



**Animal Hospitals**

3 ASHAWAY ROAD | WESTERLY, RI 02891

**OFFERING MEMORANDUM**



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**HIGH ST ±9,000 VPD**



# EXECUTIVE OVERVIEW

SECTION  
01



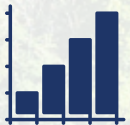
## LIST PRICE

\$976,759



## TOTAL NOI

\$92,792



## CAP RATE

9.50%



## GLA

±2,840 SF

## PROPERTY HIGHLIGHTS

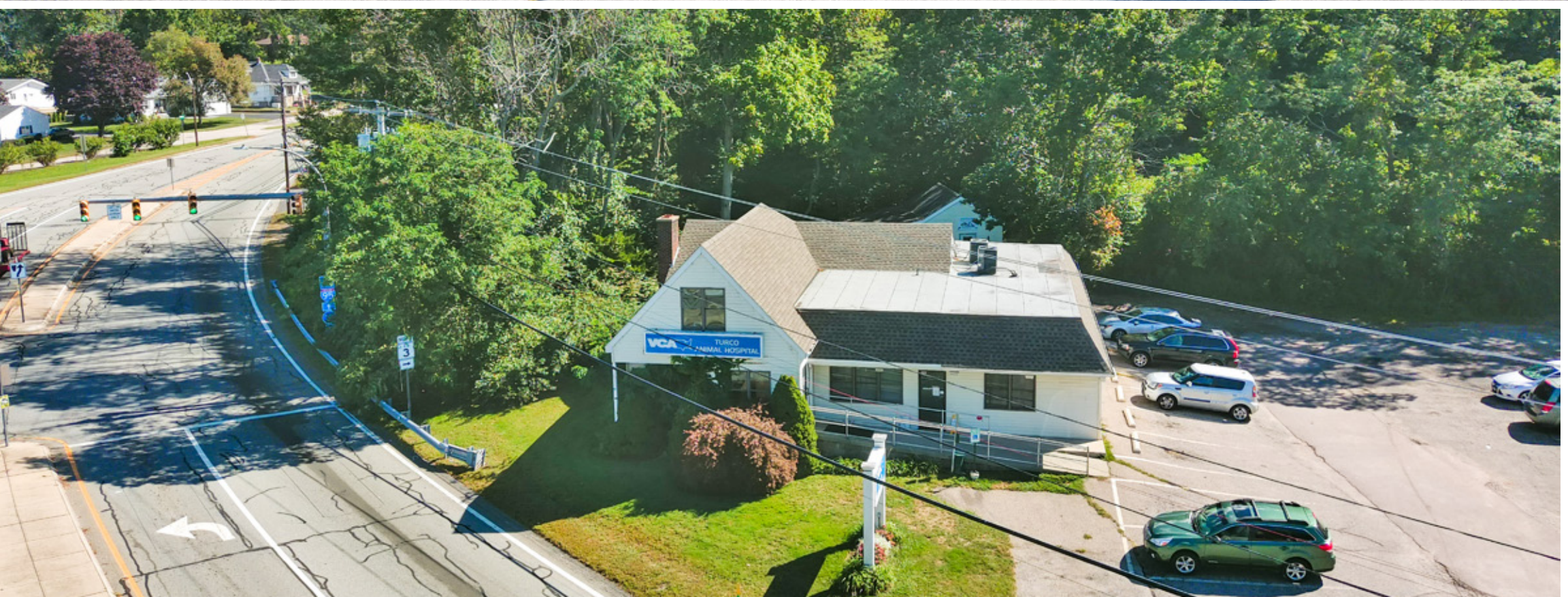
- **E-Commerce & Recession-Resistant Property** – Veterinary properties are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties
- **Lease Backed by Largest Veterinary Operator (VCA Animal Hospitals, Inc.)** – VCA acquired the practice because of the site's strong, successful performance
- **Inflation Protected Lease Structure** – Lease Features 2% Annual Increases throughout the term which provides a great hedge against inflation
- **30+ Year Operating History** – Turco Animal Hospital is a well-known animal hospital in the city of Westerly and has been operating in this location for over 30 years

## LOCATION & TENANT HIGHLIGHTS

- **VCA Animal Hospitals, Inc.** – VCA is the premier veterinary operator in the space, which operates over 1,000 veterinary hospitals across the country.
- **Mars Acquisition** – VCA was acquired by Mars, Inc. in 2017 for a total value of **\$9.1 billion**, bringing VCA into the Mars Inc. family alongside BluePearl, Banfield, Pet Partners, Royal Canin, Pedigree, and more.
- **Fantastic Visibility & Easy Access to Surrounding Markets** – Turco Animal Hospital is located just off of Ashaway Road which is the main thoroughfare that runs throughout the city of Westerly, RI
- **Strong Projected Population Growth** – Significant population growth in the 1,3, and 5-mile radius ranging from **4% - 8%** in the last 8 years, and is projected to grow an additional **5% - 9%** in the next 5 years











YaleNewHavenHealth  
Westerly Hospital

RIVERHEAD  
BUILDING SUPPLY  
Build Smarter. Build Better.

Bess  
Eat  
COFFEE SHOP

DOWNTOWN PAWCATUCK  
LESS THAN A MILE AWAY

WESTERLY SCHOOL  
ADMINISTRATION

WESTERLY  
HIGH SCHOOL

WESTERLY STATE  
AIRPORT

WESTERLY  
FITNESS

Domino's  
CVS pharmacy  
Walgreens

the  
YMCA

The  
KNICKERBOCKER  
MUSIC CENTER  
Westerly, RI

Cumberland  
FARMS

U-HAUL

FRANKLIN ST RETAIL CORRIDOR  
MAJOR TENANTS

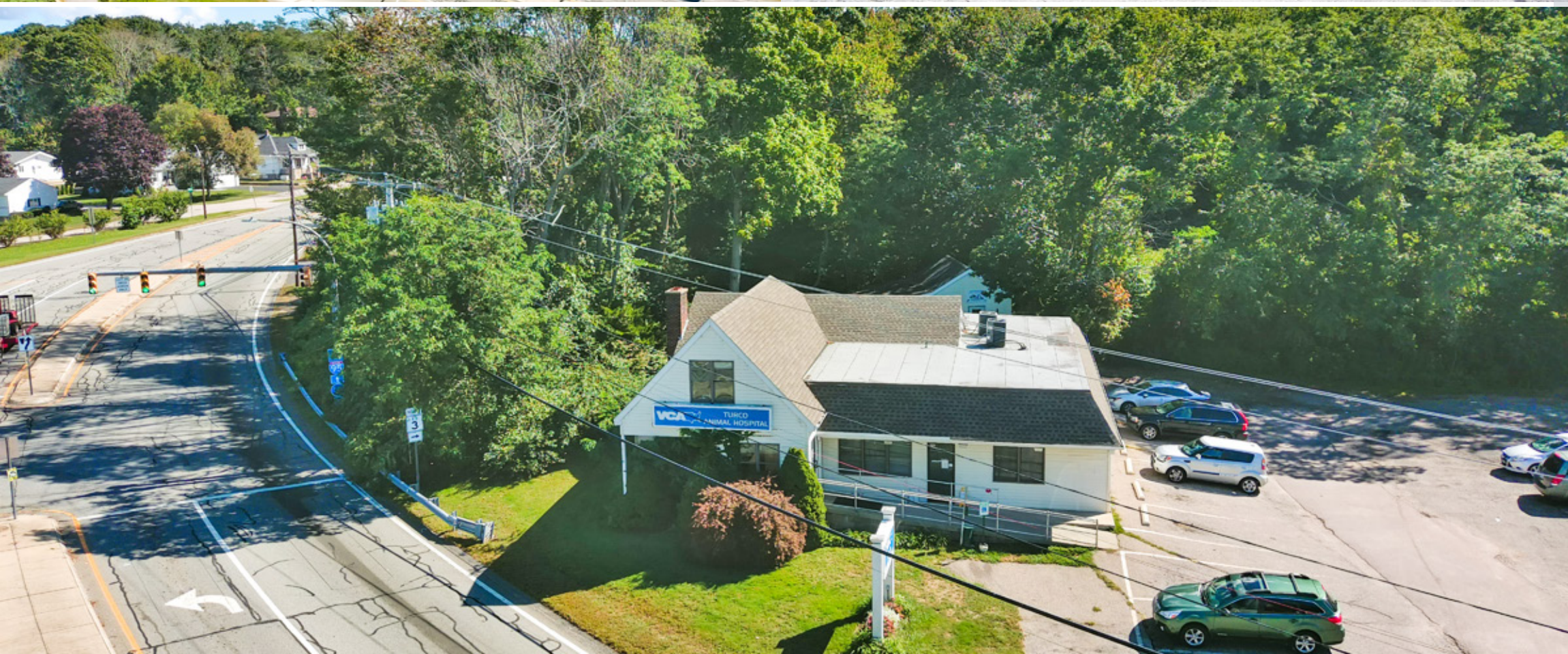
ALDI  
THE HOME DEPOT  
PET SMART  
StopsShop

HOME GOODS  
MICHAELS  
STAPLES  
VERIZON  
ETC.

VCA  
Animal Hospitals

3  
± 9,000 VPD







# FINANCIAL OVERVIEW

SECTION  
02





## INVESTMENT SUMMARY

List Price	\$976,759
NOI	\$92,792
Cap Rate	9.50%
Price/SF	\$343.93
Address	3 Ashaway Rd. Westerly, RI
Year Built	1980
GLA of Building	±2,840 SF
Lot Size	±2.00 AC

## LEASE ABSTRACT

Tenant Name	VCA Animal Hospitals, Inc.
Type of Ownership	Fee Simple
Lease Guarantor	VCA Animal Hospitals, Inc.
Lease Type	NN
Original Lease Term	15 Years
Lease Commencement Date	2/14/2007
Lease Expiration Date	2/13/2024
Term Remaining on Lease	±2.4 Years
Rental Increases	2% Annual
Option Periods	Three, Five Year Options
Roof Structure	Landlord
Management	Tenant
Insurance	Landlord Pays 10%
HVAC	Replacement on Landlord
Utilities	Tenant
Estoppel Certificate	Yes
ROFO/ROFR	None

## ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
Year 1	\$92,792	\$7,732.67	9.50%
Year 2	\$94,648	\$7,887.33	9.69%
Year 3	\$96,541	\$8,045.07	9.88%
Year 4	\$98,472	\$8,205.97	10.08%

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# TENANT OVERVIEW

SECTION  
03







#### WEBSITE

[WWW.VCAHOSPITALS.COM](http://WWW.VCAHOSPITALS.COM)

#### LOCATIONS

±1,000

#### VETERINARIANS

±6,000

## VCA

VCA is committed to continuously improving the standard of care for their hospitals and veterinary medicine as a whole through the compassionate, high-quality primary care provided nationwide.

National Medical Board and Chief Medical Officer review every innovation in veterinary medicine. New procedure and products that pass review become a part of VCA's best practices for our entire family of hospitals. To stay on top of the latest advances, every VCA Veterinarian completes 30 hours of continuing education a year--more than twice the industry standard.

VCA Clinical Studies is dedicated to discovery and advancing veterinary medicine for longer, healthier lives of pets. Veterinary clinical studies allow VCA hospitals to stay at the forefront of veterinary care for pets and give quality care to improve the lives of pets and understand disease, treatment outcomes, and quality of life. VCA is proud to offer these other medical treatment and procedure options for pets who need them and for future generations of pets.



## AREA OVERVIEW

SECTION  
04



### WESTERLY, RI

Westerly is a beachfront community on the southwestern shoreline of Washington County, Rhode Island, founded in 1669 by John Babcock. Just over the border of Connecticut, it's not far from New London, CT, and Mystic, CT, this town is conveniently located close to the Mystic Aquarium, Mystic Seaport, and world-class casinos like Mohegan Sun and Foxwoods. Westerly, RI hosts several annual events, like the Pawcatuck River Duck Race in April, Virtu Art Festival in May, Shakespeare in the Park, and the Summer Pops (hosted by the Chorus of Westerly) in June, and River Glow in July. In recent years, the Ocean Community Chamber of Commerce's events has attracted many visitors, including big-screen movies on the Westerly beaches through July and August, Westerly's Columbus Day parade in October, and other great events.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	7,634	24,877	38,787
2020 Estimate	7,781	25,115	39,126
2010 Census	7,620	24,464	38,125
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	3,542	11,703	17,720
2020 Estimate	3,498	11,464	17,358
2010 Census	3,208	10,495	15,893
INCOME	1-MILE	3-MILE	5-MILE
2021 Average Household Income	\$76,259	\$83,284	\$90,446



## PROVIDENCE, RI

Older than the United States, Providence, Rhode Island is a city that has persevered through every challenge history has thrown its way. Located at a point where numerous streams flow into the Narragansett Bay, the capital city is a primary commercial, industrial and residential area for the state. It remains a center of liberal intellectual thought, largely influenced by Brown University and the large college student population in the area. From Benefit Street's "Mile of History" on the east side of the city to Federal Hill, Rhode Island's own "Little Italy", Providence is known for having an abundance of historic and cultural attractions. Over three centuries' worth of history lives on through the countless preserved houses throughout the city.

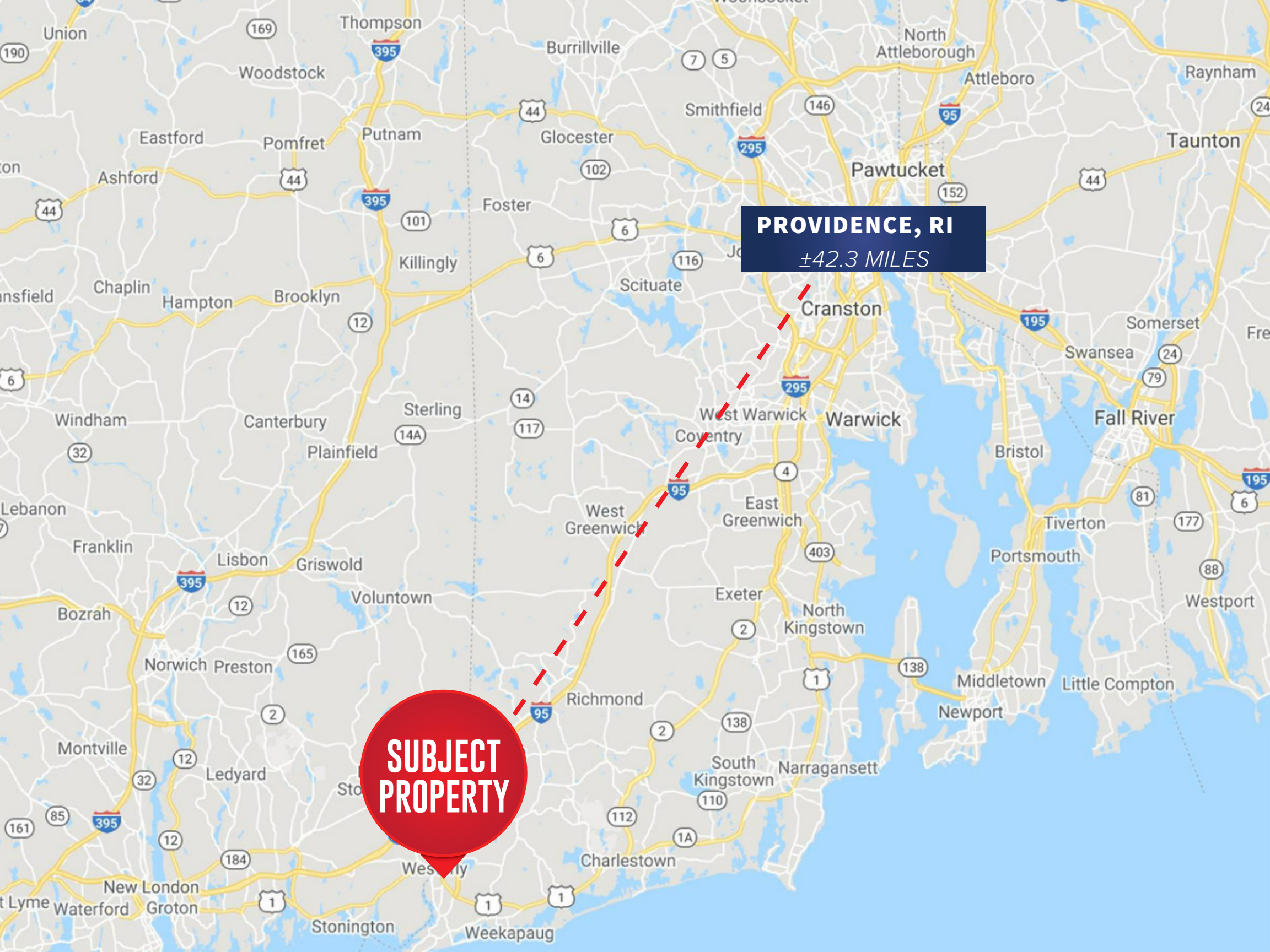
## BUSINESS CLIMATE

Once a city with manufacturing industries in metals, machinery, textiles, jewelry, and silverware, Providence is now one of the largest centers for jewelry and silverware design and manufacturing. Services, specifically education, healthcare, and finance, also make up a significant portion of the city's economy. The Port of Providence, which is the second-largest deepwater seaport in New England, also has a noteworthy contribution to the local economy as it handles cargo that includes cement, chemicals, heavy machinery, petroleum, and scrap metal.

Many people are capitalizing on Providence's central location relative to other East Coast cities. Prominent companies headquartered in Providence include:







**PROVIDENCE, RI**  
±42.3 MILES

**SUBJECT  
PROPERTY**



## DOWNTOWN DEVELOPMENTS

Downtown Providence is an inspiring example of urban redevelopment where older historic buildings were restored and attractive parks and the Riverwalk were constructed along the Providence River. A shopping complex, the Rhode Island Convention Center, and new residential developments continue to bring residents and visitors into the downtown area.

Meanwhile, new office buildings that host banking and financial institutions and Brown University lie just east of downtown. Always rising to the challenge, the city maintains that creating jobs and growing the local economy is among its highest priorities. With dedicated optimism, residents anticipate a bright future for Providence.





## POINTS OF INTEREST



**WATERFIRE**

Presented on the rivers of downtown Providence, WaterFire is an award-winning sculpture by Barnaby Evans. WaterFire has been praised by residents and visitors as a moving symbol of the city's renaissance bringing life to the downtown area.



**ROGER WILLIAMS PARK**

Roger Williams Park has been the premier playground for Rhode Island residents since the city's founding. Its 435 acres feature over 100 acres of ponds, the Museum of Natural History and Planetarium, the Botanical Center, the Carousel Village and the nationally-recognized Roger Williams Park Zoo.



**RISD MUSEUM OF ART**

The Rhode Island School of Design (RISD) Museum of Art acquires, preserves and exhibits works of art representing diverse cultures. About 100,000 objects are housed at the museum, ranging from ancient art to pieces by contemporary artists and designers.



**RHODE ISLAND STATE HOUSE**

Located on the border of the downtown and Smith Hill sections of Providence, the Rhode Island State House is the capitol building of the state. The neoclassical building is on the National Register of Historic Places.



**BROWN UNIVERSITY**

Located in Providence, Brown University is the seventh-oldest college in the United States. As a leading research university, Brown is frequently recognized for its global reach, many cultural events, competitive athletics and beautiful facilities.



**WATERPLACE PARK AND RIVERWALK**

Centrally located in the heart of downtown, Waterplace Park is an urban park situated along the Woonasquatucket River that is connected to 3/4 mile cobblestone-paved walkways along the waterfront known as Riverwalk.



**HISTORIC FEDERAL HILL**

Historic Federal Hill has been called the "Heartbeat of Providence". Beginning at Atwells Avenue, historic Federal Hill spreads to Broadway, Westminster and Cranston Streets. A place dedicated to the Italian immigrants, Federal Hill remains a place of charm.



**THAYER STREET**

Thayer Street is a popular destination for students of the area's nearby schools, including Brown University and RISD. It is located in the College Hill neighborhood on the East Side of Providence and hosts independent shops and restaurants.



**PROVIDENCE PERFORMING ARTS CENTER**

As the second largest theater of its kind in the country, the Providence Performing Arts Center presents a full roster of touring Broadway theatricals and contemporary engagements. This 3100-seat, world class venue is in the heart of the arts district.



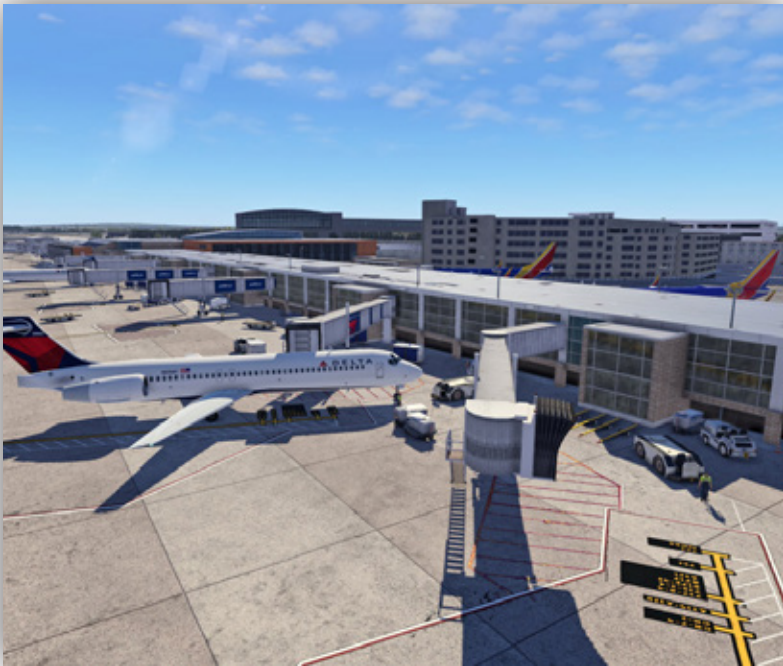
# GETTING AROUND PROVIDENCE, RI

## GREEN INTERNATIONAL AIRPORT

Located in Warwick, Green International Airport is only 10 minutes from downtown Providence, and is conveniently located right off of Interstate 95. A favorite of business and leisure travelers, Green was named one of the top 10 airports in the U.S. in the Condé Nast Traveler 2017 Readers' Choice Awards.

Green International Airport is easily accessible to Boston, Cape Cod and Southeastern New England. Green is a popular alternative to Boston's Logan Airport and offers seamless transportation connections with direct access to MBTA train service.

Green offers an average of 120 nonstop daily flights via major carriers, with convenient connecting options to the rest of the world.



## MBTA COMMUTER RAIL

Serving as the commuter rail arm of the Massachusetts Bay Transportation Authority's transportation coverage of Greater Boston in the US, the MBTA system is the sixth-busiest commuter rail in the United States. Ten trains depart from Providence each week, making their way north to Boston.

## RHODE ISLAND PTA

The Rhode Island Public Transit Authority is responsible for managing public transit. **Kennedy Plaza in downtown Providence serves as a transportation hub for local public transit.** Most of the area covered by Rhode Island PTA is served by traditional buses. Additional services provided include a rapid bus service called the R Line and the Providence LINK, a system of tourist trolleys in the downtown area.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **VCA** located at **3 Ashaway Road, Westerly, RI 02891** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





## Animal Hospitals

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