



Keegan & Coppin
COMPANY, INC.

FOR SALE

17120 PLACER HILLS ROAD
MEADOW VISTA, CA

NNN LEASED INVESTMENT

7.7% AVG. CAP THROUGH TERM



Go beyond broker.

PRESENTED BY:

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



PROPERTY INFORMATION



17120 PLACER HILLS ROAD
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**NNN LEASED
INVESTMENT**

PROPERTY HIGHLIGHTS

- 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

DESCRIPTION OF PREMISES

This long established veterinary facility presents a strong investment opportunity supported by extensive recent upgrades and decades of community presence. The property recently underwent a complete remodel, including a 700 square foot lobby expansion, new grooming and boarding areas, updated roof and HVAC systems, private offices, and dedicated lab, pharmacy, radiology, and dental suites. Interior and exterior finishes were refreshed with new flooring, lighting, and paint throughout.

Meadow Vista Veterinary Clinic has served families and their pets since 1948 and is now part of PetVet Care Centers, a national network of more than 450 veterinary hospitals, providing operational stability and long term strength to this well positioned medical investment property.



OFFERING

Sale Price	\$1,740,000
Price PSF	\$478

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BUILDING SIZE

3,639 +/- sq. ft.

LOT SIZE

1+/- Acre

APN

074-162-013-000

CURRENT RENT

\$10,196.09 per month

\$122,356.91 per year

LEASE TERMS

NNN

Leased through 3/10/32

2 x 5-year options

3% annual increases

CAP RATE

7%

7.7% Average Through Term

PARKING

On-Site

HEATING

Central

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FINANCIAL OVERVIEW: RENT ROLL



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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 KKR (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.

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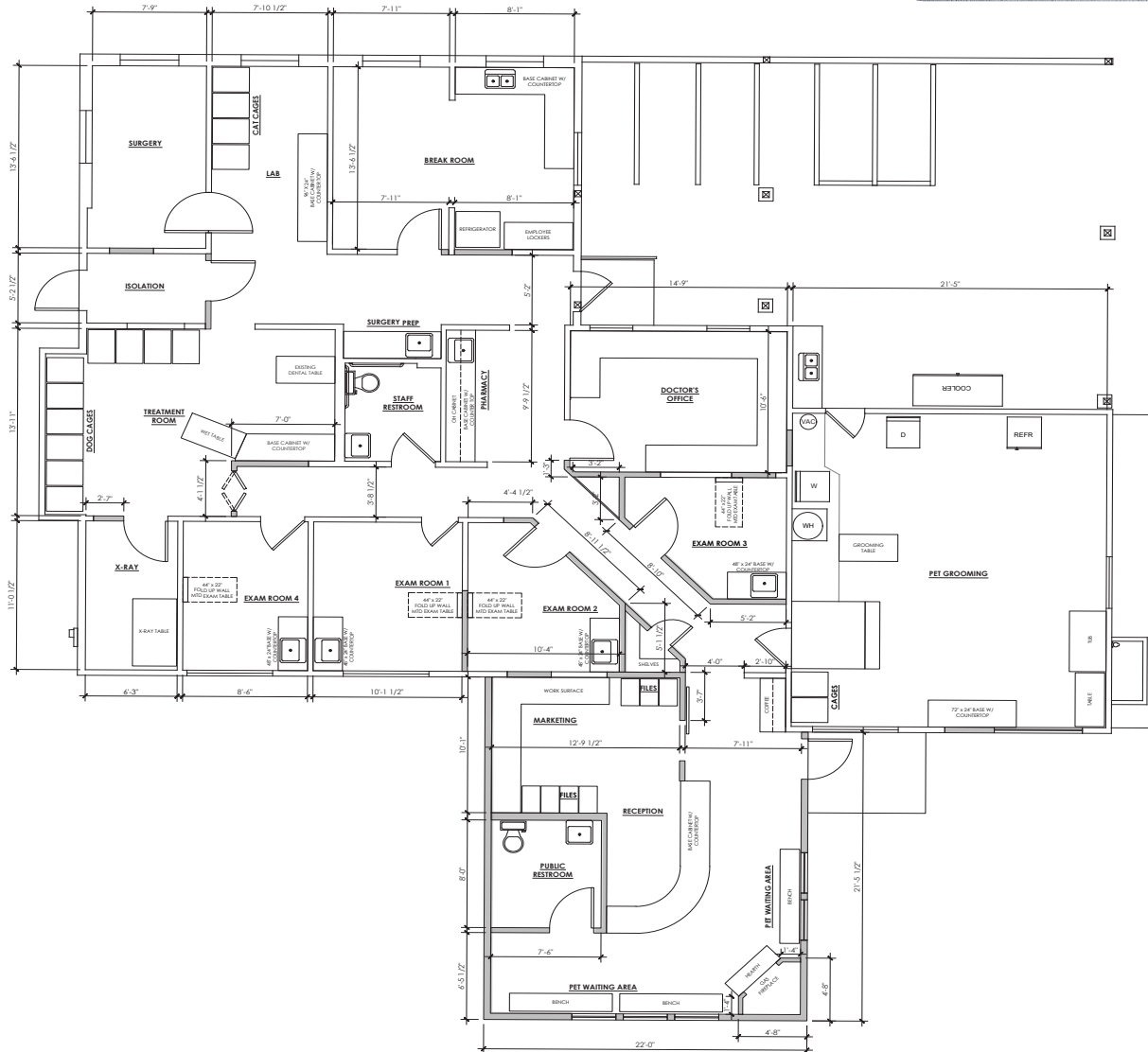


FLOOR PLAN



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PROPERTY PHOTOS



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PARCEL MAP

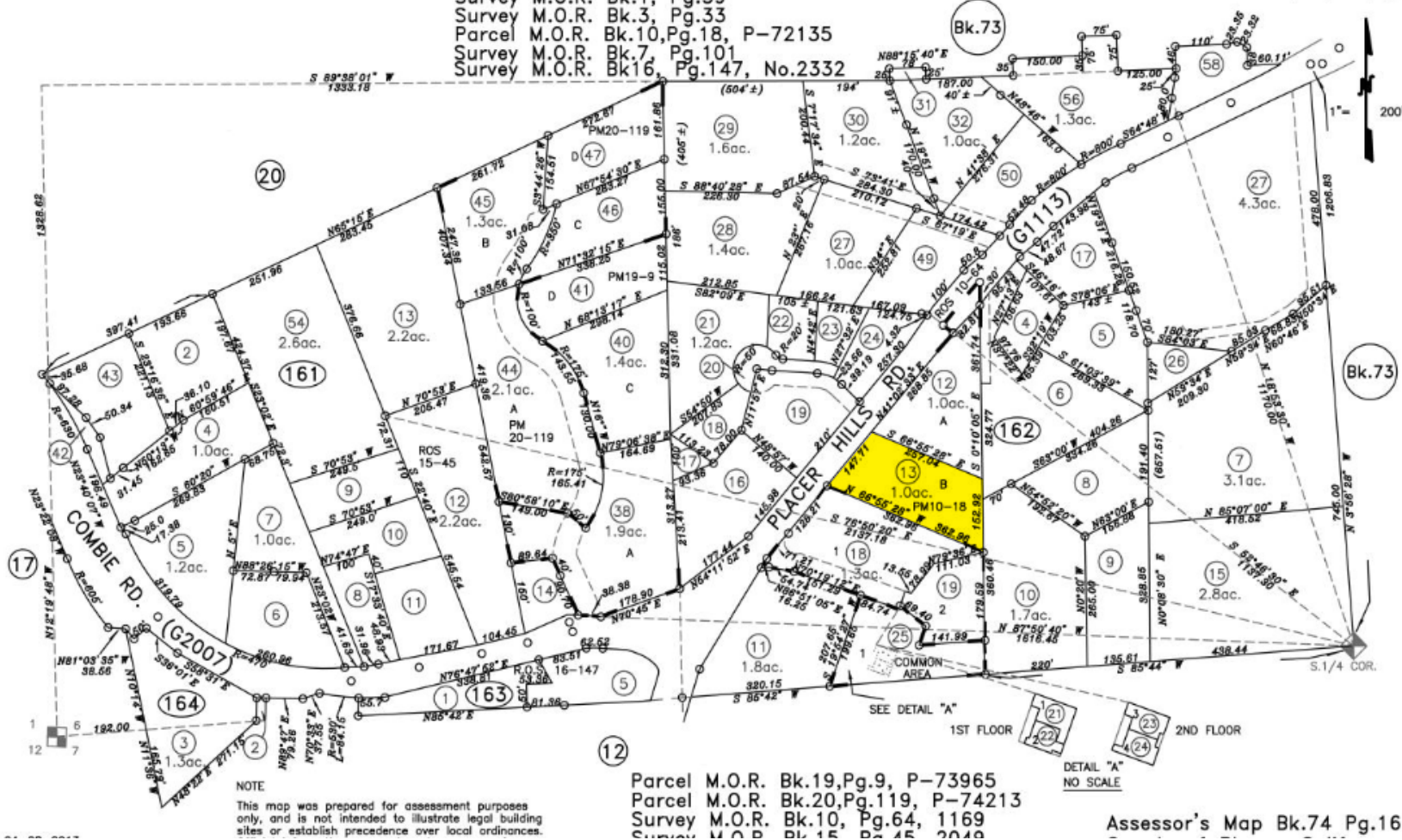


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POR. S.W. 1/4 SEC. 6, T. 13N., R. 9E., M.D.B. & M.
Survey M.O.R. Bk. 1, Pg. 59
Survey M.O.R. Bk. 3, Pg. 33
Parcel M.O.R. Bk. 10, Pg. 18, P-72135
Survey M.O.R. Bk. 7, Pg. 101
Survey M.O.R. Bk. 16, Pg. 147, No. 2332

74-16



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AREA DESCRIPTION



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DESCRIPTION OF AREA

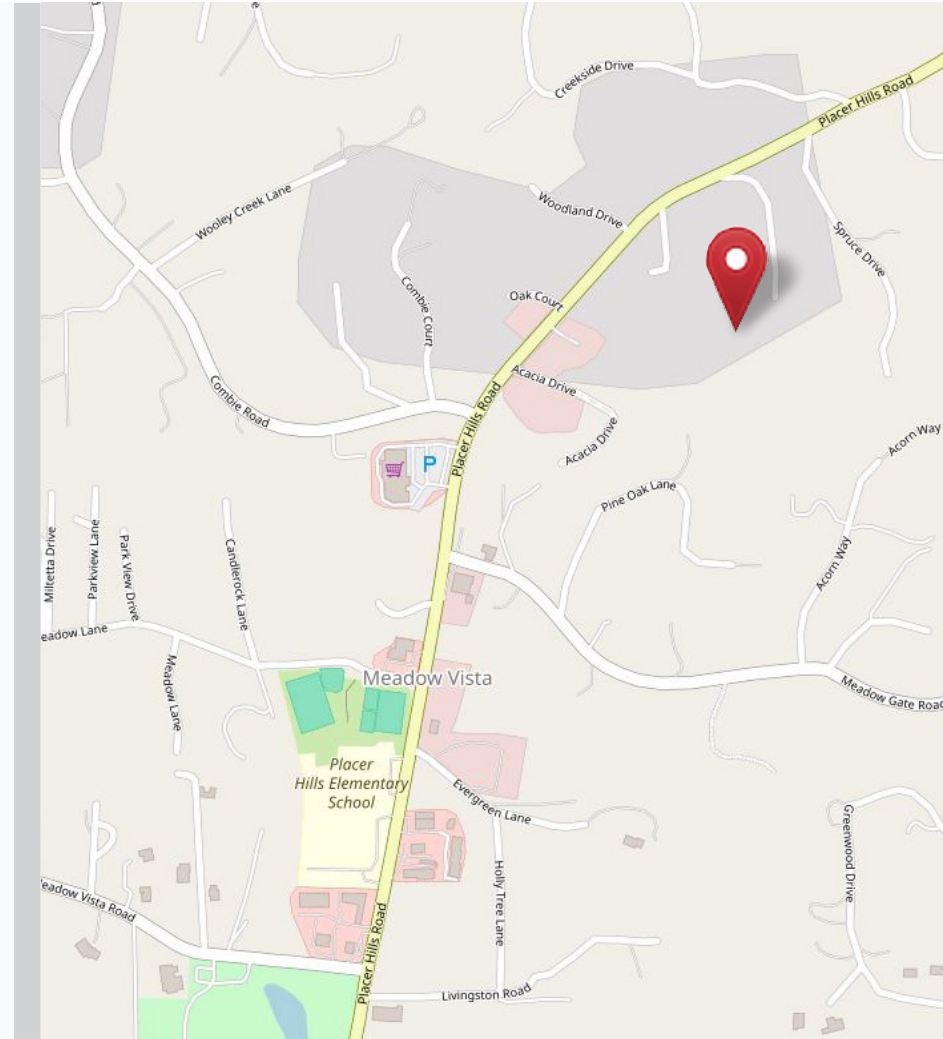
Located about 7 miles North East of Auburn in Placer County, Meadow Vista is a part of Sacramento, Arden, Arcade, Roseville metropolitan area. This hamlet is composed of rural ranches, modest bungalows, magnificent mansions, commercial strips, office hubs, schools and recreation facilities like the highly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



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ABOUT KEEGAN & COPPIN



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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.

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