

ACCESS MEDICAL CENTER

5300 SE 29TH ST | DEL CITY, OK 73115



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWS™

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NextCare[®]

URGENT CARE

 **PRICE**
\$2,022,735


NOI
\$159,897

 **GLA**
±3,615 SF

 **CAP RATE**
7.90%

 **YEAR BUILT**
2014

PROPERTY OVERVIEW

Property Name	Access Medical Center
Address	5300 SE 29th St, Del City, OK 73115
Property Size (SF)	±3,615 SF
Lot Size (AC)	±0.61 AC
Year Built	2014
Property Type	Medical Office Building
Ownership Type	Fee Simple





INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- **LEASE TERM REMAINING** - 4 years remain on the initial 15-year lease.
- **ZERO LANDLORD RESPONSIBILITIES** - The lease features an absolute NNN lease with zero landlord responsibilities.
- **ANNUAL INCREASES** - The lease features 2% annual increases.
- **CORPORATE GUARANTEE** - The lease is corporately guaranteed by NextCare Urgent Care.
- **STRATEGIC LOCATION** - Located near Sam's Club and Walmart Supercenter.
- **OKLAHOMA CITY MSA** - The city is seeing rapid economic growth with a metro product of \$76.8 Billion according to Forbes.
- **STRONG HEALTHCARE SYNERGY** - Located within 7 miles to Mercy Hospital Oklahoma City, SSM Health St. Anthony Hospital, Midwest Regional Medical Center, and Oklahoma Children's Hospital providing access to affordable and quick care.
- **STRONG POPULATION GROWTH RATE** - The population growth rate within a 1-mile radius is estimated to be 6.8%.
- **TINKER AIR FORCE BASE** - Located right next to Tinker Air Force Base which has a \$7.5 billion impact on the community.
- **HIGHER EDUCATION** - The community has access to Oklahoma City University, University of Oklahoma, Rose State College, and more.
- **STRONG DEMOGRAPHICS** - 480,000+ residents live within a 10-mile radius from the practice.
- **NEARBY NATIONAL TENANTS** - Sam's Club, Walmart Supercenter, Walmart Neighborhood Market, Lowes, Best Buy, Kohls, PetSmart, ULTA, Walgreens, 7-Eleven, Cash Saver Grocery Store, Family Dollar, McDonald's, Papa Johns, Arby's, and many more.

TENANT:

- **NEXTCARE URGENT CARE** - Top rated urgent care with over 170 locations.
- **STRONG PATIENT REVIEW** - This practice received 4.5 stars out of 5 stars with over 1,352 reviews.
- **INTEGRIS HEALTH NETWORK** - Participant in the INTEGRIS Health Network, the largest health care system in Oklahoma and which provides the practice with additional business support.
- **HOURS OF OPERATION** - This site is open Monday-Sunday between 8AM-8PM.

INVESTMENT SUMMARY

List Price	\$2,022,735
GLA	±3,615 SF
Cap Rate	7.90%
Year Built	2014
Lot Size	±0.61 AC

LEASE ABSTRACT

Tenant Trade Name	Access Medical Center
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Tenant Responsibilities	Roof and Structure
Landlord Responsibilities	None
Original Lease Term	15 Years
Rent Commencement Date	5/1/2015
Lease Expiration Date	04/30/2030
Term Remaining on Lease	±4 Years
Increase	2% Annually
Options	Three, 5-Year Options

FINANCING OPTIONS

For financing, please contact:
 Corey Russell
 +1 (817) 932-4333
corey.russell@matthews.com



CAP RATE
7.90%



TERM REMAINING
4 YEARS



BUILDING SIZE
±3,615 SF



ANNUAL INCREASES
2%

ANNUALIZED OPERATING DATA

Lease Year	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 12 (5/1/2026 – 4/30/2027)	\$13,591.25	\$159,897.04	2.00%	7.90%
Year 13 (5/1/2027 – 4/30/2028)	\$13,863.07	\$163,094.99	2.00%	8.06%
Year 14 (5/1/2028 – 4/30/2029)	\$14,140.34	\$166,356.89	2.00%	8.22%
Year 15 (5/1/2029 – 4/30/2030)	\$14,140.34	\$169,684.02	2.00%	8.39%

NextCare[®]

URGENT CARE

NextCare Urgent Care is a prominent healthcare provider that specializes in offering immediate medical attention for non-life-threatening injuries and illnesses. With a network of urgent care centers across the United States, NextCare strives to provide accessible and affordable healthcare services to individuals in need. The centers are equipped with experienced healthcare professionals who are capable of delivering high-quality medical care in a timely manner. NextCare Urgent Care focuses on addressing a wide range of medical conditions, from minor injuries to common illnesses, ensuring that patients receive prompt and efficient treatment. Additionally, their commitment to patient convenience is evident through extended operating hours, walk-in appointments, and a range of services that cater to the diverse healthcare needs of the communities they serve.

NEXTCARE AWARDS

Best Urgent Care (2022)

NORTH VALLEY[®]
LUXURY · LIFESTYLE · LIVING

Super Service Award (2014)

Angie's list

Top Urgent Care (2011-2014)

PHOENIX
BUSINESS JOURNAL

Build 100 List (2014)

Inc.



Website
nextcare.com



Locations
170+



States
12+

ACCESS MEDICAL CENTER

Nextcare Services:

- Abscess incision and drainage
- Allergic reactions
- Allergies
- Asthma
- Athlete's foot/fungus infection
- Bronchitis
- Burns from heat or chemical exposure
- Congestion
- Cough
- Diaper rash
- Ear infection
- Earache
- Eye infection
- Fever
- Flu symptoms
- Fractures
- Gastrointestinal disorders
- Insect bites
- Itchy skin
- Lacerations
- Migraine
- Nausea
- Rashes
- Runny nose
- Sinus infection
- Skin allergy
- Skin infections
- Sore throat
- Splints
- STD testing and treatment
- Stomachaches and stomach pains
- Urinary tract infections
- Wound infection and more

MERCY HOSPITAL OKLAHOMA CITY
380 BEDS
OKLAHOMA HEART HOSPITAL
143 BEDS



±81,200 VPD



SSMHealth.
St. Anthony

ROSS ACE
DRESS FOR LESS Hardware

Walmart
Neighborhood Market

SSM HEALTH ST. ANTHONY HOSPITAL
597 BEDS

±95,100 VPD

Walmart
OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP
DOLLAR TREE
Auto Zone **CHASE**

OKLAHOMA CHILDREN'S HOSPITAL
314 BEDS

INTEGRIS HEALTH
Community Hospital

Walmart Supercenter **THE HOME DEPOT**

LOWE'S **TARGET**
BEST BUY **OLD NAVY**
PET SMART

ROSE STATE COLLEGE
7,313 STUDENTS

Walmart
Neighborhood Market

±87,000 VPD



7 ELEVEN **CASHSAVER**
A COST PLUS FOOD OUTLET
FAMILY DOLLAR
BURGER KING **McDonald's** **Little Caesars** **TACO BELL** **Wendy's**

PAPA JOHN'S
Arbys **LONG JOHN SILVERS**

DQ
Chicken EXPRESS

sam's club



TINKER AIR FORCE BASE

BEST BUY **ROSS** **Michaels**
DRESS FOR LESS Marshalls



±126,900 VPD

Walmart Supercenter **LOWE'S**

SUBJECT PROPERTY

DEL CITY, OK

Del City, Oklahoma, situated in the heart of Oklahoma County and forming part of the larger Oklahoma City metropolitan area, is a tightly-knit, predominantly residential community that combines small-town familiarity with access to urban amenities. Its proximity to major employers, such as Tinker Air Force Base—the city’s largest economic driver—makes Del City a strategic location for healthcare services. The city serves a diverse population, including military personnel and their families, retired veterans, working-class residents, and a growing segment of young families and older adults. Despite its relatively compact size, Del City experiences many of the same healthcare challenges as larger urban areas, including long wait times in emergency rooms, limited access to primary care after hours, and increasing demand for convenient, affordable healthcare. These factors make owning an urgent care center in Del City particularly advantageous. An urgent care facility could serve as a crucial access point for non-emergency medical needs, offering walk-in services for everything from respiratory infections to minor injuries, physical exams, and diagnostic tests. Additionally, with a focus on affordability and convenience, such a facility could attract not just Del City residents but also individuals from neighboring areas seeking alternatives to high-cost ER visits. The strong presence of insured military families and a local population that values accessible, community-oriented services further strengthen the business case.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	8,951	60,856	131,663
2024 Estimate	11,391	64,523	137,504
2029 Projection	12,136	66,812	142,075
Annual Growth (2020-2028)	6.8%	1.5%	1.1%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,427	24,366	51,925
2024 Estimate	4,214	25,422	53,858
2029 Projection	4,470	26,269	55,621
Annual Growth (2020-2028)	5.4%	1.3%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$61,626	\$59,300	\$60,861



DISTANCE MAP



**DOWNTOWN
OKLAHOMA CITY**

±7.4 MILES



**SUBJECT
PROPERTY**



OKLAHOMA CITY, OK

Oklahoma City is a dynamic and steadily growing metropolitan area known for its welcoming community, low cost of living, and expanding healthcare industry. As the largest city in Oklahoma, it serves as a hub for commerce, culture, and healthcare services for much of the surrounding region. With a diverse population and a growing number of retirees and young families, the demand for specialized medical care — particularly ophthalmologic services — is rising. The city’s strong economy, supportive business climate, and commitment to healthcare innovation make it an attractive location for medical practices aiming to establish long-term roots and serve a wide-ranging patient base.

Owning an urgent care center near Oklahoma City presents several strategic advantages. The region’s growing population and expanding suburban communities create consistent demand for accessible, walk-in medical services, especially as patients seek alternatives to crowded emergency rooms and overbooked primary care offices. Oklahoma City’s central location within the state, coupled with major highways and thoroughfares, facilitates high patient traffic from both urban and rural areas. Additionally, the lower cost of doing business compared to national averages makes real estate and operational expenses more manageable, enhancing profitability.

20TH LARGEST CITY

In the United States

42ND LARGEST MSA

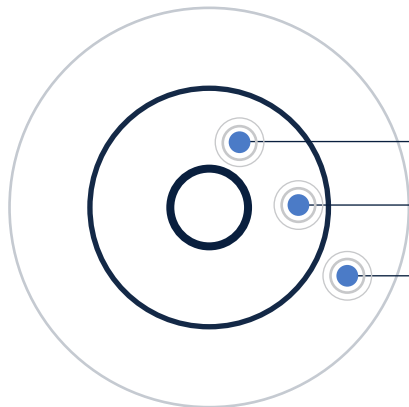
In the United States

#1 FASTEST GROWING

Metropolis In the United States

\$664M NEW CAPITAL INVESTMENTS

Across The Metro Area



POPULATION



HOUSEHOLDS



INCOME

	2020 ESTIMATE	2025 ESTIMATE	2030 PROJECTION	2020 ESTIMATE	2025 ESTIMATE	2030 PROJECTION	2025 AVERAGE
3-MILE	123,062	124,164	124,059	55,786	56,200	56,135	\$93,737
5-MILE	248,577	250,151	249,820	111,565	112,149	111,975	\$93,587
10-MILE	567,928	572,006	574,888	245,444	246,902	247,968	\$87,871

OKLAHOMA CITY ECONOMY

Oklahoma City's economy is diverse and steadily growing, supported by a mix of traditional and emerging sectors. Historically rooted in energy—particularly oil and gas—the city has worked to broaden its economic base in recent decades. Today, aerospace, biosciences, and logistics play vital roles, along with a strong public sector presence due to state government operations and military installations like Tinker Air Force Base. The metro area's affordability, central geographic location, and pro-business environment have attracted companies and investments, particularly in warehousing, distribution, and manufacturing. Additionally, Oklahoma City has seen a rise in entrepreneurial activity and innovation, bolstered by support programs and low costs of entry. This economic diversification has helped stabilize the city's growth and made it more resilient to downturns in any single industry.

Oklahoma City's healthcare economy is a major pillar of the region, both in terms of employment and economic output. Anchored by major institutions such as the University of Oklahoma Health Sciences Center, INTEGRIS Health, Mercy Hospital, and SSM Health, the sector encompasses a broad range of services including hospitals, research, education, and outpatient care. The city has positioned itself as a regional healthcare hub, attracting patients from across Oklahoma and surrounding states. Biomedical research and biotechnology are growing components, supported by public-private partnerships and investments in facilities and talent. The healthcare sector also benefits from ongoing expansions and modernization efforts, which not only improve access and quality of care but also contribute significantly to construction, real estate, and auxiliary services. Overall, healthcare is a central and growing force in Oklahoma City's economy, providing stability and driving innovation.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5300 SE 29th St, Del City, OK 73115** (“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™. The material and information in the Offering Memorandum is unverified. Matthews™ 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. Neither 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:

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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.

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