



REPRESENTATIVE PHOTOS, NOT ACTUAL SITE

# XPRESS WELLNESS URGENT CARE

SINGLE TENANT NET LEASED INVESTMENT OPPORTUNITY

4475 SUNRISE BLVD. EDMOND, OK 73034



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# INVESTMENT SUMMARY

AiCRE Partners is pleased to exclusively offer for sale a 3,077 square foot, single-tenant, free-standing building located at 4475 Sunrise Blvd. in Edmond, Oklahoma. This property is currently leased to Xpress Wellness Urgent Care, a reputable healthcare provider, making it an attractive opportunity for investors seeking a stable, income-producing asset in a growing market.

The offering features a long-term, 15-year absolute triple net (ABS NNN) lease, under which the tenant assumes all responsibilities related to property maintenance, taxes, and insurance. Additionally, the lease is backed by a corporate guarantee from the tenant, ensuring a high level of financial security and reliability. This structure provides investors with a passive, low-risk investment with predictable income and no landlord obligations.

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**PRICE** \$2,854,900

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**CAP RATE** 6.50%

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**NOI** \$185,568

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**PRICE PER SF** \$927.82

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**GUARANTOR** Corporate

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**ADDRESS** 4475 Sunrise Blvd  
Edmond, OK 73034

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**COUNTY** Oklahoma

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**BUILDING AREA** 3,077 SF

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**LAND AREA** 0.55

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**YEAR BUILT** 2025

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# INVESTMENT HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care Opening in December 2025
- Long 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- 1.25% Annual Rental Increases Beginning Year 3 and Three, Five Year Option Periods
- Corporate Guarantee
- **Top-Rated Community for Families:** Ranked the #1 place to live and raise a family in Oklahoma thanks to excellent schools, low crime, and high resident satisfaction.
- **Planned Growth with Green Focus:** The "East Edmond 2050" blueprint outlines the vision for multiple decades of expansion, including 16,200 new homes and 8 million sq ft of commercial space in the east Edmond area.
- Founded In 2014, Xpress Wellness / Integrity Urgent Care Currently Has 70+ Locations Across Oklahoma, Kansas, And Texas With Plans To Open Additional Clinics In 2024
- Xpress Wellness Acquired Integrity Urgent Care In April 2022 Expanding Throughout Texas - All Texas Location Will Be Branded As Integrity Urgent Care Under The Xpress Wellness Corporate Guarantee
- Xpress Wellness Is Open 7 Days A Week Offering In network Providers, Online Check-In, Virtual Visits, Including Telemedicine And Ready To Treat Non-Life-threatening Injuries And Illnesses Virtual Visits, Including Telemedicine , Quickly And Proficiently Expand The Xpress Wellness Operating Model Beyond Traditional Brick And Mortar
- In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to help them continue to drive growth in existing and new geographic markets and bring high-quality urgent care and select specialty services to underserved communities.
- Xpress Wellness Urgent Care will utilize the global network and resources of Goldman Sachs (NYSE: GS) to further the development of new and existing markets, and to build out additional, adjacent healthcare services.
- Goldman Sachs (NYSE: GS) is one of the leading investors in alternatives globally, with over \$450 billion in assets and more than 30 years of experience. The business invests in the full spectrum of alternatives including private equity, growth equity, private credit, real estate, infrastructure, hedge funds and sustainability. Clients access these solutions through direct strategies, customized partnerships, and open architecture programs.

# LEASE SUMMARY



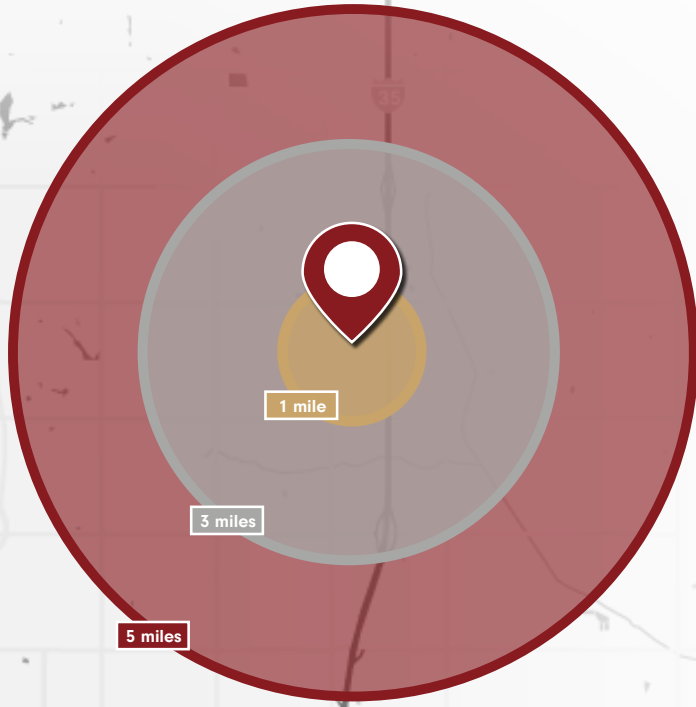
REPRESENTATIVE PHOTOS. NOT ACTUAL SITE.



<b>TENANT</b>	Xpress Wellness, LLC
<b>PREMISES</b>	A Building Consisting of 3,077 SF
<b>LEASE COMMENCEMENT</b>	12/1/25
<b>LEASE EXPIRATION</b>	11/30/40
<b>LEASE TERM</b>	15 Years
<b>RENEWAL OPTIONS</b>	3 x 5 Year
<b>RENT INCREASES</b>	1.25% Annually - Beginning Year 3
<b>LEASE TYPE</b>	Absolute Triple Net (ABS NNN)
<b>USE</b>	Urgent Care
<b>SQUARE FOOTAGE</b>	3,077 SF
<b>MONTHLY BASE RENT</b>	\$15,464.00
<b>RENT PER SF</b>	\$60.31

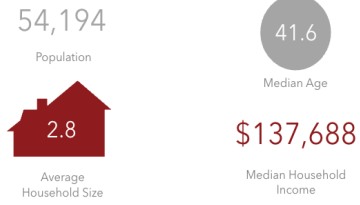
RESPONSIBILITIES	TENANT	LANDLORD
<b>PROPERTY TAXES</b>	X	
<b>INSURANCE</b>	X	
<b>COMMON AREA</b>	X	
<b>ROOF &amp; STRUCTURE</b>	X	
<b>PARKING</b>	X	
<b>REPAIRS &amp; MAINTENANCE</b>	X	
<b>HVAC</b>	X	
<b>UTILITIES</b>	X	

# LOCATION HIGHLIGHTS

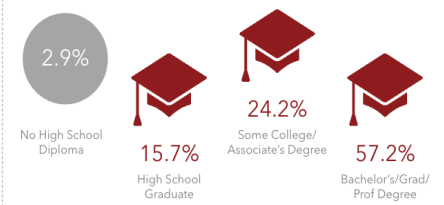


## 5 MILE SUMMARY

### KEY FACTS



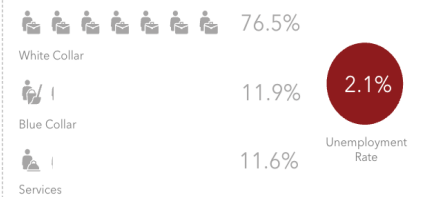
### EDUCATION



### BUSINESS



### EMPLOYMENT



### INCOME



### 2025 Households by income (Esri)

The largest group: \$200,000+ (31.1%)  
The smallest group: <\$15,000 (3.1%)

Indicator ▲	Value	Diff
<\$15,000	3.1%	-4.3%
\$15,000 - \$24,999	3.5%	-3.3%
\$25,000 - \$34,999	3.1%	-3.0%
\$35,000 - \$49,999	5.6%	-5.1%
\$50,000 - \$74,999	8.0%	-4.8%
\$75,000 - \$99,999	11.4%	-3.0%
\$100,000 - \$149,999	19.7%	+2.6%
\$150,000 - \$199,999	14.5%	+4.5%
\$200,000+	31.1%	+16.5%

Bars show deviation from Logan County

### 2025 SUMMARY

	1 MILE	3 MILES	5 MILES
<b>Population</b>	1,414	15,484	54,194
<b>Households</b>	474	5,333	19,408
<b>Families</b>	340	4,349	15,336
<b>Average Household Size</b>	2.98	2.90	2.78
<b>Owner Occupied Housing Units</b>	358	4,789	16,810
<b>Renter Occupied Housing Units</b>	116	544	2,598
<b>Median Age</b>	39.4	40.8	41.6
<b>Median Household Income</b>	\$86,815	\$125,563	\$137,688
<b>Average Household Income</b>	\$140,804	\$175,022	\$185,511

# EDMOND OKLAHOMA

Located just north of Oklahoma City, Edmond has seen steady growth in the past years. As of 2023, Edmond's population was nearly 96,000 which represented roughly a 1.2% increase from the previous year. The median household income in the city rose to approximately \$102,032 in the same year, marking a nearly 6% year-over-year growth. This growth reflects Edmond's attractiveness as a residential and business location, combining suburban comfort with access to a larger metropolitan market.

Edmond holds a strong position with both location and economy vantage. Its proximity to Oklahoma City gives residents and businesses access to a major urban center while maintaining a community-oriented atmosphere. Economist reviews indicate the local economy remains vibrant with robust new commercial activity. Major employment sectors include healthcare & social assistance, educational services, and retail trade — supporting a stabilized employment base. For a business considering entry, this means benefitting from both a skilled workforce and regional connectivity, which supports both local demand and spillover from the metro area.

With a home-ownership rate of almost 71%, housing options span from established neighborhoods to newer developments and provide a range of choices for families, professionals, and retirees. Community feedback underscores Edmond as being safe, family-friendly, and well-equipped with amenities that enhance daily living. The relatively high median income and homeownership rate suggest a consumer base with disposable income and stability — beneficial when positioning a business in the market.



SUBWAY SONIC

XpressWellness URGENT CARE

Wendy's TACO BELL STARBUCKS COFFEE BRAUM'S JACKS EXPRESS WASH

LOWE'S Hollywood Feed BURGER KING UPTOWN GROCERY CO. SMITH'S GARAGE WAFFLES & PANCAKES pure barre SAJAD AND CO QDOBA MEXICAN EATS Walgreen's

N BROADWAY | 16,100 VPD

I-35 | 54,300 VPD

the ZONE SPORTS AND FITNESS CLUB

CREST FOODS Home of Rock Bottom Prices

Walmart KOHL'S SALLY BEAUTY DOLLAR TREE GameStop TAKE 5 KFC BRUNCH FITNESS

BRAUM'S McDonald's QDOBA MEXICAN EATS STARBUCKS COFFEE

ALDI SONIC

Walmart STARBUCKS COFFEE Cane's MCALISTER'S DELI

HWY 66 | 12,000 VPD

THE HOME DEPOT Academy SPORTS+OUTDOORS SKY ZONE EFG PET SMART CAMPOTE STARBUCKS SMOOTHIE KING FIREHOUSE SUBS

TARGET IHOP Chick-fil-A SONIC LOWE'S DUTCH BROS GARDEN OF EATERS McDonald's BRICKTOWN BREWERY DISCOUNT TIRE ups PANDA EXPRESS WALGREEN'S QDOBA MEXICAN EATS STARBUCKS

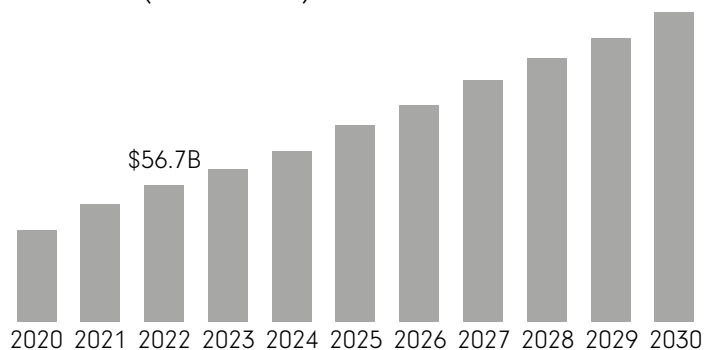
Walmart Sam's CLUB WHATABURGER Chick-fil-A HATOH BUFFALO WILD WINGS Casey's crumbl cookies BRAUM'S TACO BELL

# URGENT CARE MARKET UPDATE



The U.S. urgent care centers market size was valued at \$56.7 billion in 2022 and is expected to expand at a compound annual growth rate (CAGR) of 10.9% from 2023 to 2030. The growth can be attributed to the delivery of rapid services and short wait times compared to primary care physicians (PCPS), according to Grand View Research/Market Analysis Report.

## U.S. URGENT CARE CENTERS MARKET 2020-2030 (USD Billion)



**10.9%**

U.S. Market CAGR,  
2023-2030



# TENANT GUARANTEE & OVERVIEW



Xpress Wellness Urgent Care is an Oklahoma-based private company that provides treatment of non-life-threatening illnesses and injuries for children and adults. Xpress Wellness Urgent Care also offers occupational medicine, sports medicine, computerized radiology services, lab services, diagnostic testing and EKG services on site.

Xpress Wellness Urgent Care and Integrity Urgent Care operate under the same healthcare group, with Integrity serving as a brand and subsidiary division of Xpress Wellness. In May 2024, Xpress Wellness acquired several Texas-based urgent care clinics and rebranded them as Integrity Urgent Care to align with its integrated brand structure. As of mid-2024, Xpress Wellness itself was acquired by Goldman Sachs Alternatives, further solidifying the corporate relationship and ownership structure. Integrity Urgent Care now serves as the designated brand for Xpress Wellness's Texas-based clinic operations.

At all of their 70+ clinics, they offer urgent care services for non-life-threatening injuries. That's not all the company does for their patients. Their dedicated professionals take pride in providing comprehensive care that can help their patients recover from their illness or injury.

They also take pride in offering a wide range of services, from primary adult care to pediatric services, as well as work-related injuries and sports-related injuries. Accidents and illnesses happen at the most inopportune times, so it's important to have an urgent care provider that one can depend on. Their urgent care clinics are prepared to handle non-life-threatening injuries and illnesses whenever the need arises. Another great aspect of their walk-in clinic is that one can actually check in online to speed up the process. It's easy, convenient, and makes for a much better experience than any typical medical clinic. This option is available for all of their clinics, seven days a week!

**MEDICAL**  
INDUSTRY

**URGENT CARE CLINIC**  
SPECIALTY

**ENID, OK**  
HEADQUARTERS

**70+**  
LOCATIONS

**2014**  
FOUNDED

**PRIVATE**  
COMPANY TYPE

**XPRESSWELLNESSURGENTCARE.COM**  
WEBSITE

# PRESS RELEASE

## GOLDMAN SACHS ALTERNATIVES COMPLETES ACQUISITION OF XPRESS WELLNESS FROM LATTICEWORK CAPITAL MANAGEMENT

- In May 2024, Goldman Sachs Alternatives acquired Xpress Wellness, LLC, a rural healthcare provider operating across Oklahoma, Kansas, and Texas. Goldman Sachs Asset Management
- Previously under the ownership of Latticework Capital Management (LCM), Xpress Wellness expanded from 10 clinics to over 80, offering services such as urgent care, behavioral health counseling, and primary care. Goldman Sachs Asset Management
- This acquisition enables Xpress Wellness to leverage Goldman Sachs' global network to further develop existing markets and introduce additional healthcare services. Greg Shell, Head of Inclusive Growth at Goldman Sachs Alternatives, expressed enthusiasm for partnering with Xpress to deliver high-quality care to underserved communities.



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