



# Valley Vet Animal Hospital

853 Falcon Park Rd, Lower Burrell, PA 15068



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## Point of Contact



**Andrew Evans**

SVP & Director

**(949) 662-2256**

[Andrew.Evans@matthews.com](mailto:Andrew.Evans@matthews.com)

License No. 02055475 (CA)



**Michael Moreno**

SVP & Senior Director

**(949) 432-4511**

[Michael.Moreno@matthews.com](mailto:Michael.Moreno@matthews.com)

License No. 01982943 (CA)



**Rahul Chhajed**

SVP & Senior Director

**(949) 432-4513**

[Rahul.Chhajed@matthews.com](mailto:Rahul.Chhajed@matthews.com)

License No. 01986299 (CA)

**Kyle Matthews**

Broker of Record

Broker License No. RM423998 (PA)

Firm License No. RB068831 (PA)

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# PROPERTY OVERVIEW



853 Falcon Park Rd, Lower Burrell, PA 15068



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **HIGHWAY PROXIMITY:** The property is conveniently located near PA-56 and PA-366, providing easy access to major highways and facilitating regional connectivity. This positioning attracts clients from Lower Burrell and surrounding communities, enhancing accessibility for the veterinary practice.
- **SURROUNDING MEDICAL OFFICES:** The vicinity features a variety of healthcare providers, including medical and veterinary offices, creating a healthcare hub that can enhance patient referrals and foster a sense of trust within the community.
- **NEARBY RETAIL:** Located near prominent retailers, including Walmart Supercenter, Giant Eagle, and Home Depot. This retail presence increases foot traffic and visibility for the clinic, providing added convenience for clients.
- **TENANT INVESTMENT IN LOCATION:** Pet hospitals rarely relocate due to difficulty retaining the same patients in a new location, and the high costs of moving.
- **RECESSION RESISTANT PROPERTY:** Veterinary Hospitals are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties.
- **VERY PASSIVE LEASE STRUCTURE:** There are minimal landlord responsibilities throughout the lease term, offering a passive investment for both local and national investors.
- **TRUSTED PROVIDER:** VCA Animal Hospitals has built a strong reputation for compassionate care and expertise in pet boarding, daycare, grooming, and veterinary services, attracting a loyal client base.



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **COMPREHENSIVE SERVICES:** The clinic offers a wide range of services, including preventive care, cancer care, diagnostics, surgery, wellness programs, boarding, grooming, and catering to diverse pet health needs.
- **ROBUST INDUSTRY GROWTH:** The global veterinary services market size is expected to reach \$142 billion by 2025, with a CAGR of 5.6% during that period.
- **VETERINARY CENTERS OF AMERICA:** VCA Animal Hospitals is a leading veterinary and pet care provider, operating one of the largest networks of animal hospitals and pet resorts nationwide, reinforcing its position in the industry.
- **FAVORABLE DEMOGRAPHICS:** Lower Burrell features a growing population with a mix of families and pet owners, translating to a robust client base for veterinary services.
- **POPULATION GROWTH:** The area has experienced consistent population growth, reflecting an influx of new residents seeking essential services, including veterinary care, which strengthens the property's long-term revenue potential.





Roy A. Hunt Elementary  
±600 Students



The Villas at Rabbit's Foot  
±66 Units



56



±14,400 VPD

56

Falcon Park Rd

Subject Property

Downtown Pittsburgh  
±21 Miles Away



**853 Falcon Park Rd**  
Lower Burrell, PA 15068

**±11,523 SF**

GLA

**2007**

Year Built

**±14,400**

Vehicles Per Day

**NNN**

Lease Type

**\$421.08**

Price Per SF



# FINANCIAL OVERVIEW



853 Falcon Park Rd, Lower Burrell, PA 15068



# FINANCIAL SUMMARY

**\$3,031,769**

List Price

**8.75%**

Cap Rate

**\$421.08**

Price Per SF

**±10.20 AC**

Lot Size

## Property Details

Tenant Name	Valley Veterinary Associates, P.C.
Ownership Type	Fee Simple
SF Leased	±7,200
Occupancy	100%
Initial Term	10 Years
Rent Commencement	11/17/2015
Lease Expiration	11/30/2030
Lease Term Remaining	±4.61 Years
Base Rent	\$265,279
Rental Increases	6% of Tenant's Gross Revenue
Renewal Options	One, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof, structure, parking lot & driveways
Tenant Responsibilities	All portions of the Premises, including, without limitation, dock and loading areas, truck doors, plumbing, fire sprinklers and fire protection systems, entries, doors, windows, interior walls, the interior side of exterior walls, and HVAC
Insurance	Tenant Responsible
Taxes	Tenant Responsible
ROFR/ROFO	No



# TENANT OVERVIEW



## Tenant Overview

VCA Animal Hospitals, founded in 1986 by Neil Tauber and brothers Robert and Arthur Antin, has grown into a leading provider of veterinary services across the United States and Canada. The company, originally known as Veterinary Centers of America, acquired its first clinic, West Los Angeles Veterinary Hospital, in 1987.

Today, VCA operates over 1,000 animal hospitals, offering a comprehensive range of services:

Primary Care: Routine wellness exams, vaccinations, and preventive care.

Specialty Services: Advanced diagnostics, internal medicine, surgery, and oncology.

Emergency and Urgent Care: Immediate medical attention for critical and urgent cases.

Boarding and Grooming: Facilities for pet boarding and grooming services.

In 2017, Mars Inc. acquired VCA for \$9.1 billion, integrating it into the Mars Petcare division. VCA employs over 35,000 associates, including a vast network of veterinarians and support staff dedicated to providing high-quality pet care. The organization emphasizes continuous education, offering one of the largest small animal private practice postgraduate education programs globally. VCA is committed to utilizing state-of-the-art equipment, including digital radiology, ultrasound, and advanced diagnostic tools, to ensure comprehensive care for pets. In Arizona, VCA operates several hospitals, such as VCA Southside Animal Hospital in Phoenix and VCA University Animal Hospital in Tempe, each staffed with dedicated professionals committed to pet health. VCA's dedication to excellence in veterinary medicine is reflected in its expansive network, comprehensive services, and commitment to advancing pet healthcare.

# of States

**46**

# of Locations

**1,000+**

Year Founded

**1986**

Website

**[vcahospitals.com](http://vcahospitals.com)**

# MARKET OVERVIEW



853 Falcon Park Rd, Lower Burrell, PA 15068

## Pittsburgh, PA MSA



# LOWER BURRELL, PA

## Market Demographics - 3-Mile Radius

**41,768**

Total Population

**\$81,745**

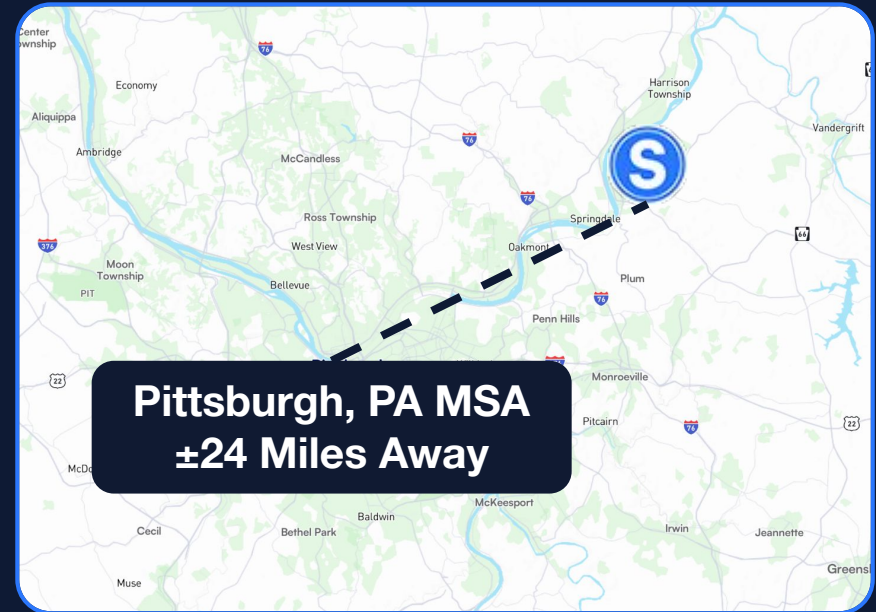
Average HH Income

**19,245**

# of Households

**46.8**

Median Age



## Local Market Overview

Lower Burrell is a suburban community in Westmoreland County that benefits from its proximity to the Pittsburgh metropolitan area while maintaining a quieter, residential character. The city is defined by stable neighborhoods, access to the Allegheny River, and a strong sense of local identity shaped by long-term residents and multigenerational households. Convenient connectivity via Route 28 and nearby regional corridors allows residents to commute to major employment centers while enjoying lower density living and a more relaxed pace. Retail corridors and essential services are easily accessible, supporting day-to-day needs without requiring extended travel.

The surrounding region reflects a diversified economic base transitioning from its historic industrial roots to a mix of healthcare, education, advanced manufacturing, and logistics. Lower Burrell benefits from this evolution, offering residents access to employment opportunities throughout the greater Pittsburgh area. Outdoor recreation is a defining feature, with nearby parks, trails, and riverfront areas contributing to quality of life and community appeal. Continued investment in infrastructure and redevelopment across Westmoreland County supports long-term stability, positioning the area as an attractive option for those seeking affordability within reach of a major metropolitan economy.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	41,768	66,018	216,730
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	19,245	30,142	96,564
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$81,745	\$92,904	\$109,994

# PITTSBURGH, PA

Pittsburgh is the second-largest city in the Commonwealth of Pennsylvania and the county seat of Allegheny County. With a metropolitan population of over 2.3 million people, the city is the largest in both the Ohio Valley and Appalachia. Pittsburgh is known as “Steel City” for its more than 300 steel-related businesses, as well as “The City of Bridges” for its 446 bridges. The city features 30 skyscrapers, 2 inclines, a pre-revolutionary fortification, and the source of the Ohio River at the confluence of the Monongahela and Allegheny Rivers.

Pittsburgh’s booming economy is due to its major industries which include manufacturing, healthcare and life sciences, energy, financial and business services, and information technology. Over 12.3 million overnight trips to the Pittsburgh region are made each year due to the city’s museums, entertainment centers, and sporting events. The area is also home to 68 colleges and universities including research and development leaders Carnegie Mellon University and the University of Pittsburgh. The Pittsburgh Metropolitan Area is an ideal place to live, work, and play.



## Accolades

**9th Best U.S. City For Working Parents - [HuffPost](#)**

**#10 of 231 In Best Cities For Young Professionals In America – [Niche, 2022](#)**

**Top 50 Best Places To Travel In 2023 - [Travel + Leisure](#)**

**#5 2023 Best Cities For Jobs - [Wallethub](#)**

**Top Destination for Family Travel In Pennsylvania - [TravelPulse](#)**

# PITTSBURGH ECONOMY



Pittsburgh is a major hub for manufacturing, healthcare, energy, finance and business, and information technology. Global manufacturing firms and small precision tooling and machining companies in Pittsburgh continuously meet the increasing demand for a variety of goods, including materials, parts, and components for critical industries. The University of Pittsburgh and Carnegie Mellon University have helped grow Pittsburgh's healthcare industry through the cultivation of healthcare technology and life-saving medicine and pharmaceuticals. Pittsburgh's energy industry is made up of 1,050 firms including Chevron, Eaton, PPG Industries Inc., and Shell Chemicals. Due to the presence of these major companies in Pittsburgh, it has become the #1 U.S. exporter of coal, metal ore, and other non-metallic minerals. The finance and business industry in Pittsburgh is made up of 11,467 firms including Bank of America, BNY Mellon, Highmark Inc., and many more. Thus, the region has been the center of asset management and banking for more than 150 years. The information technology industry in Pittsburgh is made up of many startups including ANSYS, Duolingo, and Schell Games. It is also the #2 region for IT degrees, producing over 2,600 IT degree graduates each year.

## Industries

The nation's seventh-largest bank, five Fortune 500 companies, and seven of the largest 350 US law firms make their global headquarters in the Pittsburgh area. RAND, BNY Mellon, Nova, FedEx, Bayer, and NIOSH also have regional corporate offices in Pittsburgh. Google, Bosch, Uber, and Intel are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls, with the area serving as the long-time federal agency headquarters for cyber defense, software engineering, robotics, energy research, and the nuclear navy.

## Fortune 500 Companies





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**Michael.Moreno@matthews.com**

License No. 01982943 (CA)

#### Rahul Chhajer

SVP & Senior Director

**(949) 432-4513**

**Rahul.Chhajer@matthews.com**

License No. 01986299 (CA)

### **Kyle Matthews | Broker of Record | Broker Lic. No. RM423998 (PA) | Broker Firm No. RB068831 (PA)**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 853 Falcon Park Rd, Lower Burrell, PA, 15068 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™, 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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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 Real Estate Investment Services™, 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.

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