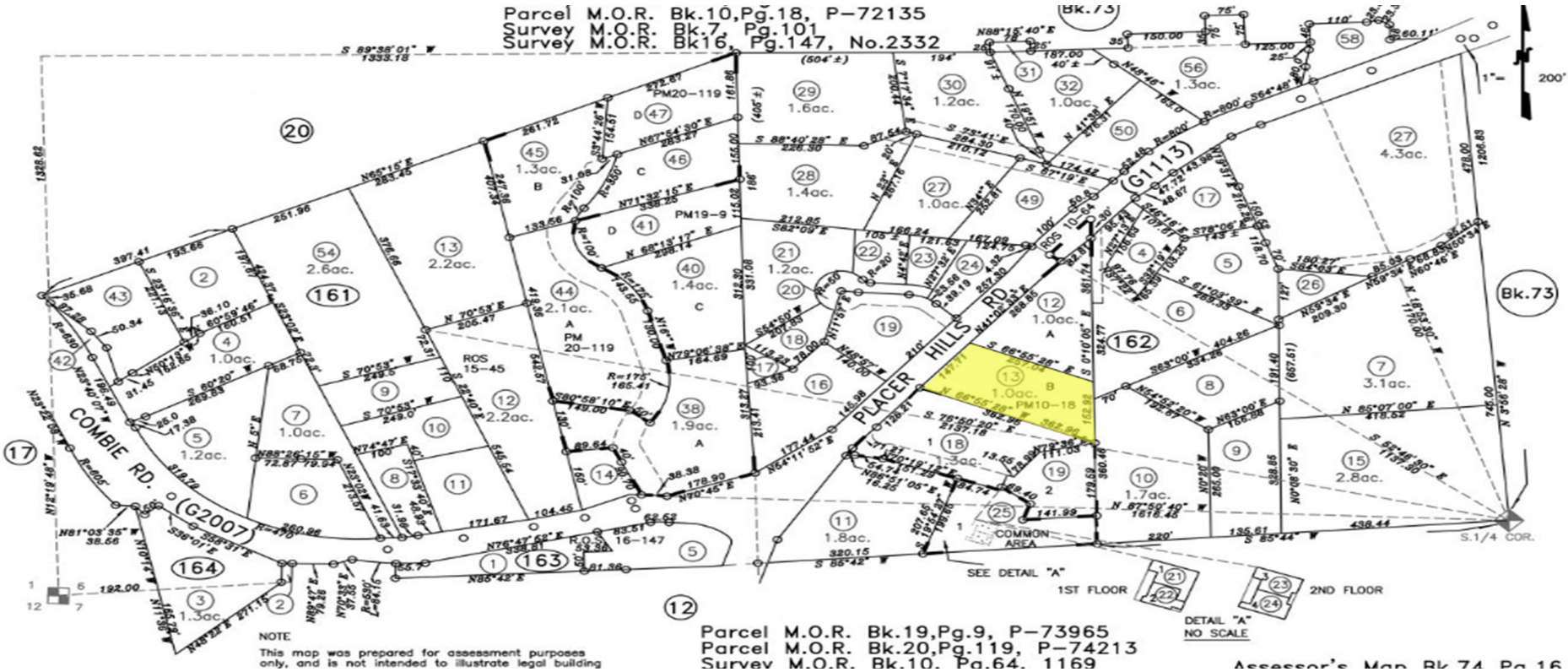
PARCEL MAP



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

NNN LEASE INVESTMENT

Parcel M.O.R. Bk.10, Pg.18, P-72135
Survey M.O.R. Bk.7, Pg.101
Survey M.O.R. Bk.16, Pg.147, No.2332



PRESENTED BY:

MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

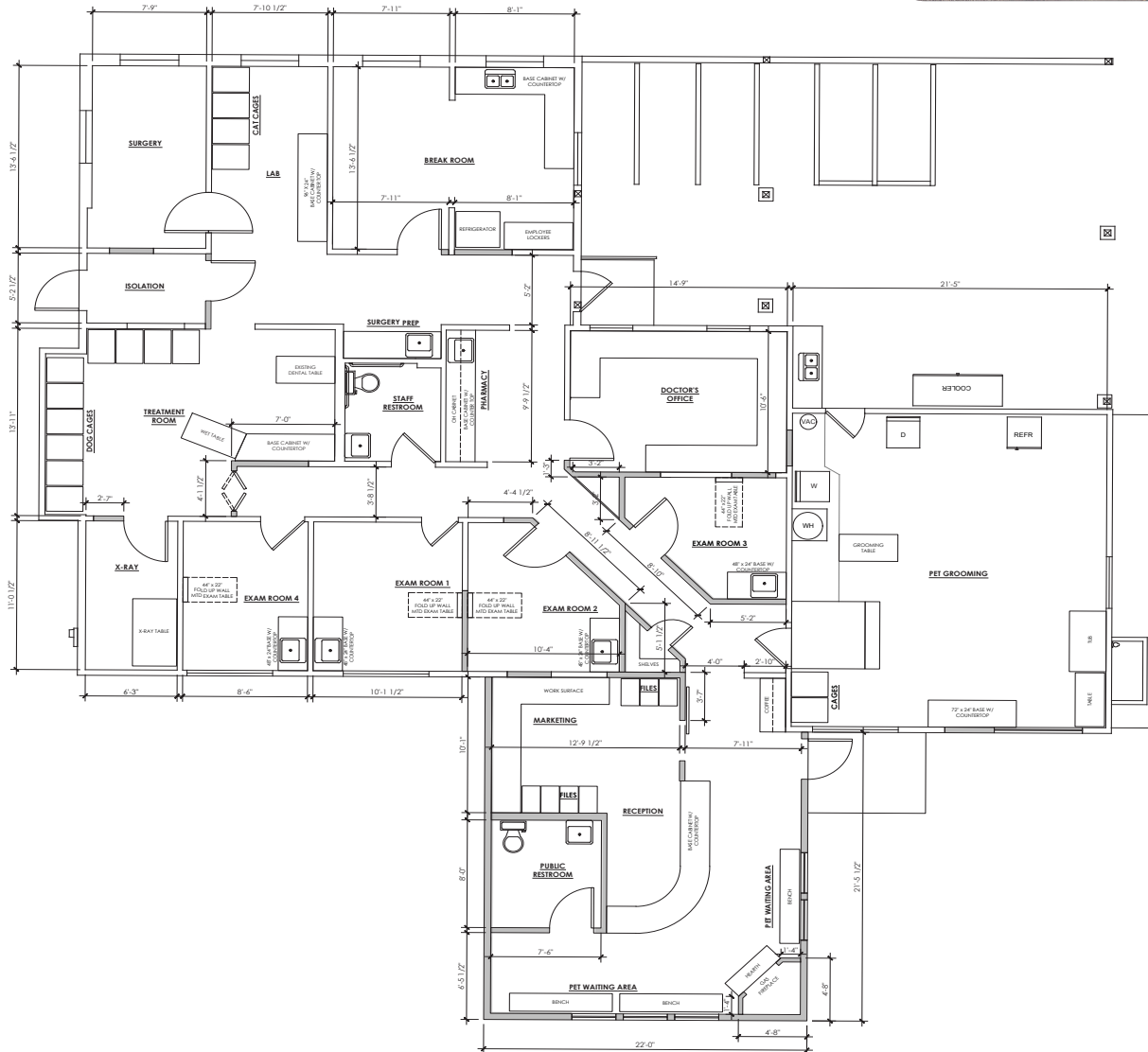


FLOOR PLAN



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

**NNN LEASE
INVESTMENT**



PRESENTED BY:

MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM

Keegan & Coppin Company, Inc.
The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.



PROPERTY PHOTOS



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

**NNN LEASE
INVESTMENT**



PRESENTED BY:

**MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM**



AREA DESCRIPTION



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

NNN LEASE INVESTMENT

DESCRIPTION OF AREA

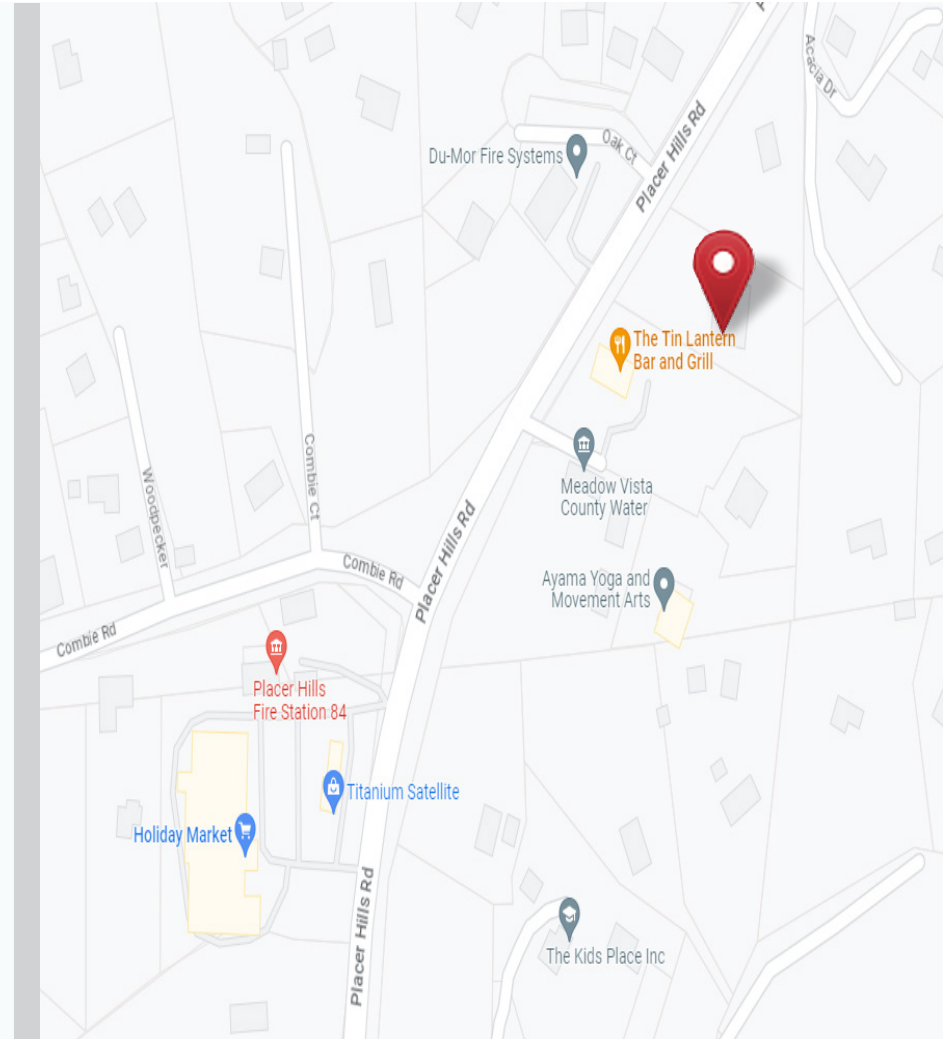
Located about 7 miles North East of Auburn in Placer County, Meadow Vista is a part of Sacramento, Arden, Arcade, Roseville metropolitan area. This hamlet is composed of rural ranches, modest bungalows, magnificent mansions, commercial strips, office hubs, schools and recreation facilities like the highly rated Winchester Country Club and Golf Course. Below the Snow and above the Fog.

NEARBY AMENITIES

- Close proximity to all services
- Plentiful outdoor activities
- Highly rated schools

TRANSPORTATION ACCESS

- Steps to Highway 80 and 5 minutes to Auburn
- 30 minutes to Ski Resorts
- 30 minutes to Sacramento.



PRESENTED BY:

MIKE THOMASON
KEEGAN & COPPIN CO., INC.
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM



ABOUT KEEGAN & COPPIN



17120 PLACER HILLS ROAD
MEADOW VISTA, CA

**NNN LEASE
INVESTMENT**



Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.
1201 N McDowell Blvd.
Petaluma, CA 94954
www.keegancoppin.com
(707) 664-1400

The above information, while not guaranteed, has been secured from sources we believe to be reliable. Submitted subject to error, change or withdrawal. An interested party should verify the status of the property and the information herein.

PRESENTED BY:

MIKE THOMASON, SREA
LIC # 01330583 (707) 664-1400, EXT 309
MTHOMASON@KEEGANCOPPIN.COM