



INVESTMENT OPPORTUNITY

AmeriVet
338 & 394 E Lafayette St, Stockton, CA 95203



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OFFERING SUMMARY

PRICE

\$999,000

CAP RATE

8.32%

NOI

\$83,075

PRICE PER SF

\$143.33

PROPERTY SUMMARY

ADDRESS

338 & 394 E Lafayette St, Stockton, CA 95203

COUNTY

San Joaquin

BUILDING AREA

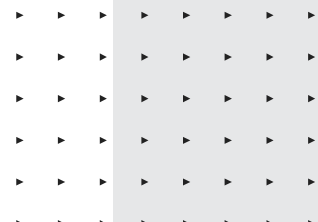
7,500 SF

LAND AREA

0.23 AC

YEAR BUILT

2020 R



INVESTMENT HIGHLIGHTS

- > AmeriVet Acquired the Practice and Signed a New 10 Year Lease With 3% Annual Increases and Two (5) Year Option Periods
- > Stable Long-Term Investment (8+ Years Remaining) With Minimal Landlord Responsibilities
- > AmeriVet Has 196 Locations Currently With Plans to Grow to 270 in 2023
- > AmeriVet Veterinary Partners Ranks #1,465 on the 2022 Inc. 5000 Annual List - With Three-Year Revenue Growth of 441%, AmeriVet Receives Top Ranking Among America's Fastest-Growing Private Companies
- > 8+ Year Billboard Lease With Rental Increases
- > OUTFRONT Media Inc. (NYSE: OUT) is a Publicly Traded Company With Over \$450.2 Million in Revenue Reported in Second Quarter of 2022
- > OUTFRONT Media, Inc. is One of the Largest Outdoor Media Companies in the U.S. and Operates Both Billboards and Transit Displays
- > Strong Demographics with 142,955 Residents Located Within a 3-Mile Radius
- > Property is Located Directly Off of Crosstown Fwy Which Sees Over 185,106 VPD
- > Recent Renovations to the Building Including; Roof, HVAC, Flooring, Paint, Plumbing and Electrical

Lease Summary

TENANT

AmeriVet

PREMISES

A Building Consisting of
2,800 SF

LEASE COMMENCEMENT

July 29, 2022

LEASE EXPIRATION

July 28, 2032

LEASE TERM

8 Years Remaining

RENEWAL OPTIONS

2 x 5 Year

RENT INCREASES

3% Annually

LEASE TYPE

Triple Net (NNN)

USE

Veterinary

RIGHT OF FIRST REFUSAL

Yes

SQUARE FOOTAGE

2,800 SF

ANNUAL BASE RENT

\$79,475

RENT PER SF

\$28.38

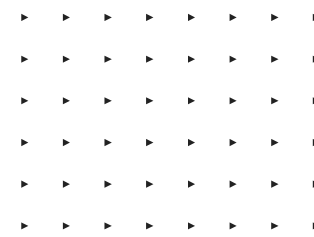
RESPONSIBILITIES

Responsibility	Tenant	Landlord
Property Taxes	x	
Insurance	x	
Common Area	x	
Roof & Structure		x
Parking		x
Repairs & Maintenance	x	
HVAC	x*	
Utilities	x	

** Tenant is Responsible to Maintain and Repair the HVAC & Landlord is Responsible for Replacement.*

Both HVAC units were replaced by LL in 2022

Lease Summary



TENANT

Vacant

PREMISES

A Building Consisting of
4,700 SF

LEASE COMMENCEMENT

TBD

LEASE EXPIRATION

TBD

LEASE TERM

TBD

RENEWAL OPTIONS

TBD

RENT INCREASES

TBD

LEASE TYPE

TBD

USE

TBD

RIGHT OF FIRST REFUSAL

TBD

SQUARE FOOTAGE

4,700 SF

ANNUAL BASE

RENT TBD

RENT PER SF

TBD

Lease Summary

TENANT

Outfront Media LLC

LEASE COMMENCEMENT

April 1, 2022

LEASE EXPIRATION

March 31, 2032

LEASE TERM

8+ Years Remaining

RENEWAL OPTIONS

None

RENT INCREASES

\$200 at Year 4; \$400 at Year 7

USE

Billboard

ANNUAL BASE RENT

\$3,600



Location

Stockton is the County seat for San Joaquin County. The City of Stockton is one of California's fastest growing communities. Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of more than 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

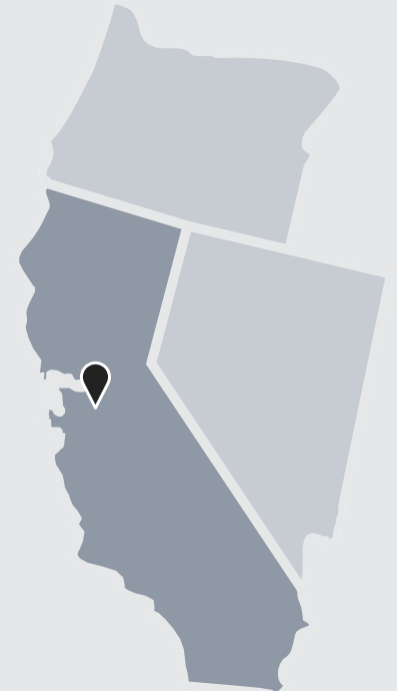
Stockton also has outstanding recreational opportunities. Stockton is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park. The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The city also boasts the 95 year old Stockton Symphony, a nearly 70 year old Stockton Civic Theatre, and the 90 year old Haggin Museum.

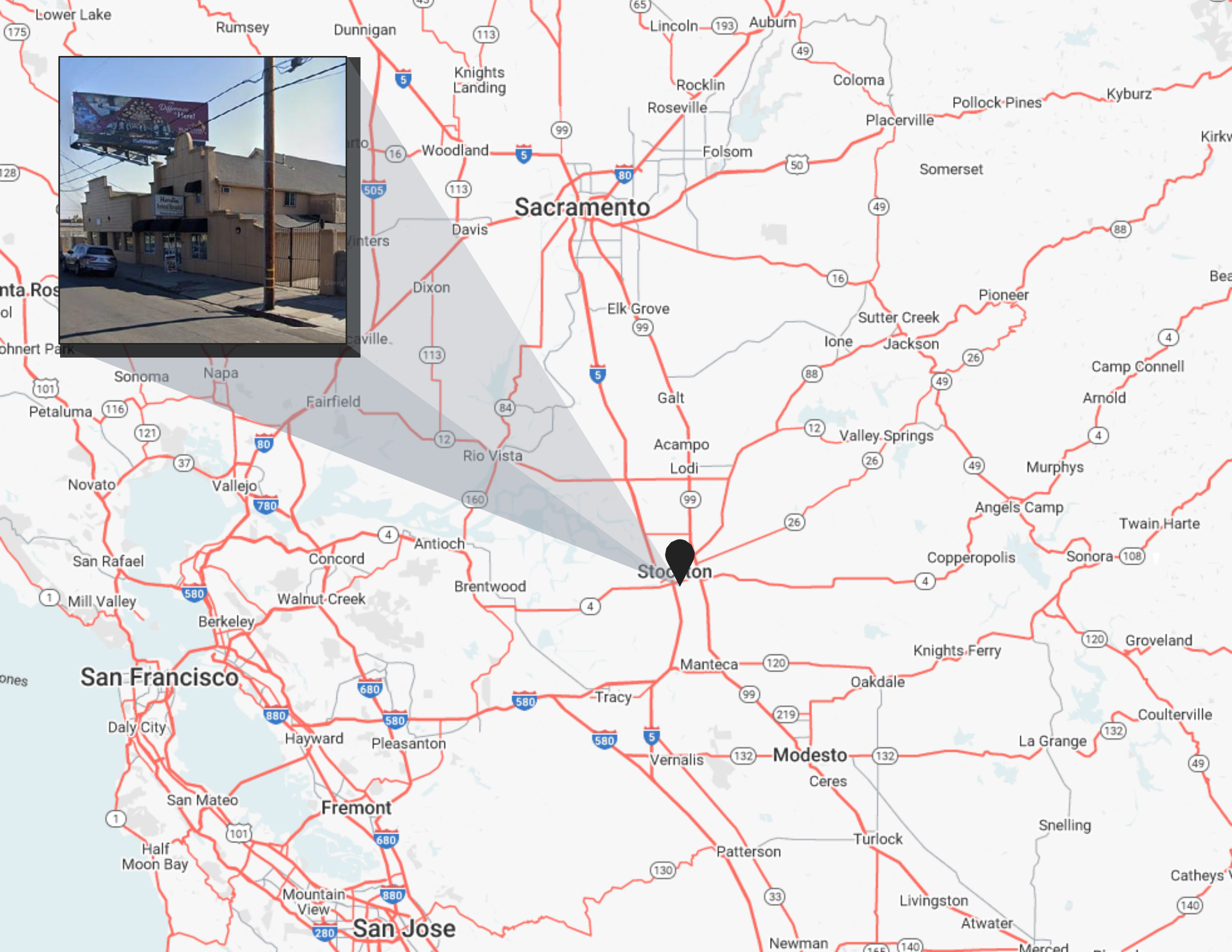
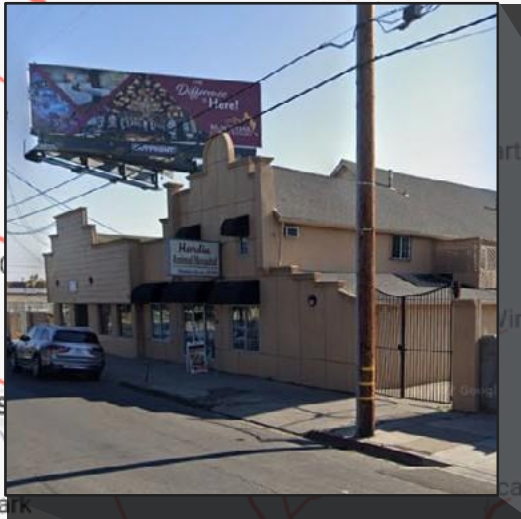
The city is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, as well as a variety of private and vocational schools.



LOCATION HIGHLIGHTS

- > In the mid-2000's Stockton underwent a tremendous economic expansion and continues to aggressively revitalize its downtown.
- > Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel.





STOCKTON ARENA

BANNER ISLAND BALLPARK

McLEOD LAKE

CHILDREN'S MUSEUM, STOCKTON

STOCKTON DMV

WEBER INSTITUTE OF APPLIED SCIENCES & TECHNOLOGY

4

PORT J. LOFTHUS FWY

STOCKTON FIRE STATION 2



WEBER POINT EVENTS CENTER

BRADFORD COLLEGE OF NURSING



STOCKTON POLICE DEPARTMENT

SUPERIOR COURT OF CALIFORNIA

THE BOB HOPE THEATRE

SUBJECT PROPERTY



NEW STOCKTON POULTRY MARKET



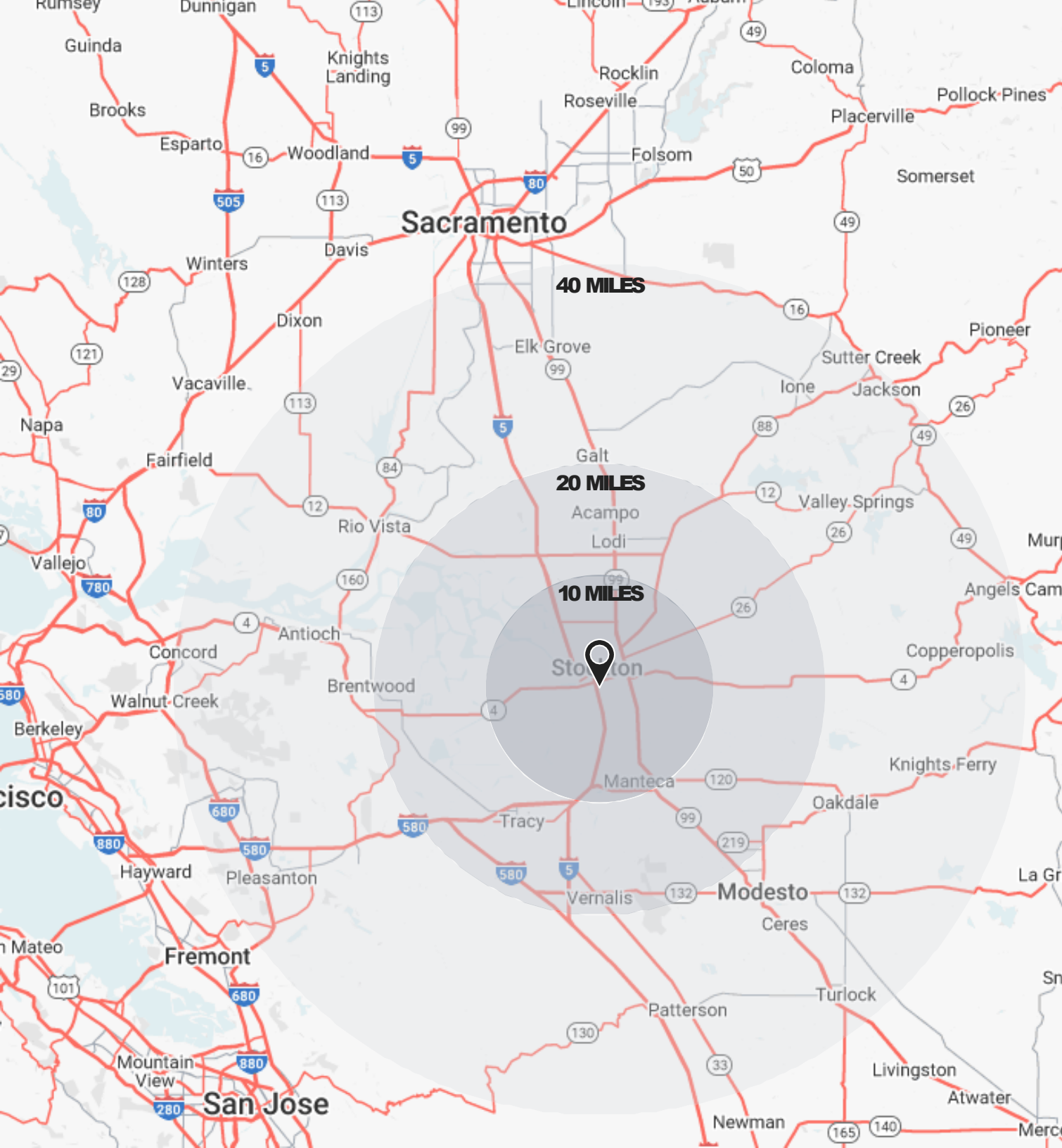
EDEN GLEASON PARK

U-SAVE MARKET

ABC SUPPLY CO. INC.

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DEMOGRAPHICS



Population

3 Miles	142,955
5 Miles	256,847
10 Miles	437,585

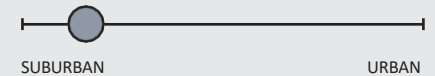


Average Household Income

3 Miles	\$59,967
5 Miles	\$68,735
10 Miles	\$81,410



Area Feel



Tenant Profile

For veterinarians looking to adapt and grow their practices, AmeriVet provides best-in-class resources and operational support – reducing their day-to-day burden, so they can focus on what matters most. They want their partners to keep what makes them unique and embrace what makes them better. Unlike other consolidators, they are the option for vets who want to remain invested in their practices, both emotionally and financially. Their goal is to preserve the legacy of hard-working veterinarians who have spent their lives building their practices and caring for their patients. AmeriVet has experienced rapid growth since acquiring its first practice in 2017 and currently operates 161 practices in 34 states. It also employs over 2,300 people nationwide.

Hardin Animal Hospital is a full-service animal hospital and welcomes both emergency treatment cases as well as pet patients in need of routine medical, surgical, and dental care. Dr. Rajbir Grewal has years of experience treating serious conditions and offering regular pet wellness care. Beyond first-rate pet care, we make our clinic comfortable, kid-friendly, and calm, so your pet can relax in the waiting room and look forward to meeting our Stockton veterinarian.

At Hardin Animal Hospital, we treat your pets like the valued family members they are.



AMERIVET
VETERINARY PARTNERS

AT A GLANCE

INDUSTRY

Veterinary

SPECIALTY

Veterinary

HEADQUARTERS

San Antonio, TX

LOCATIONS

161+

FOUNDED

2017

EMPLOYEES

2,300+

COMPANY TYPE

Private

WEBSITE

amerivet.com

Confidentiality Agreement



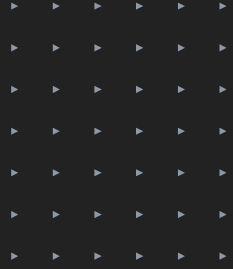
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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Helios Investment Services, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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