

HOME DEPOT AND WALMART  
ANCHORED URGENT CARE

HCA HOSPITAL SYSTEMS (NYSE:HCA)



# 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

**NNN**

## 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





CareNow is an urgent care clinic that is dedicated to helping the sick and injured who do not wish to go to the emergency room or wait at the doctor's office.



## HEADQUARTERS

Nashville, TN

## WEBSITE

[carenow.com](http://carenow.com)

## COMPANY INFORMATION

<b>Year Founded</b>	1993
<b>Number of Locations</b>	150 clinics around the U.S.
<b>Revenue</b>	\$58.8 billion (2021)



# AREA OVERVIEW

## QUICK FACTS

**Population:** 379,434 (Aurora); 649,980 (Arapahoe County)

**Unemployment Rate:** 3.4% (Arapahoe County); 3.9% (United States)



## DEMOGRAPHICS

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
POPULATION	10,356	93,137	292,777
AVG. HOUSEHOLD INCOME	\$155,949	\$127,585	\$111,799



# PROPERTY PHOTOS





# AERIAL PHOTO



S. CHAMBERS RD.



S. PARKER RD.





# AREA MAP



CHERRY CREEK STATE PARK

DENVER TECH CENTER

25

CENTENNIAL AIRPORT

PARK MEADOWS MALL

ARAPAHOE RD.



CORNERSTAR SHOPPING CENTER

VALLEY PLAZA SHOPPING CENTER

S. CHAMBERS RD.

S. PARKER RD.

ARAPAHOE CROSSING

470



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