



**\$1,188,480 | 6.25% Cap Rate**

1236 GEORGE WASHINGTON HIGHWAY N  
CHESAPEAKE, VA

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ACTUAL SITE PHOTO





ACTUAL SITE PHOTO

# Offering Summary

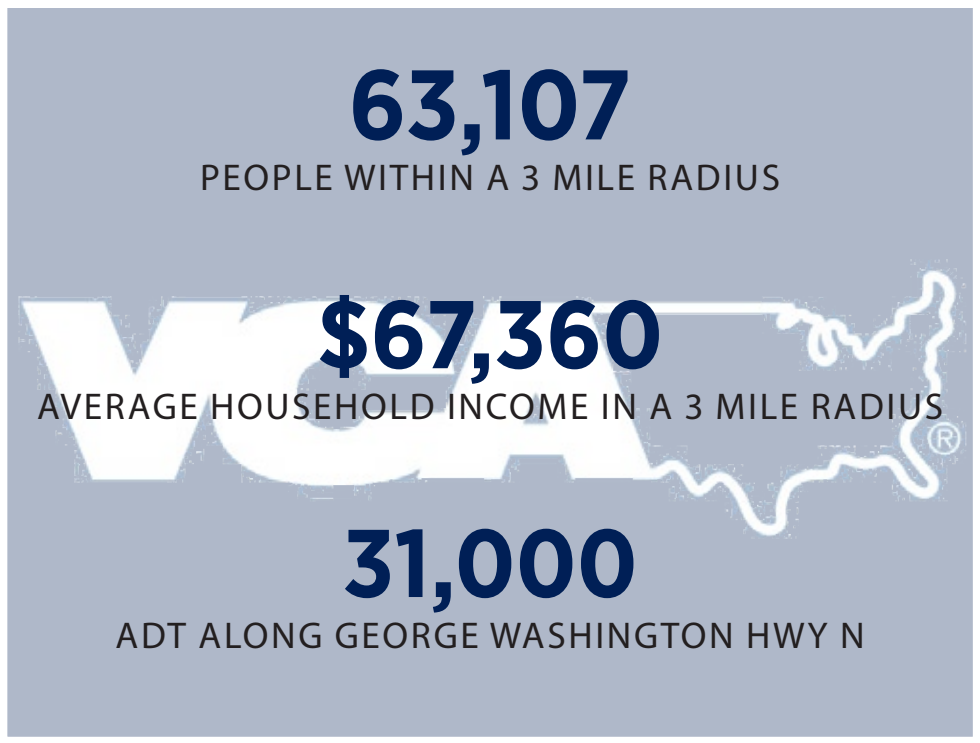
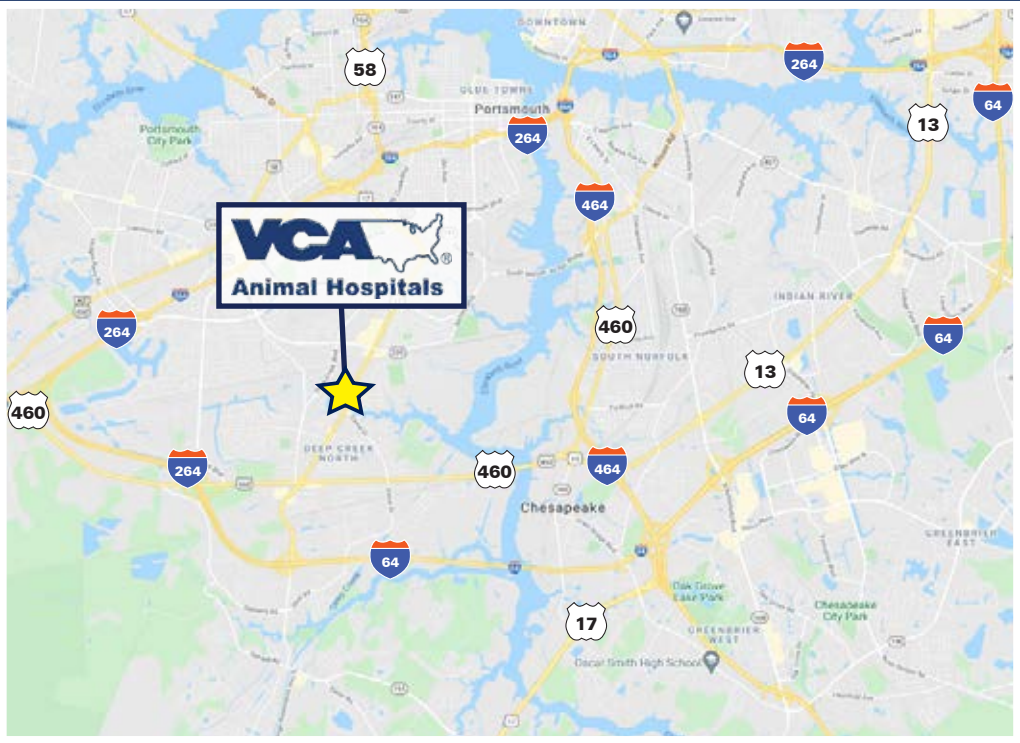
Atlantic Capital Partners has been engaged to offer for sale a free-standing VCA Animal Hospital in Chesapeake, VA. VCA recently exercised a 5-year renewal option bringing the lease term through the end of 2026. This location has operated as a veterinarian hospital since the 1940s and VCA’s recent renewal further demonstrates their commitment to the site. In addition to offering long term cash flow and passive ownership, this property offers an investor the opportunity to acquire a large parcel of land (2.29 AC, +/- 1.5 AC useable) with the opportunity to increase the value of the property through redevelopment in 5 years when VCA’s final renewal option expires. Chesapeake is part of the Hampton Roads region which is home to nearly two million people, the world’s largest naval base, NATO’s North American headquarters and the East Coast’s third largest port. Due to its historical destinations, famous museums and beautiful beaches, the area attracts millions of visitors annually.

# Executive Summary

LOCATION	1236 George Washington Highway N Chesapeake, VA
TENANT/GUARANTOR	VCA Brentwood Animal Hospital / Pet Partners LLC
ASKING PRICE	\$1,188,480
CURRENT RENT	\$74,280
CAP RATE	6.25%
LEASE EXPIRATION	December 31, 2026 (5 years)
LEASE TYPE	NN
LAND SIZE	2.29 Acres
SQUARE FOOTAGE	3,772 SF
OWNERSHIP	Fee Simple
LANDLORD RESPONSIBILITIES	Roof & Structure

## Rent Schedule

LEASE YEARS	RENT	RETURN
YEARS 1 - 8	\$56,000	
YEARS 9 - 13 (OPTION 1)	\$64,320	
YEARS 14 - 18 (OPTION 2)	\$74,280	6.25%







# Investment Highlights

- Recent lease renewal demonstrates long term commitment to the site
- VCA Animal Hospitals operates over 1,000 locations in the U.S. and Canada and is owned by the largest veterinary company in the U.S., Mars Inc.
- Established practice with 15 year operating history
- E-commerce and recession resistant business model
- Globally the pet care market grew to \$232 billion in 2021, a 6.1% increase from 2020 and is expected to grow to \$350 billion by 2027
- 2.29 acre parcel (+/- 1.5 AC useable) with potential for future redevelopment
- Excellent underlying real estate fundamentals with clear visibility to 31,000 cars per day
- Ideal investment for passive investor with limited landlord maintenance obligations





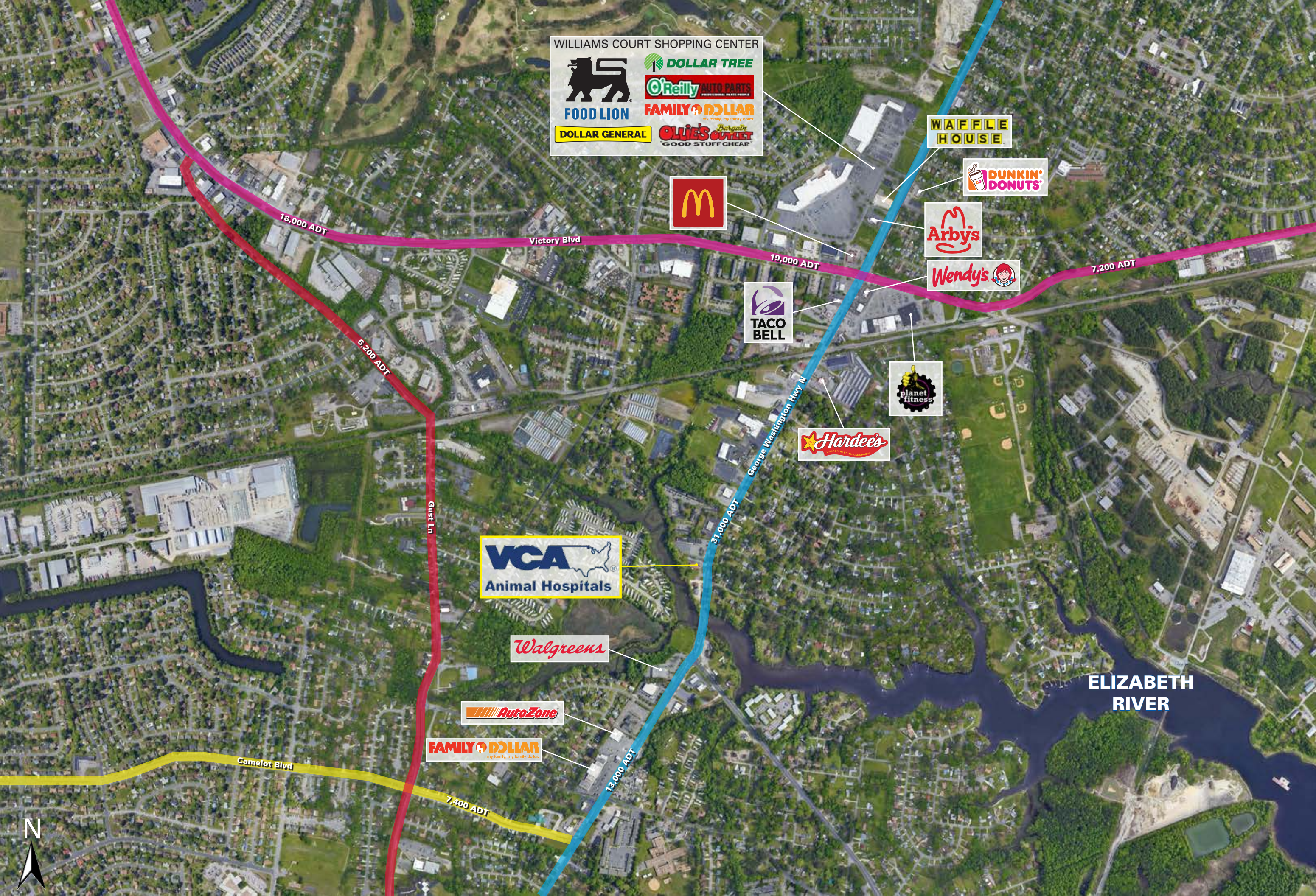
## Lease Summary

PROPERTY	Free-standing VCA Animal Hospital
TENANT/GUARANTOR	VCA Brentwood Animal Hospital / Pet Partners LLC
LOCATION	1236 George Washington Highway N Chesapeake, VA
BUILDING SIZE (GLA)	3,772 SF
YEAR BUILT	1988
LAND SIZE	2.29 Acres
LEASE TYPE	NN
LEASE TERM	5 Years
RENT COMMENCEMENT	January 1, 2009
LEASE EXPIRATION	December 31, 2026
CURRENT RENT	\$74,280
RENEWAL OPTIONS	None remaining
LANDLORD RESPONSIBILITIES	Landlord shall be responsible for the replacement of the HVAC; the repair of any portion of the plumbing which is under the floors, walls or ceilings or under the ground; the repair of any portion of the electrical system; the repair of the roof membrane and or structural integrity of the premises, unless the need for repair or replacement is the fault of the Tenant.

## Rent Schedule

LEASE YEARS	RENT
YEARS 1 - 8	\$56,000
YEARS 9 - 13 (OPTION 1)	\$64,320
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# Why Invest in Chesapeake

## OVERVIEW

Norfolk, Virginia is the biggest city and the cultural hub of the Hampton Roads metro area, located at the mouth of the Chesapeake Bay, which consists primarily of Norfolk, Virginia Beach, Hampton, Newport News, Portsmouth, Chesapeake, and 11 other localities. In addition to being home to the world’s largest naval base, the North American NATO Headquarters, and the East Coast’s third largest port, Norfolk is known for its slew of world-class medical and research facilities and Old Dominion University.

## ECONOMY

The Hampton Roads area has the largest population on the East Coast between the Washington D.C. and Atlanta metro areas. The area’s economy benefits from its young, educated workforce and low cost of living. Four Fortune 500 companies call Hampton Roads home: Dollar Tree, Huntington Ingalls Industries, Norfolk Southern, and Smithfield Foods.

The area’s economy is mostly centered around the military and shipping industries. The Department of Defense supports 40% of the regions employment, and with 7,000-8,000 service members exiting the military each year, there is a constant influx of skilled labor in the market.

## TOURISM

Each year, millions of people from around the world flock to the Hampton Roads region to enjoy the area’s bountiful museums, renowned art scene and cuisine, and beaches. The City of Norfolk is home to most of the regions cultural destinations, including the Nauticus Maritime Museum, Battleship Wisconsin, Chrysler Art Museum, and Harbor Park Stadium, home of the Triple-A Norfolk Tides. Virginia Beach is also one of the area’s premier destinations, boasting over 3 million visitors who come out and enjoy the beach, boardwalk, and dining each year. The area is also great for history buffs, featuring the “Historic Triangle,” which includes Williamsburg, Jamestown, and Yorktown.

## Demographics



**63,107**

EST POPULATION  
IN 3 MILE AREA



**23,008**

DAYTIME POPULATION  
IN 3 MILE AREA



**\$67,360**

AVG HH INCOME  
IN 3 MILE AREA



**31,000**

ADT ALONG  
GEORGE WASHINGTON HWY N



# About VCA

VCA Animal Hospitals was founded in 1986 and is based in Los Angeles, California. Today VCA operates more than 1,000 animal hospitals in the U.S. and Canada and up until its acquisition by Mars in 2017, was the second largest practice operator in the U.S. and was publicly traded on the NASDAQ under the ticker WOOF. Mars acquired VCA for approximately \$9.1 billion expanding its pet-care segment to more than 2,200 clinics and helping make it the largest veterinary company in the U.S. Mars Petcare division also owns Banfield Pet Hospital.

The subject property was formerly operated by Pet Partners until it was acquired by Mars in 2016. At the time of its acquisition, Pet Partners operated 86 veterinarian clinics and is now operated by VCA.

## QUICK FACTS

HEADQUARTERS	Los Angeles, CA
OWNERSHIP	Private
PARENT COMPANY	Mars, Inc.
FOUNDED	1986
LOCATIONS	1,000 +/-
EMPLOYEES	28,000 +/-
WEBSITE	<a href="http://vcahospitals.com">vcahospitals.com</a>



# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2021 POPULATION	13,231	63,107	180,351
2026 POPULATION	13,148	62,621	182,999
2010-2021 ANNUAL RATE	0.0%	0.2%	0.5%
DATA FOR ALL BUSINESSES IN AREA			
TOTAL BUSINESSES	399	2,166	7,138
TOTAL EMPLOYEES	4,195	23,008	90,733
TOTAL LABOR FORCE AGE 16 AND OVER	8,264	44,590	149,788
MEDIAN HOUSEHOLD INCOME			
2021 MEDIAN HOUSEHOLD INCOME	\$54,339	\$53,904	\$62,536
2021 AVERAGE HOUSEHOLD INCOME	\$68,897	\$67,360	\$77,963
MEDIAN AGE			
2020	35.1	36.8	36.1
RACE AND ETHNICITY			
2021 WHITE	40.1%	34.1%	41.7%
2021 BLACK	50.9%	58.2%	50.1%
2021 ASIAN	1.3%	1.4%	2.0%
2021 AMERICAN INDIAN	0.5%	0.5%	0.5%
2021 OTHER RACES	3.0%	2.3%	1.8%
2021 HISPANIC ORIGIN	7.9%	5.9%	5.9%
HOUSEHOLDS			
2021 TOTAL HOUSEHOLDS	5,017	23,181	69,366
2026 TOTAL HOUSEHOLDS	5,069	23,415	71,775
2000-2021 ANNUAL RATE	0.2%	0.0%	0.6%
2021-2026 ANNUAL RATE	0.2%	0.2%	0.7%





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