



URGENT CARE
american family care



NNN LEASED INVESTMENT



TIMBERLINE RD

GROCERY-DRIVEN OUTPARCEL | KING SOOPERS
SHADOW-ANCHORED NNN MEDICAL INVESTMENT

2804 S. TIMBERLINE ROAD, FORT COLLINS, CO 80525

\$3,000,000 | 6.00% CAP RATE | \$180,000 NOI



THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property located at 2804 S Timberline Rd, Fort Collins, CO 80525 as more particularly described herein ("Property"). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property's owner ("Owner") and has been prepared by Cushman & Wakefield, the Owner's exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property. By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of Cushman & Wakefield and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or Cushman & Wakefield without retaining any copies thereof. This confidential memorandum shall not be deemed an indication of the state of affairs of the Owner or constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this memorandum. Neither the Owner nor Cushman & Wakefield undertakes any obligation to provide additional information or to correct or update any of the information contained in this confidential memorandum.

\$180,000
NOI

American Family Care
OCCUPANCY

Upon Closing
LEASE AND RENT COMMENCEMENT

10 Year Term
LEASE EXPIRATION

4,804 SF
2804 S TIMBERLINE RD

2010/2023
YOC/RENOVATION

106,261 SF
SHOPPING CENTER

INVESTMENT HIGHLIGHTS

This offering presents a true grocery-driven outparcel opportunity, positioned directly across from a dominant King Soopers anchoring one of Fort Collins' most established retail nodes. The property benefits from consistent daily traffic, strong co-tenancy, and the long-term stability typically associated with grocery-anchored real estate. The AFC Urgent Care tenancy complements the surrounding retail ecosystem, providing an essential, service-based use that is highly synergistic with grocery traffic patterns.



Directly across from King Soopers - functions as a shadow-anchored outparcel with consistent daily traffic drivers



AFC (American Family Care) adds a recession-resistant, service-based tenant to the mix, benefiting from the center's strong visitation patterns while contributing to its essential-needs draw



Positioned along S. Timberline Road, a major north-south arterial, the property enjoys excellent visibility, accessibility, and exposure to both neighborhood residents and regional commuters



10% Escalations Every 5 Years



10 Year Initial Term and 3, 5 year options to renew

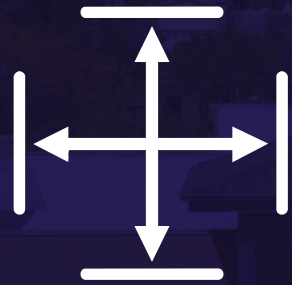
FINANCIALS



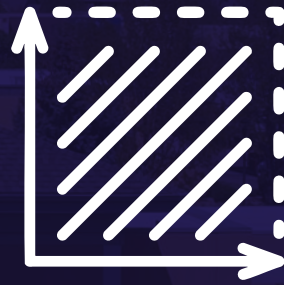
2804 S. TIMBERLINE ROAD, FORT COLLINS, CO 80525



SALE PRICE: \$3,000,000 | CAP RATE: 6.00%



GROSS LEASABLE AREA
4,084 SF



LOT SIZE
0.88 ACRES



YOC/RENOVATION
2010/2023



NOI
\$180,000

LEASE SUMMARY

LEASE TYPE	NNN
TENANT	AFC Urgent Care Fort Collins
LEASE TERM	10 Years
RENT AND LEASE COMMENCEMENT	Upon Closing
INCREASES	10% Escalations Every 5 Years
OPTIONS	3 (5 - Year Options) at 10%

RENT SUMMARY

Period	Per Sq Ft	Monthly	Annual	% Bump
Years 1-5	\$44.06	\$15,000	\$180,000	N/A
Years 6-10	\$48.47	\$16,500	\$198,000	10%

3 (5-Year Options) at 10% Escalations Every 5 Years

TENANT OVERVIEW



Founded in 1982, AFC (American Family Care) is one of the nation's leading providers of urgent care, accessible primary care, and occupational health services. The company has grown into a top-tier national healthcare operator, known for delivering convenient, affordable, and efficient medical care in high-visibility retail settings.

AFC's mission is to provide high-quality healthcare with shorter wait times, extended hours, and a patient-first approach — a model that has proven both scalable and resilient across economic cycles.

AFC operates a rapidly expanding network of more than 400 clinics across the United States, spanning 29 states and serving millions of patients annually. Its footprint includes both franchise and corporate-owned locations, with a strong presence in high-growth suburban markets.

400+ Nationwide
Total Locations

29
States Served

Millions Per Year
Annual Patient Visits

40+
Years in Operation

Large, Established Operator

AFC's national scale provides:

- Operational efficiencies
- Strong brand equity
- Consistent patient experience
- Resilience across economic cycles

Its footprint places it among the most recognized urgent care brands in the U.S.

High Patient Satisfaction

AFC clinics consistently receive strong patient reviews, with many Denver-area locations reporting 95–99% patient recommendation rates. This reflects:

- Efficient service
- Short wait times
- Professional, compassionate staff

Convenience-Driven Model

AFC's operating model is built around:

- Walk-in availability
- Extended hours (often 8AM-8PM or later)
- Broad service offerings (urgent care, primary care, diagnostics)
- Multiple neighborhood-level locations

This aligns with consumer preferences for accessible, same-day care.

Diversified Service Mix

AFC clinics typically offer:

- Urgent care for common illnesses & injuries
- On-site diagnostics (X-ray, labs, EKG)
- Occupational health services
- Vaccinations & physicals

This diversified revenue base supports stable performance across seasons.

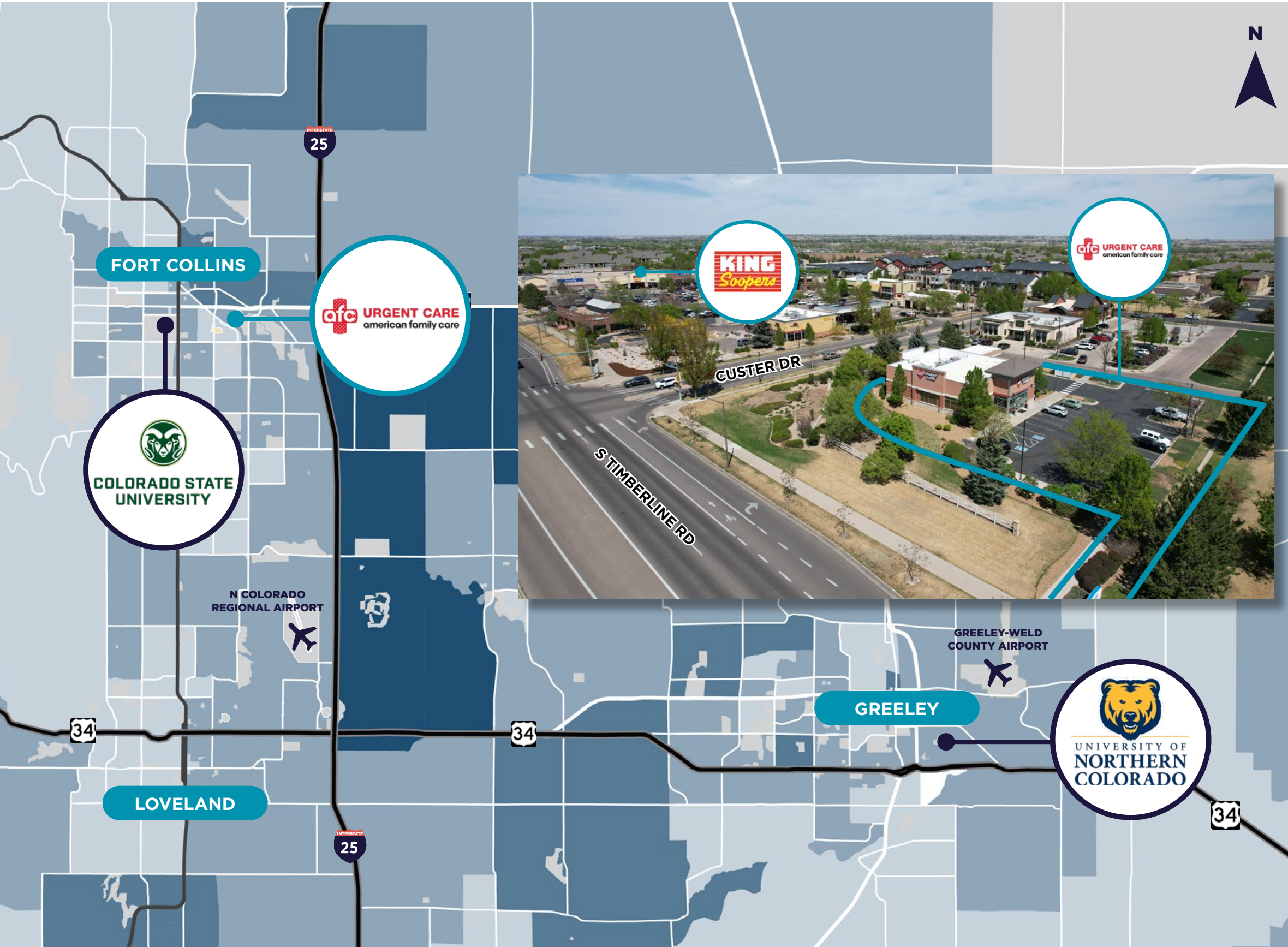
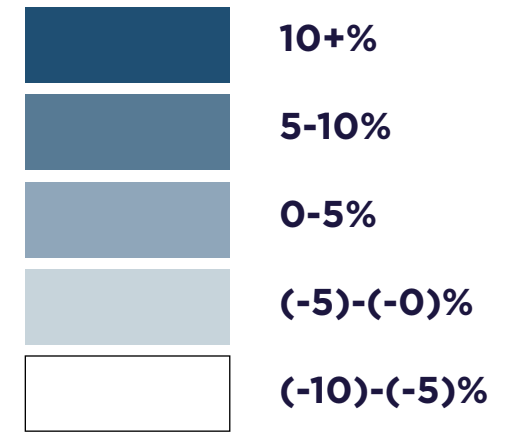
Strong Market Demand

Urgent care continues to grow as patients seek alternatives to ER visits and traditional primary care scheduling delays. AFC's scale and convenience position it well to capture this demand.

OPPORTUNITY

LOCATION OVERVIEW

POPULATION GROWTH (2023-2028)



2025 POPULATION

14,568 1 Mile	75,299 3 Mile	183,896 5 Mile
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2030 PROJECTED POPULATION



14,806 1 Mile	76,832 3 Mile	189,837 5 Mile
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2025 HOUSEHOLDS

6,149 1 Mile	32,854 3 Mile	74,153 5 Mile
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AVERAGE HOUSEHOLD INCOME

\$135,709 1 Mile	\$117,866 3 Mile	\$119,786 5 Mile
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2025 DAYTIME POPULATION

10,887 1 Mile	100,324 3 Mile	199,318 5 Mile
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DRIVE TIMES

30 MINUTES	TO LOVELAND
45 MINUTES	TO FORT COLLINS
58 MINUTES	TO DIA
75 MINUTES	TO DENVER

INTERIOR GALLERY



Exam Room



Lobby



Exam Room



Lobby



Reception Area



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