

**Below is a flyer on the Family Pet Care Center “Extraordinary Opportunity.” Beginning on page 5, is the section titled “View More Details.” This section contains all of the details you will need about the City of Hollister and San Benito County for you to decide Hollister is the place for a successful practice!**



**Veterinary Practice Price reduced 33% to \$999,988 for this practice in a Rapidly Growing California City. Extraordinary Opportunity. WOW!!!**

## **Family Pet Care Center**

38 East Street, Hollister CA 95025



The practice and the property can be purchased together, or the practice can be purchased separately, and the properties can be leased, leased to own, or purchased separately.

The price for the Family Pet Care Center veterinary practice, that presently generates nearly \$2,000,000 revenue with just one doctor, has been reduce 20% to \$1,200,000. With 3 or more doctors, the practice can generate in excess of \$3,000,000. The “Family Pet Care Center” is a small animal hospital located in Hollister California. This practice is a great opportunity for a veterinarian or a team of veterinarians that wants a country style practice with a huge economic growth opportunity without the big city feel or headaches. Hollister is a rural farming community which has grown tremendously over the last few years. Since 2010, the population has grown by 24.9 percent and new home housing has increased to accommodate the increased population. The demographics is diverse in all areas from education to racial distribution. The majority of the population is under 55 and they love their pets. It is a wonderful place to live with many activities and community functions for all ages. There is both public and private schools available. The city is located in the central coast of California very close to Monterey Bay, Silicon Valley, sporting activities, the mountains and airports.

The “Family Pet Care Center” is a small facility but it is efficient and state of the art with digital x-ray, Digital dental x-ray, ultrasound, ICU/O2 cage, Tonovet, multiple IV pumps, Pulse ox monitors, full Idexx in-house lab and therapeutic K-laser. There are two exam rooms, a dedicated surgery room with multiple surgical packs for routine surgeries and for some orthopedics. The practice has been able to produce gross receipts of over two million dollars with one to two doctors. There is a “Park Model Home-Trailer” at the rear of the property which serves as an employee lounge, office, storage space, and has a full kitchen. There is also a second building next door with three more exam rooms. This second building allows the dog to be separated from the other animals during the reception and waiting time.

There is potential for client revenue over three million dollars with three or more doctors working as a team or partnership. Presently, there are only two other vet hospitals in town, so growth potential is almost limitless.

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**Main Entrance - Cats and Others**



**Second Building - Dogs**



**Reception Area**



**One of Many Examination Rooms**



**Operating Room**



**Secondary Operating and Cleaning**



**Recovery Cages**



**Client Files**



## Handicap Ramps Between Areas



**Employee Lounge**

## Employee Lounge



**Entrance to Outside Pet Area**



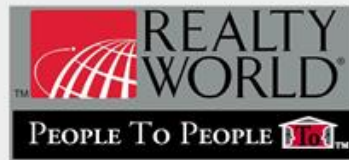
**Outside Pet Area**



**Outside Storage**



If you have any questions or would like to schedule a viewing, please Call, Text, or Email. Thanks for taking the time to consider the Family Pet Care Center



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Hello and welcome to “VIEW MORE DETAILS” on this Extraordinary Opportunity to purchase the Family Pet Care Center. So, what make this opportunity so extraordinary for a veterinary clinic in California? If you stay with me and follow along, I hope to show you why.

In any business, investments or real estate purchases, it is Location, Location, Location. That sounds simple enough and it is when you have the right measurements to guide your final decision. In real estate, location is just about sustainable growth. Will the neighborhood stand the test of time or is it old and decaying. In Investments, will the location last for your projected plan period of two years, five years or ten years so you can get out before it devaluates. In business, location is similar to investments, where you usually have a business plan for a number of years with an exit strategy.

As a veterinarian, you know the profession you have chosen can be demanding in many ways. How will these demands affect your life in all its many Life’s phases, your family, and the caring values you believe in and live by. Veterinary medicine is different than most other professions. It is more of a life style than a profession. It is a “Practice” not a business in the normal sense of a business and in most cases a Practice is for a period of a life time.

The location for a veterinary practice is critical for your overall physical health and your Practice’s financial health. The profile of the average veterinarian has changed over the years from a male dominant profession to where about as many women are graduating from veterinary school as men. This balance between male and female veterinarians is having a dramatic shift in staffing at a clinic and it is part and parcel to this generation of doctors. A core value that all veterinarians have is caring for natures precious creatures. This generation of veterinarians and this new generation of professionals has a core value of more quality time with their families, friends and community. The merging of these core values creates the staffing challenges of today’s successful practice. Women veterinarians, while in their twenties and thirties may only want to work two to three days a week when balancing a young and growing family. This leads to more team staffing to cover the office hours needed during a week, a month and year around. A core question when purchasing a practice is, can these veterinarians and staff afford to buy a home and live in the community. Will the community be there for a lifetime, is it growing now and will it be growing in the future. Will the community have the same values and feel that same for everyone in the future. I believe that Hollister and San Benito County has the right answer to these questions and that is why I believe the Family Pet Care Center is an “Extraordinary Opportunity.” I will show you below how to find the answers you need to say “This is the place for me and my team of veterinarians.”

In the many paragraphs to follow, I will give you detailed information, charts and website for you to make an informed decision, but I believe the picture below will say everything you need to know about the past and future of the Family Pet Care Center in Hollister California.



This is a picture of a veterinary practice under Doctor Curtis Moran that has had a successful practice for generations in Hollister California and a picture of the community of Hollister and San Benito County that has support this Practice for generations.

It shows that **“If you care for them, they will take care of you!!!”**

**Is Hollister and San Benito County where you want to live and have a practice???**

**Give me a call, text, Email and let’s have a conversation about the future.**

**Anthony Stafford Phone: 408-396-7776, email: [astafford@rwp2p.com](mailto:astafford@rwp2p.com)**

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**If you have the time to review and see much more details, read on.**

There are a number of extremely good web site that will give you all of the detailed community demographical information you need to determine if The Family Pet Care Center and Hollister California is the right place for your veterinary practice. When you want an even more thorough look at the Hollister and San Benito County demographics, go to the section below title “Web Sites” to click on the many Web Site links I researched to give you important information about the area.

In the next section, I will give you some important demographic information and charts for you to consider. I have found some very relevant information in over twenty-five web sites. I am sure there are many more good web sites but these will be a good place to start to understand Hollister and San Benito County. You can go to these sites at any time for a more in depth understanding.

Critical to a good place for a practice is future growth potential, affordable housing, schools, Weather, community activities and proximity to other affluent communities.

Hollister has a population of about 43,218 and is about 69 percent of the population of San Benito Count. It has grown by 24.9 percent since 2010. That is about 2.1 percent per year. A lot of growth is fueled by new affordable housing. See Hollister population table and housing starts below. Since this growth is fueled by new affordable housing and the city continues to add more housing, this growth should continue for quite some time.

#### Hollister Population table 2010 to 2022

*From Neilsberg Research web site*

<b>Year</b>	<b>Population</b>	<b>Year on Year Change</b>	<b>Change in Percent</b>	<b>Year on Year Change</b>	<b>Change in Percent</b>
2010	35,415	426	1.22%	426	1.22%
2011	35,908	493	1.39%	493	1.39%
2012	36,412	504	1.40%	504	1.40%
2013	36,836	424	1.16%	424	1.16%
2014	37,263	427	1.16%	427	1.16%
2015	37,583	320	0.86%	320	0.86%
2016	38,247	664	1.77%	664	1.77%
2017	38,941	694	1.81%	694	1.81%
2018	39,885	944	2.42%	944	2.42%
2019	40,892	1,007	2.52%	1,007	2.52%
2020	41,909	1,017	2.49%	1,017	2.49%
2021	43,326	1,417	3.38%	1,417	3.38%
2022	44,218	1,417	3.38%	892	2.06%

The housing numbers for Hollister are astounding. Below are the actual housing start and a chart of how Hollister compares to the rest of California Housing starts. Look Closely at the chart from 2010 to 2022. The comparisons are quite remarkable.

### Single-family new house construction building permits:

*From Neilsberg Research web site*

- 2022: 229 buildings, average cost: \$308,400
- 2021: 396 buildings, average cost: \$253,600
- 2020: 322 buildings, average cost: \$254,600
- 2019: 417 buildings, average cost: \$363,100
- 2018: 371 buildings, average cost: \$305,100
- 2017: 519 buildings, average cost: \$240,900
- 2016: 331 buildings, average cost: \$240,600
- 2015: 121 buildings, average cost: \$270,400
- 2014: 76 buildings, average cost: \$260,000
- 2013: 118 buildings, average cost: \$228,200
- 2012: 38 buildings, average cost: \$245,900
- 2011: 27 buildings, average cost: \$262,500
- 2010: 41 buildings, average cost: \$191,400
- 2009: 35 buildings, average cost: \$257,100
- 2007: 1 building, cost: \$400,000
- 2006: 1 building, cost: \$400,000
- 2004: 1 building, cost: \$150,500
- 2003: 2 buildings, average cost: \$103,400
- 2002: 33 buildings, average cost: \$173,900
- 2001: 210 buildings, average cost: \$176,500
- 2000: 358 buildings, average cost: \$144,500
- 1999: 360 buildings, average cost: \$123,300
- 1998: 493 buildings, average cost: \$122,000
- 1997: 472 buildings, average cost: \$111,300





## Income Levels

From Citi-Data.com web site

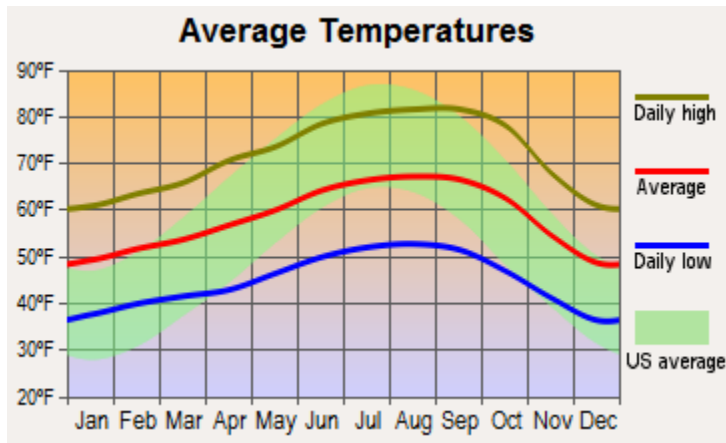
Income Level	All Households	% All Households	Family Households	% Family Households	Non-Family Households	% Non-Family Households
Less than \$10,000	472	2.47%	279	1.83%	193	4.91%
\$10,000 to \$14,999	471	2.46%	127	0.83%	344	8.76%
\$15,000 to \$19,999	446	2.33%	261	1.72%	185	4.71%
\$20,000 to \$24,999	337	1.76%	175	1.15%	162	4.12%
\$25,000 to \$29,999	503	2.63%	371	2.44%	132	3.36%
\$30,000 to \$34,999	567	2.96%	452	2.97%	115	2.93%
\$35,000 to \$39,999	524	2.74%	298	1.96%	226	5.75%
\$40,000 to \$44,999	764	3.99%	562	3.69%	202	5.14%
\$45,000 to \$49,999	529	2.76%	334	2.20%	195	4.96%
\$50,000 to \$59,999	1,111	5.80%	863	5.67%	248	6.31%
\$60,000 to \$74,999	2,049	10.70%	1,659	10.90%	390	9.93%
\$75,000 to \$99,999	2,400	12.54%	1,763	11.59%	637	16.22%
\$100,000 to \$124,999	2,226	11.63%	1,842	12.11%	384	9.78%
\$125,000 to \$149,999	1,972	10.30%	1,770	11.63%	202	5.14%
\$150,000 to \$199,999	2,200	11.49%	2,066	13.58%	134	3.41%
\$200,000 or more	2,573	13.44%	2,394	15.73%	179	4.56%

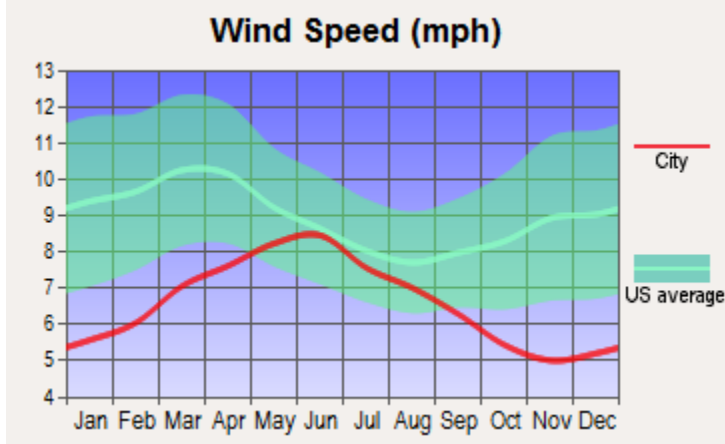
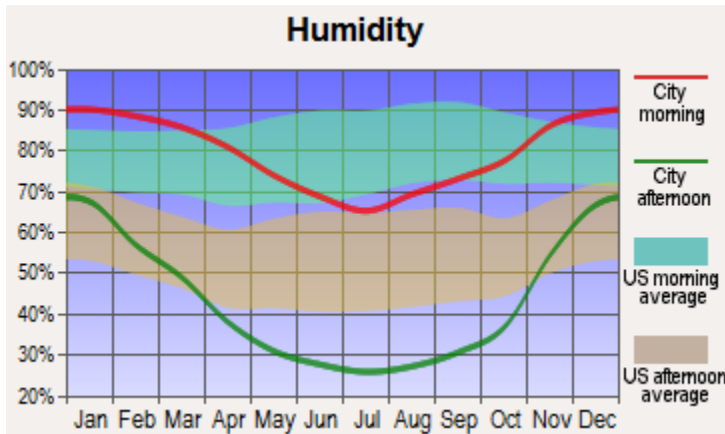
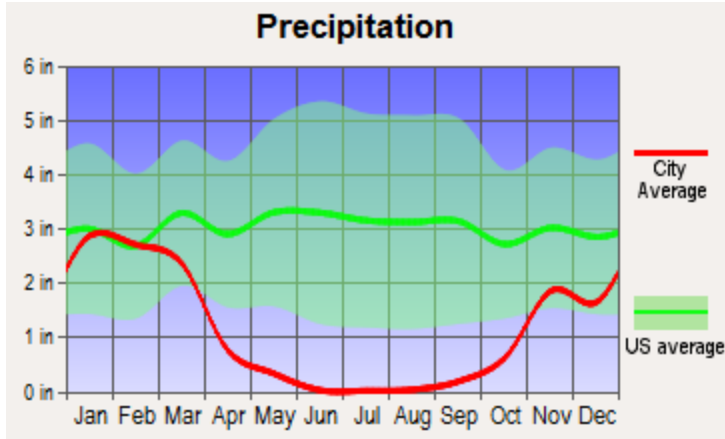
Total:	19,144	100.00%	15,216	100.00%	3,928	100.00%
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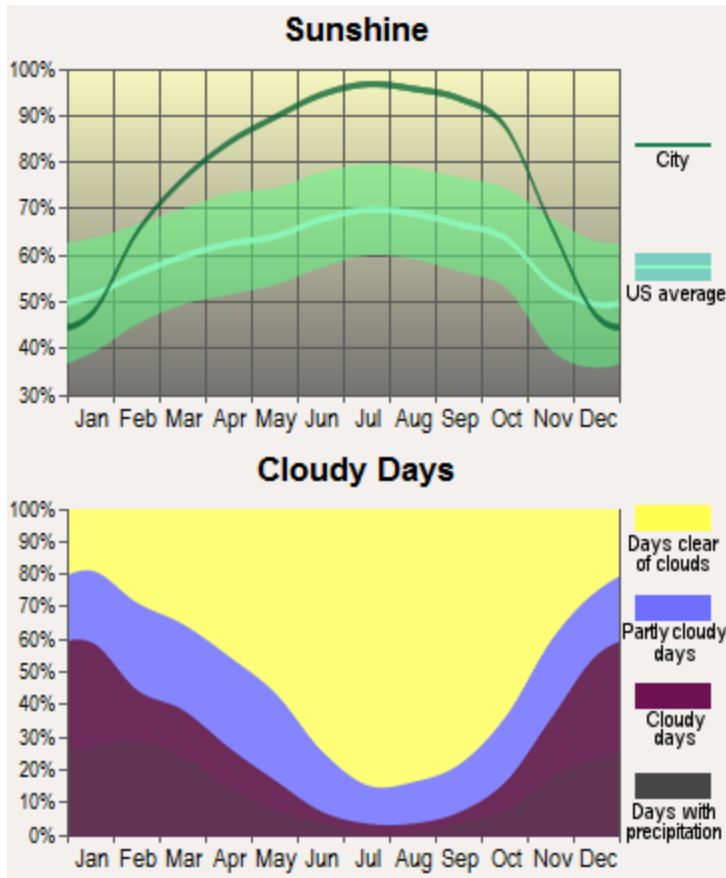
Household Size	Median Household Income
1-person households	\$45,396
2-person households	\$102,824
3-person households	\$97,385
4-person households	\$203,159
5-person households	\$73,844
6-person households	\$179,428
7-or-more-person households	\$213,185

## Average climate in Hollister, California

From Citi-Data.com web site







## Education in Hollister and surrounding areas.

From Citi-Data.com web site

### Public high schools in Hollister:

- [SAN BENITO HIGH](#) (Students: 2,049, Location: 1220 MONTEREY ST., Grades: 9-12)
- [SAN ANDREAS CONTINUATION HIGH](#) (Students: 54, Location: 191 ALVARADO ST., Grades: 9-12)
- [SAN BENITO COUNTY OPPORTUNITY](#) (Students: 48, Location: 191 ALVARADO ST., Grades: 7-9)
- [SAN BENITO COUNTY JUVENILE HALL/COMMUNITY](#) (Students: 16, Location: 3230 S.SIDE RD., Grades: KG-12)

### Private high school in Hollister:

- CALVARY CHRISTIAN SCHOOL (Students: 35, Location: 1900 HIGHLAND DR, Grades: KG-12)

### Biggest public elementary/middle schools in Hollister:

- [RANCHO SAN JUSTO](#) (Students: 868, Location: 1201 RANCHO DR., Grades: 6-8)
- [MAZE MIDDLE](#) (Students: 740, Location: 900 MERIDIAN ST., Grades: 6-8)

- [SPRING GROVE ELEMENTARY](#) (Students: 500, Location: 500 SPRING GROVE RD., Grades: KG-8)
- [GABILAN HILLS](#) (Students: 455, Location: 901 SANTA ANA RD., Grades: KG-5)
- [SUNNYSLOPE ELEMENTARY](#) (Students: 443, Location: 1475 MEMORIAL DR., Grades: KG-5)
- [CERRA VISTA ELEMENTARY](#) (Students: 430, Location: 2151 CERRA VISTA DR., Grades: KG-5)
- [LADD LANE ELEMENTARY](#) (Students: 427, Location: 161 LADD LN., Grades: KG-5)
- [R. O. HARDIN ELEMENTARY](#) (Students: 380, Location: 881 LINE ST., Grades: KG-5)
- [CALAVERAS ELEMENTARY](#) (Students: 372, Location: 1151 BUENA VISTA RD., STE. 100, Grades: KG-8)
- [SOUTHSIDE ELEMENTARY](#) (Students: 177, Location: 4991 S.SIDE RD., Grades: KG-8)

### **Private elementary/middle schools in Hollister:**

- SACRED HEART PARISH SCHOOL (Students: 267, Location: 670 COLLEGE ST, Grades: PK-8)
- HOLLISTER SDA CHRISTIAN SCHOOL (Students: 34, Location: 2020 SANTA ANA RD, Grades: 1-8)
- HOLLISTER MONTESSORI SCHOOL (Students: 32, Location: 720 MONTEREY ST, Grades: PK-6)
- KEITH THOMPSON SCHOOL (Students: 8, Location: 1850 SAN BENITO ST, Grades: 3-8)

### **Colleges/universities with over 2000 students nearest to Hollister:**

- Gavilan College (about 13 miles; Gilroy, CA; Full-time enrollment: 3,327)
- Hartnell College (about 20 miles; Salinas, CA; FT enrollment: 5,506)
- California State University-Monterey Bay (about 26 miles; Seaside, CA; FT enrollment: 5,125)
- Cabrillo College (about 31 miles; Aptos, CA; FT enrollment: 7,729)
- Naval Postgraduate School (about 32 miles; Monterey, CA; FT enrollment: 4,951)
- Monterey Peninsula College (about 33 miles; Monterey, CA; FT enrollment: 4,588)
- Evergreen Valley College (about 38 miles; San Jose, CA; FT enrollment: 5,539)

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### **Web sites: (this is the most indepth place to go as deep as you want)**

Family Pet Care Center. This the official web site for the Practice.

<https://familypetcarecenter.com/> for Family Pet Care Center

Loopnet.com is a commercial business and property listing site.

<https://www.loopnet.com/Listing/38-East-St-Hollister-CA/32286861/> is the business list site.

Citi-Data.com cover the whole American continent. I found the Cit-Data.com web site has the most complete detail about the demographic of an area of any site I have review. This site will answer almost any question you might have about an area. The specific Citi-Data.com web sites I recommend for your review are:

[https://www.city-data.com/city/Hollister-California.html#google\\_vignette](https://www.city-data.com/city/Hollister-California.html#google_vignette) for Hollister, California.

[https://www.city-data.com/city/San-Juan-Bautista-California.html#google\\_vignette](https://www.city-data.com/city/San-Juan-Bautista-California.html#google_vignette) for San Juan Bautista, California.

[https://www.city-data.com/county/San\\_Benito\\_County-CA.html](https://www.city-data.com/county/San_Benito_County-CA.html) for San Benito County, California

Neilsberg Research is much like Citi-Data.com sites and has its own approach to demographics. The specific Neilsberg Research web sites I recommend for your review are:

<https://www.neilsberg.com/insights/hollister-ca-median-household-income-by-age/> for Hollister, CA Median Household Income By Age.

<https://www.neilsberg.com/insights/hollister-ca-income-by-gender/> for Hollister, CA Income by Gender.

<https://www.neilsberg.com/insights/hollister-ca-median-household-income-by-race/> for Hollister, CA Median Household Income By Race.

<https://www.neilsberg.com/insights/hollister-ca-median-household-income/> for Hollister, CA Median Household Income: Trends, Analysis, and Key Findings.

<https://www.neilsberg.com/insights/hollister-ca-population-by-age/> for Hollister, CA Population by Age.

<https://www.neilsberg.com/insights/hollister-ca-population-by-gender/> for Hollister, CA Population by Gender.

<https://www.neilsberg.com/insights/hollister-ca-population-by-race/> for Hollister, CA Population by Race & Ethnicity.

<https://www.neilsberg.com/insights/hollister-ca-population-by-year/> for Hollister, CA Population by Year.

<https://www.neilsberg.com/insights/san-benito-county-ca-income-by-gender/> for San Benito County, CA Income by Gender.

<https://www.neilsberg.com/insights/san-benito-county-ca-median-household-income-by-race/> for San Benito County, CA Median Household Income By Race.

<https://www.neilsberg.com/insights/san-benito-county-ca-median-household-income/> for San Benito County, CA Median Household Income: Trends, Analysis, and Key Findings.

<https://www.neilsberg.com/insights/san-benito-county-ca-population-by-age/> for San Benito County, CA Population by Age.

<https://www.neilsberg.com/insights/san-benito-county-ca-population-by-gender/> for San Benito County, CA Population by Gender.

<https://www.neilsberg.com/insights/san-benito-county-ca-population-by-race/> for San Benito County, CA Population by Race & Ethnicity

<https://www.neilsberg.com/insights/san-benito-county-ca-population-by-year/> for San Benito County, CA Population by Year

Census Report has great information on population, income, ethnicity, housing and much more. The specific Census Report web sites I recommend for your review are:

<https://censusreporter.org/profiles/16000US0634120-hollister-ca/> for Hollister, CA demographics.

<https://censusreporter.org/profiles/05000US06069-san-benito-county-ca/> for San Benito County, CA demographics.

Wikipedia will give you the history of an area as well as the demographics. The specific Wikipedia web sites I recommend for your review are:

[https://en.wikipedia.org/wiki/Hollister,\\_California](https://en.wikipedia.org/wiki/Hollister,_California) for Hollister, California

[https://en.wikipedia.org/wiki/San\\_Benito\\_County,\\_California](https://en.wikipedia.org/wiki/San_Benito_County,_California) for San Benito County, California.

[https://en.wikipedia.org/wiki/San\\_Juan\\_Bautista,\\_California](https://en.wikipedia.org/wiki/San_Juan_Bautista,_California) for San Juan Bautista, California.

If you are reading this paragraph, thank you for spending your valuable time to know and really understand this “Extraordinary Opportunity.” I would love the opportunity to communicate with you and other Veterinarians about this veterinary practice.

*Anthony (Tony) Stafford*

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