



Ada, OK

Xpress Wellness Urgent Care

Long-Term Absolute Net Lease with Annual Rental Increases
Full-Term Corporate Guaranty



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc.
A Licensed Oklahoma Real Estate Broker #183645



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Subject Property



Xpress Wellness Urgent Care

1817 E Arlington St, Ada, OK 74820 ➔

PRICE: **\$2,300,000** CAP RATE: **6.85%**

NOI	\$157,528
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	9+ Years
RENT INCREASES	1.25% Annually
OPTIONS	Three, 5-Year
BUILDING SIZE	3,741 SF
LOT SIZE	0.54 AC



Build-to-suit construction Xpress Wellness Urgent Care property adjacent to Hobby Lobby-anchored center (1.1 million annual visitors, per Placer.ai)

9+ years remain in the base term of this absolute net lease that features **1.25% annual rental increases** and a full-term corporate guaranty from Xpress Wellness Holdings LLC – the primary operating entity for Xpress Wellness. In May 2024, Xpress Wellness was **purchased by Goldman Sachs Alternatives** (NYSE: GS), one of the leading investors in alternatives globally with over \$450 billion in assets and over 30 years of experience.

The subject property is strategically positioned along E. Arlington Street (SH-1), one of Ada's **primary commercial arterials**, immediately east of the city's busiest intersection at Mississippi Avenue (US-377/SH-99) and is **the only urgent care location within a 15-mile radius** (per Placer.ai), making it a mission-critical location.



The Offering

- **Solid Lease Fundamentals:** Over 9 years remaining on an absolute net lease featuring 1.25% annual rental increases
- **Strong Corporate Backing:** Full-term corporate guaranty from Xpress Wellness Holdings LLC – the primary operating entity for Xpress Wellness (see below)
- **Build-To-Suit Building:** 2021 construction to tenant's latest prototype
- **Mission Critical Facility:** Only urgent care location within a 15-mile radius (per Placer.ai)

About The Tenant/Guarantor

- **Credit Enhancement:** In May 2024, Goldman Sachs Alternatives (NYSE: GS) purchased Xpress Wellness from Lattice Capital Management ([read more here](#))
- **Investment Grade Pedigree:** Goldman Sachs features an investment-grade credit rating of BBB+ from the S&P
- **Recent Expansion:** During Lattice's ownership from 2018 to 2024, Xpress expanded its footprint from 10 to 58 clinics

Market Highlights

- **Affluent Demographics:** \$87,000 average household incomes within a 1-mile radius of the subject property
- **Arlington Center:** Adjacent to the subject property is Arlington Center, a 144,000 SF shopping center anchored by Hobby Lobby with 1.1 million visitors annually
- **East Central University:** Subject property is just one mile from East Central University, home to over 4,000 enrolled students (see Page 16)

CURRENT		
Price		\$2,300,000
Capitalization Rate		6.85%
Building Size (SF)		3,741
Lot Size (AC)		0.54
Stabilized Income		
Scheduled Rent		\$157,528
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$157,528

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Xpress Wellness Urgent Care
Lease Guarantor	Xpress Wellness Holdings LLC
Lease Type	Absolute NNN
Lease Term Remaining	9+ Years
Rent Increases	1.25% Annually
Rent Commencement	4/16/2021
Options	Three, 5-Year
Year Built	2021
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof, Structure, & HVAC	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Xpress Wellness Urgent Care	3,741	4/16/2021	4/15/2027	\$157,528	\$13,127	\$157,528	6.85%
	1.25% Increase	4/16/2027	4/15/2028		\$13,291	\$159,497	6.93%
	1.25% Increase	4/16/2028	4/15/2029		\$13,458	\$161,491	7.02%
	1.25% Increase	4/16/2029	4/15/2030		\$13,626	\$163,510	7.11%
	1.25% Increase	4/16/2030	4/15/2031		\$13,796	\$165,554	7.20%
	1.25% Increase	4/16/2031	4/15/2032		\$13,969	\$167,623	7.29%
	1.25% Increase	4/16/2032	4/15/2033		\$14,143	\$169,718	7.38%
	1.25% Increase	4/16/2033	4/15/2034		\$14,320	\$171,840	7.47%
	1.25% Increase	4/16/2034	4/15/2035		\$14,499	\$173,988	7.56%
	1.25% Increase	4/16/2035	4/15/2036		\$14,680	\$176,163	7.66%
	Option 1	4/16/2036	4/15/2041		\$14,864	\$178,365	7.75%
	Option 2	4/16/2041	4/15/2046		\$16,350	\$196,201	8.53%
	Option 3	4/16/2046	4/15/2051		\$17,985	\$215,821	9.38%
TOTALS:	3,741			\$157,528	\$13,127	\$157,528	6.85%

LEGEND

Property Boundary

3,741
Rentable SF

0.54
Acres

Egress



Xpress Wellness Urgent Care

Overview

- Based in Oklahoma City, Oklahoma, Xpress Wellness is a leading provider of urgent care, primary care, and occupational medicine
- The company was founded with a mission to expand access to high-quality health care, delivering patient-first care with a focus on speed, convenience, and clinical excellence across rural and suburban clinics across Oklahoma, Kansas, and Texas
- Xpress continues to open new clinics across its core markets, with recent additions in Mannford, Collinsville, and Edmond, Oklahoma

Corporate Ownership

- In May 2024, Xpress Wellness was acquired by Goldman Sachs Alternatives from Latticework Capital Management, a Dallas-based private equity firm ([read more here](#))
- Under Latticework's ownership from 2018 to 2024, Xpress expanded its footprint from 10 to 58 clinics
- More recently in April 2026, Xpress acquired Midwest Counseling Services in Wichita, Kansas, to expand the mental health clinic's patient services to communities across the region

[TENANT WEBSITE](#) ➤



58+
TOTAL CLINICS



Located in
a southern
Oklahoma
submarket

1.1 Million

ANNUAL VISITS TO THE
ADJACENT ARLINGTON CENTER
(ANCHORED BY HOBBY LOBBY),
PER PLACER.AI

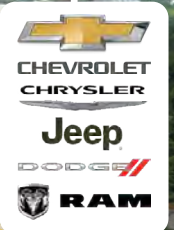
\$87,767

1-MILE AVERAGE HH INCOME

23,597

COMBINED VEHICLES PER DAY
AT THE INTERSECTION

Immediate Trade Area | 10



BOOT BARN

brakes plus



Ada Regional Airport



Staples



9,892 VPD

1

ARLINGTON STREET

COUNTRY CLUB ROAD



13,705 VPD



Subject Property





11,117 VPD

14,187 VPD

9,059 VPD

14,260 VPD

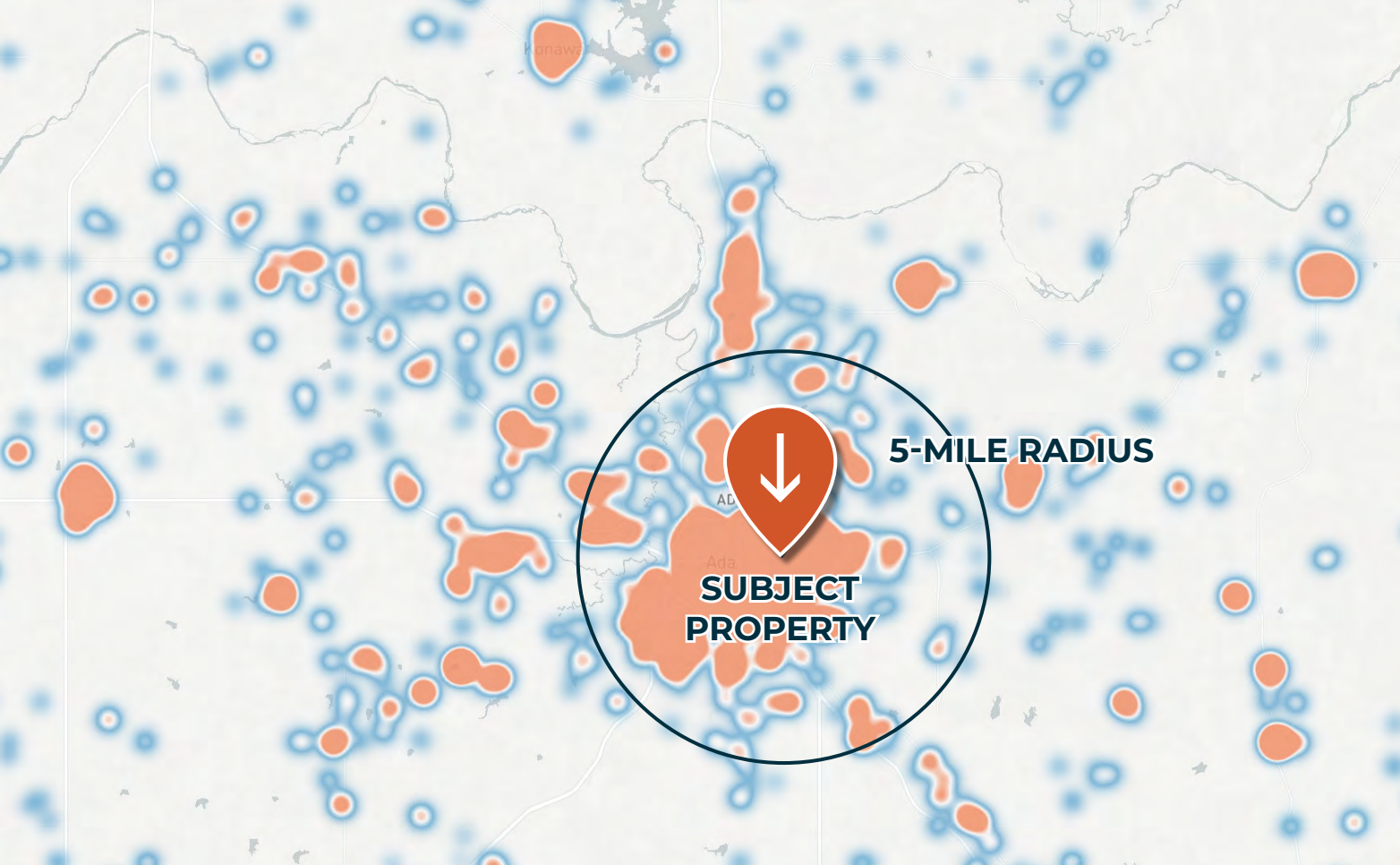
13,247 VPD

8,551 VPD

DOWNTOWN ADA
(2 MILES FROM
SUBJECT PROPERTY)

- GOVERNMENT OFFICE
- ELEMENTARY/
MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

24.8K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

54 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

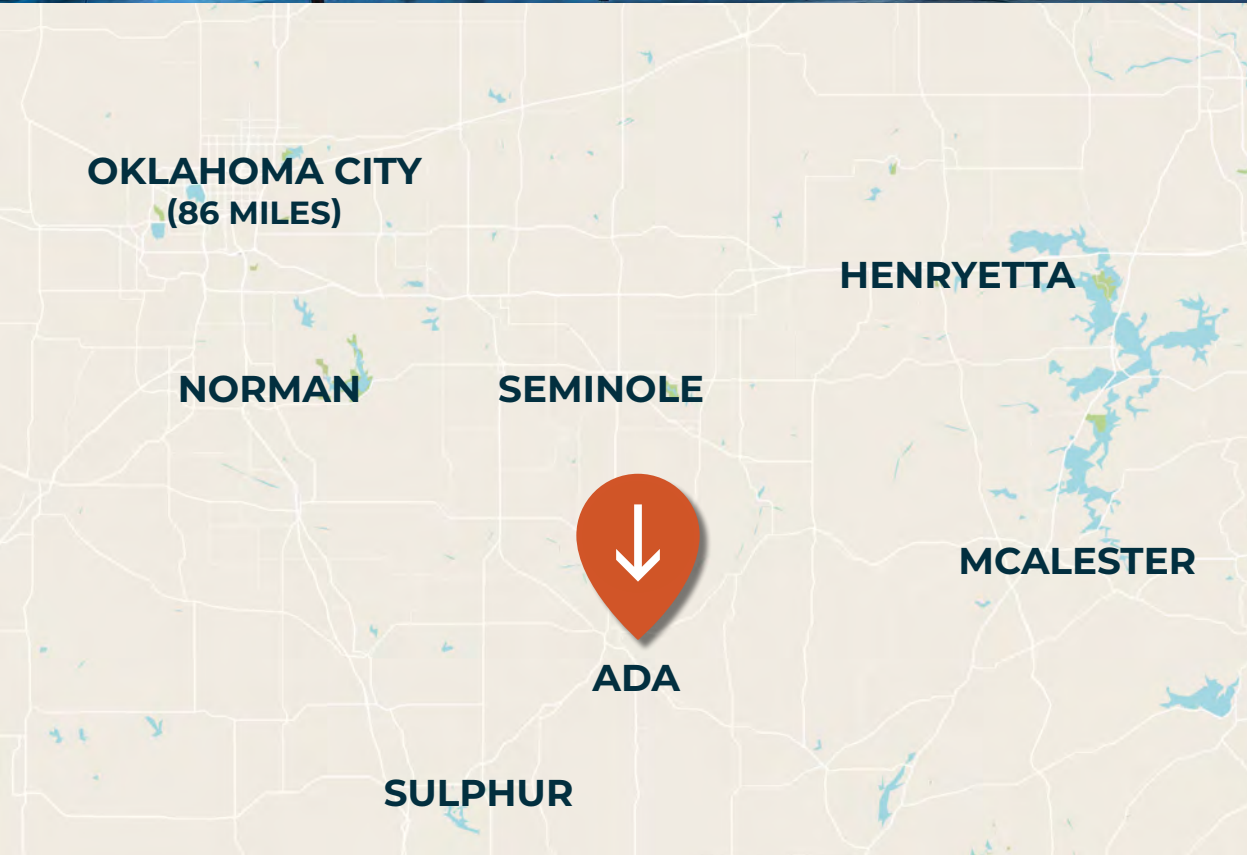
	1-Mile	3-Mile	5-Mile
2025	4,539	19,094	25,074
2030 PROJ.	4,579	19,295	25,417



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$87,767	\$80,791	\$83,693
MEDIAN	\$61,882	\$60,119	\$64,274

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Ada, OK

Where Heritage Meets the Heartland



Small Town Charm, Big City Culture

- Ada is the county seat of Pontotoc County with a population of approximately 16,660 residents in southern Oklahoma, situated roughly 88 miles southeast of Oklahoma City
- It serves as the county seat of Pontotoc County and the governmental headquarters of the Chickasaw Nation, one of the nation's most progressive tribes
- McSwain Theatre, a beautifully restored historic venue, hosts live music, comedy, and films, while Wintersmith Park offers a lake, walking trails, an amphitheater, playgrounds, and a historic carousel
- Chickasaw National Recreation Area, Oklahoma's oldest national park area, offers natural springs, the 2,350-acre Lake of the Arbuckles, hiking, swimming, boating, and camping
- Home to East Central University (ECU), which marked its second consecutive year of growth and the university's largest student headcount since 2019, now serving nearly 4,000 students

38,528

PONTOTOC COUNTY
ESTIMATED POPULATION



East Central University

Oklahoma's Tiger Pride Since 1909

Overview

- Spanning 142 acres in Ada, Oklahoma, East Central University (ECU) is a public four-year institution offering over 70 degree programs across undergraduate and graduate levels as part of Oklahoma's Regional University System
- Founded in 1909, ECU has grown into a comprehensive regional university now serving approximately 4,000 students across on-campus, satellite, and online programs in McAlester, Shawnee, and Durant
- Home of the Tigers, ECU competes in NCAA Division II's Great American Conference across 13 sports, with the football program claiming an NAIA national championship in 1993
- ECU is one of only 21 institutions nationally to offer an accredited Bachelor of Science in Environmental Health Science, and the only public Oklahoma institution to offer a Bachelor of Science in Legal Studies



4,000+

**STUDENTS ENROLLED
(FALL 2025)**

\$231.9 Million

**STATEWIDE ECONOMIC
OUTPUT**

[UNIVERSITY WEBSITE](#) ➤



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