

CARENOW URGENT CARE

5620 S Parker Rd, Aurora, CO 80015

BROCKMAN GROUP



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INVESTMENT OVERVIEW





ADDRESS 5620 S Parker Rd, **Aurora, CO 80015**



PRICE **\$5,105,580**



NOI **\$268,042.88**



CAP RATE 5.25%



SIZE

□ □ Building Size: 6,251 SF Land Size: 53,822 SF



YEAR BUILT 2016



LEASE TYPE

LEASE OVERVIEW					
Initial Lease Term	10 years				
Renewal Option	1, 5-year option				
Initial Lease Term Expiration	December 31, 2026				
Tenant	HealthOne CareNow Urgent Care, LLC				
Parent Company	HCA Hospital Systems				
Company Type	Public				
Stock Symbol	(NYSE:HCA)				
Credit Rating	BB+				
Market Cap	\$57.25 billion				
Website	hcahealthcare.com				

TIME PERIOD	LEASE TERM	RENT PER SF	MONTHLY BASE RENT	ANNUAL BASE RENT	
1/1/2021-12/31/2026	Base	\$42.88	\$22,336.91	\$268,042.88	
1/1/2027-12/31/2031	Option #1	\$47.17	\$24,571.64	\$294,859.67	



INVESTMENT HIGHLIGHTS





LOCATION

Positioned at the main entrance to Walmart Super Center and Home Depot anchored Power Center.



ACCESS

Signalized full movement intersection at S Parker Rd and S Chambers Rd



TRAFFIC VOLUME

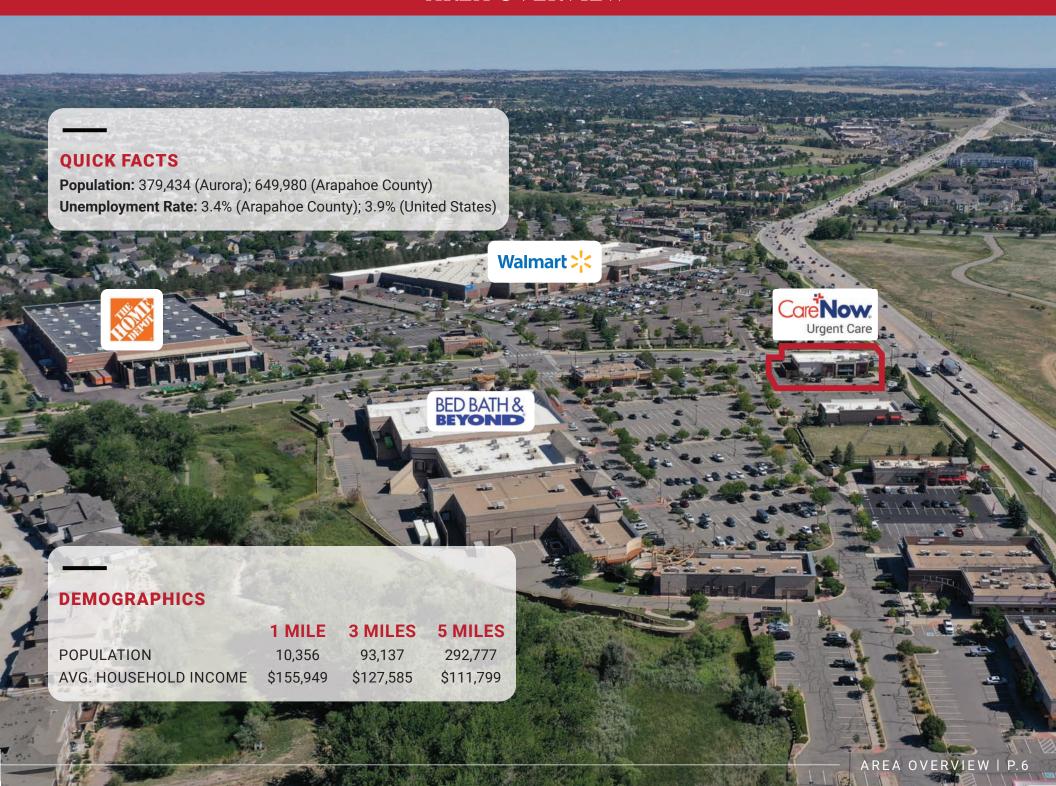
- S Parker Rd: 25,276 VPD

- South Chambers Rd: 19,815 VPD

TENANT OVERVIEW



AREA OVERVIEW



PROPERTY PHOTOS





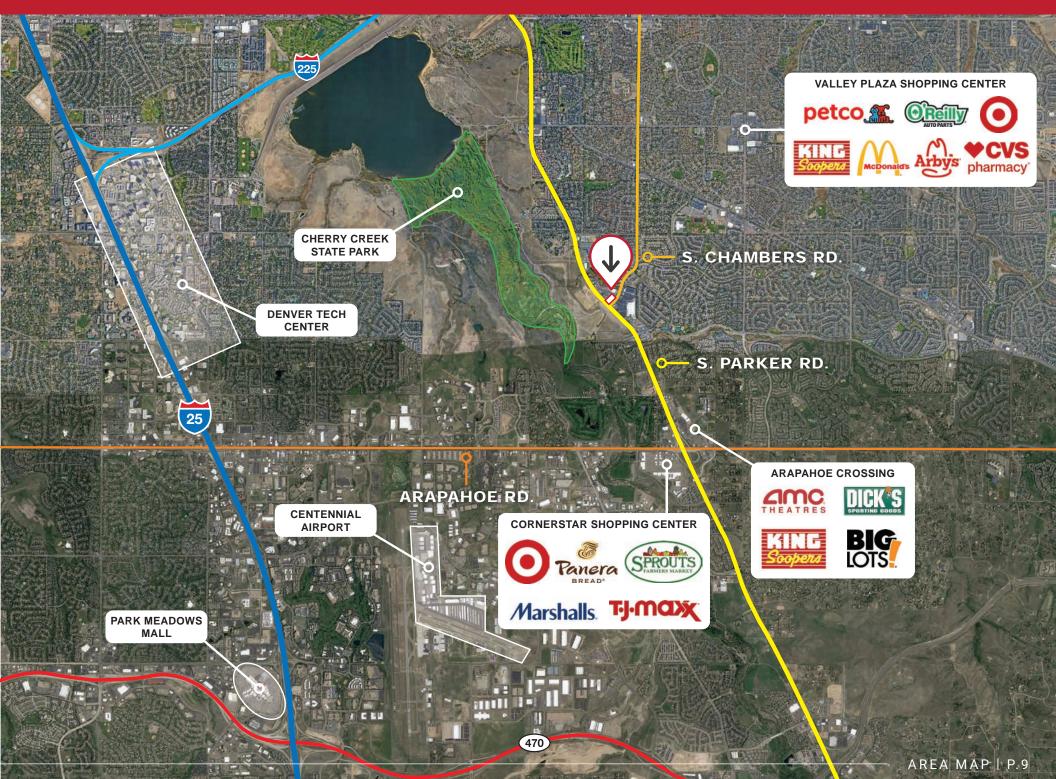




AERIAL PHOTO



AREA MAP



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