

ACCESS MEDICAL CENTER

5300 SE 29TH ST | DEL CITY, OK 73115



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWS™

EXCLUSIVELY LISTED BY



NATHAN KAM 📞 ✉️

Associate

Direct +1 (214) 206-1401
Mobile +1 (940) 230-4807
nathan.kam@matthews.com
License No. 800771 (TX)



BRETT BAUMGARTNER 📞 ✉️

VP & Associate Director

Direct +1 (214) 692-2135
Mobile +1 (281) 757-2709
brett.baumgartner@matthews.com
License No. 701324 (TX)



JOSH BISHOP 📞 ✉️

Executive Vice President & Senior Director

Direct +1 (214) 692-2289
Mobile +1 (315) 730-6228
josh.bishop@matthews.com
License No. 688810 (TX)

BROKER OF RECORD

Kyle Matthews

License No. 180759 (OK)





TABLE OF CONTENTS

04 INVESTMENT OVERVIEW

07 FINANCIAL OVERVIEW

09 TENANT OVERVIEW

12 MARKET OVERVIEW



ACCESS
MEDICAL
CENTER
URGENT CARE



XpressWellness
URGENT CARE

NextCare[®]
URGENT CARE



PRICE
\$2,205,476



NOI
\$159,897



GLA
±3,615 SF



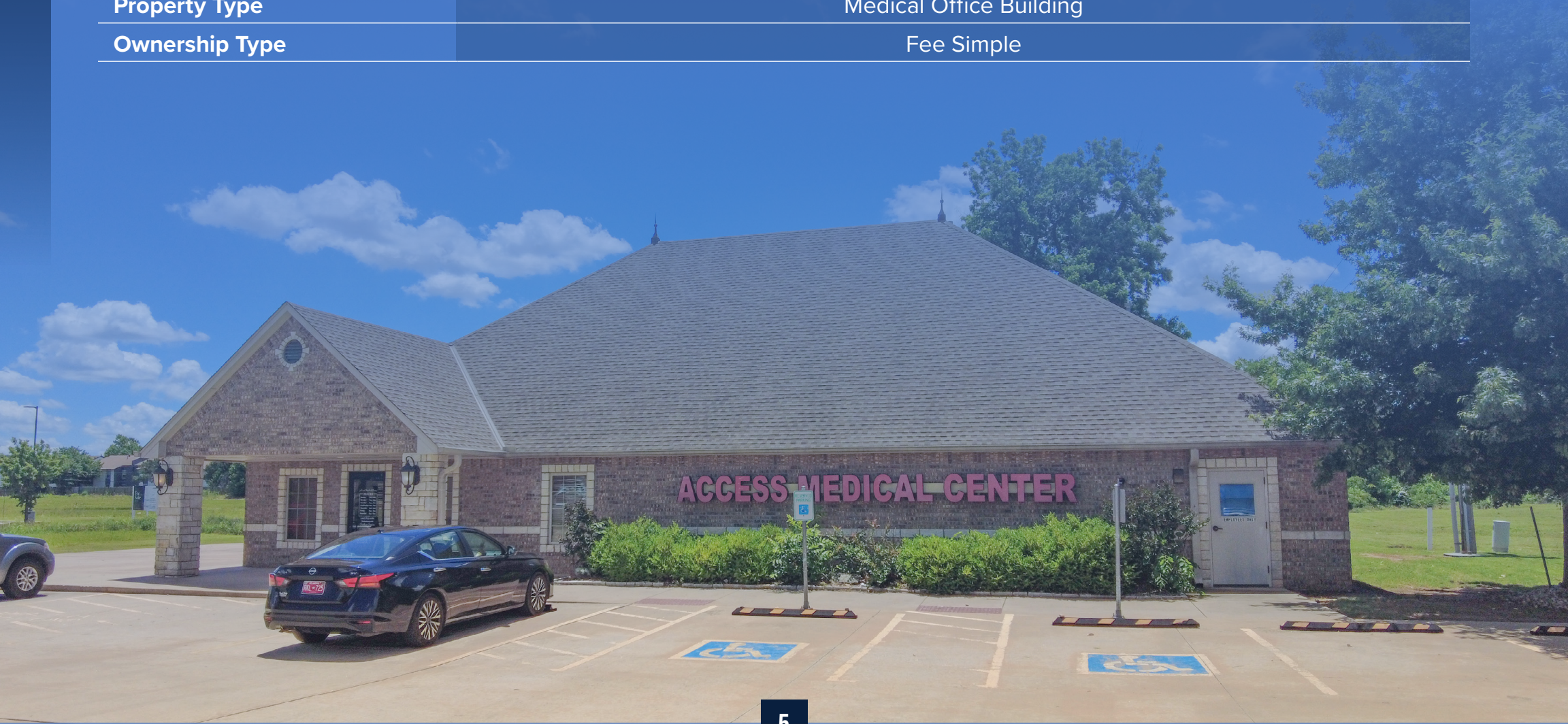
CAP RATE
7.25%



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:

- **Early Five-Year Renewal:** In connection with the recent lease assignment, the tenant executed an early five-year renewal, increasing the remaining lease term from approximately 3.6 years to 8.6 years. The extension enhances income durability and materially reduces near-term rollover risk.
- **GOLDMAN SACHS ALTERNATIVES** - Backed Operating Platform: Xpress Wellness was acquired by Goldman Sachs Alternatives in 2024, aligning the location with an institutionally sponsored healthcare platform focused on expanding access to urgent care and related services.
- **TWO CORPORATE GUARANTEES** - The assigned lease is backed by two corporate guarantees from Thunder Intermediate, LLC and Nextcare, Inc.
- **ZERO LANDLORD RESPONSIBILITIES** - The lease features an absolute NNN lease with zero landlord responsibilities.
- **ANNUAL INCREASES** - The lease features 2% annual increases.
- **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:

- **STRATEGIC ACQUISITION & EXPANSION** - In May 2024, Goldman Sachs (NYSE: GS) acquired Xpress Wellness Urgent Care to support continued growth across existing and new geographic markets while expanding access to high-quality urgent care and select specialty services.
- **GLOBAL RESOURCES & GROWTH PLATFORM** - Xpress Wellness Urgent Care will leverage Goldman Sachs' global network and resources to further develop existing markets, expand into new geographies, and build out additional adjacent healthcare services.
- **LEADING GLOBAL ALTERNATIVE ASSET MANAGER** - Goldman Sachs is a leading global investor in alternatives, with more than \$450 billion in assets and over 30 years of experience across private equity, growth equity, private credit, real estate, infrastructure, hedge funds, and sustainability.
- **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	\$2,205,476
GLA	±3,615 SF
Cap Rate	7.25%
Year Built	2014
Lot Size	±0.61 AC

LEASE ABSTRACT

Tenant Trade Name	Xpress Wellness
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	04/30/2035
Term Remaining on Lease	±8.6 Years
Increase	2% Annually
Options	Two, 5-Year Options

FINANCING OPTIONS

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



CAP RATE
7.25%



TERM REMAINING
8.6 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%	7.25%
Year 13 (5/1/2027 – 4/30/2028)	\$13,863.07	\$163,094.99	2.00%	7.40%
Year 14 (5/1/2028 – 4/30/2029)	\$14,140.34	\$166,356.89	2.00%	7.54%
Year 15 (5/1/2029 – 4/30/2030)	\$14,140.34	\$169,684.02	2.00%	7.69%
Year 16 (5/1/2030 – 4/30/2031)	\$14,423.14	\$173,077.70	2.00%	7.85%
Year 17 (5/1/2031 - 4/30/2032)	\$14,711.60	\$176,539.25	2.00%	8.00%
Year 18 (5/1/2032 - 4/30/2033)	\$15,005.84	\$180,070.04	2.00%	8.16%
Year 19 (5/1/2033 - 4/30/2034)	\$15,305.95	\$183,671.44	2.00%	8.33%
Year 20 (5/1/2034 - 4/30/2035)	\$15,612.07	\$187,344.87	2.00%	8.49%



Xpress Wellness Urgent Care is a regional healthcare provider focused on delivering convenient, accessible medical services to rural and underserved communities. Founded in 2014, the company developed a significant presence across Oklahoma, Kansas, and Texas through a combination of new clinic openings and strategic acquisitions. Its healthcare platform encompasses urgent care as well as complementary services including primary care, occupational medicine, behavioral health, diagnostic testing, and virtual care. The company's emphasis on markets with comparatively limited healthcare access has supported meaningful expansion and differentiated its operating model from urgent care providers concentrated primarily in major metropolitan areas.



Website
xpresswellnessurgentcare.com



Locations
58+



States
3+

XPRESS WELLNESS AWARDS

Best Urgent Care/Walk-In Clinic (2024)



Healthcare Deal of the Year (2025)



Representative Photo

Xpress Wellness Services:

- Urgent Care
- Primary Care
- Virtual Care
- Behavioral Health
- Women's Health
- Occupational Medicine
- Employer Services
- Workers' Compensation Care
- Drug & Alcohol Testing
- Physical Exams
- Diagnostic Testing
- Laboratory Services
- Immunizations
- Post-Acute Care

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.



Website
nextcare.com



Locations
170+



States
12+

NEXTCARE AWARDS

Best Urgent Care (2022)

NORTH VALLEY®
LUXURY · LIFESTYLE · LIVING

Top Urgent Care (2011-2014)

PHOENIX
BUSINESS JOURNAL

Super Service Award (2014)

Angie's list

Build 100 List (2014)

Inc.

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

INTERSTATE
235

62

±81,200 VPD



SSMHealth.
St. Anthony

ROSS ACE
DRESS FOR LESS Hardware

Walmart
Neighborhood Market

±95,100 VPD

+ SSM HEALTH ST. ANTHONY HOSPITAL
597 BEDS

WOLLY'S 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

INTERSTATE
40

7 ELEVEN CASHSAVER
FAMILY DOLLAR
BURGER KING McDonald's Little Caesars TACO BELL Wendy's

PAPA JOHN'S
Arby's LONG JOHN SILVERS

DQ
Chicken EXPRESS

sam's club



TINKER AIR
FORCE BASE

BEST BUY ROSS Michaels
DRESS FOR LESS Marshalls

Walmart
Supercenter LOWE'S

±126,900 VPD

INTERSTATE
35

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



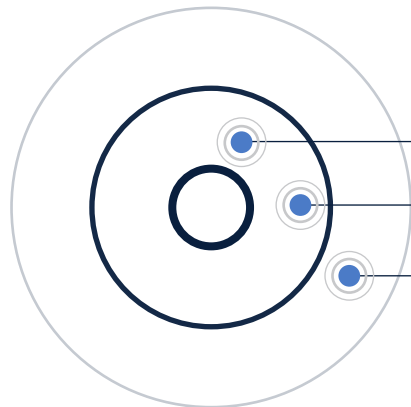
POPULATION



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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

EXCLUSIVELY LISTED BY

NATHAN KAM

Associate

Direct +1 (214) 206-1401

Mobile +1 (940) 230-4807

nathan.kam@matthews.com

License No. 800771 (TX)



BRETT BAUMGARTNER

VP & Associate Director

Direct +1 (214) 692-2135

Mobile +1 (281) 757-2709

brett.baumgartner@matthews.com

License No. 701324 (TX)



JOSH BISHOP

Executive VP & Senior Director

Direct +1 (214) 692-2289

Mobile +1 (315) 730-6228

josh.bishop@matthews.com

License No. 688810 (TX)



KYLE MATTHEWS

Broker of Record

License No. 180759 (OK)

NextCare[®]
URGENT CARE

5300 SE 29TH ST, DEL CITY, OK 73115

MATTHEWS[™]

OFFERING MEMORANDUM