



700 Nebraska Ave | Kansas City, KS 66101

**Healthcare  
Investment Opportunity**

Offering Memorandum

**CVS-Owned Tenant | ±14 Years Remaining | Scheduled Rent Bumps | NNN Lease | Fee Simple**



**MATTHEWS™**

Exclusively Listed By

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**MATTHEWS™**



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# EXECUTIVE OVERVIEW



# Executive Summary

## Offering Summary

Matthews™ Healthcare Division is pleased to offer the opportunity to acquire a ±8,400 square foot freestanding, single-tenant Oak Street Health clinic located at 700 Nebraska Avenue in Kansas City, Kansas. Originally constructed in 2012, the property is leased to Oak Street Health under a 17-year NNN lease that commenced in 2023 and includes scheduled rent increases and two 5-year renewal options. The site is positioned just off I-70 in Kansas City's Strawberry Hill neighborhood, offering excellent visibility, strong accessibility, and close proximity to regional medical infrastructure and underserved patient populations.

The tenant, Oak Street Health MSO, LLC, is a wholly owned subsidiary of CVS Health (NYSE: CVS). Oak Street Health operates more than 230 primary care centers across the country, focused on delivering value-based care to Medicare patients. Its model is designed to reduce hospitalizations and improve long-term health outcomes. Backed by CVS, Oak Street plans to grow its footprint to more than 300 clinics nationwide by 2026, continuing its mission to expand access to high-quality, preventative care in underserved communities.

The property benefits from its strategic urban location near the government district, county courthouse, and University of Kansas Medical Center. The surrounding area is densely populated and medically underserved, aligning well with Oak Street Health's mission to improve care access for older adults. With strong tenant backing, a long lease term, and essential healthcare use, this investment offers stable cash flow and a compelling opportunity to own a healthcare asset leased to a nationally scaled, recession-resistant operator.



## The Opportunity

### Name

Oak Street Health

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### Property Address

700 Nebraska Ave, Kansas City, KS 66101

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### GLA (SF)

±8,400

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### Land Area (AC)

±0.88

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### List Price

\$4,293,333

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### Cap Rate

6.75%

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### NOI

\$289,800

# Investment Highlights

- **Backed By CVS Health** - In 2023, Oak Street Health was acquired by CVS Health (NYSE: CVS) for approximately \$10.6 billion and now operates as a wholly owned subsidiary. This relationship with one of the nation's largest healthcare companies provides strong financial backing and enhances the tenant's credit profile.
- **Strategic National Expansion** - Oak Street Health currently operates more than 230 centers nationwide and continues to expand, with plans to exceed 300 clinics by 2026.
- **Mission-Critical Healthcare Use In Underserved Area** - This Kansas City location provides essential outpatient care to an aging, Medicare-eligible population in a medically underserved area, supporting Oak Street Health's value-based care model.
- **Long-Term Lease With Rent Growth** - The property is subject to a 17-year NNN lease commencing in 2023, with scheduled rent escalations and two 5-year renewal options.
- **Ideal 1031 Exchange Opportunity** - This asset generates passive income through a long-term NNN lease with built-in rent growth, minimal landlord responsibilities, and a nationally recognized tenant—making it well-suited for 1031 exchange investors seeking stable, growing cash flow.
- **Established Multi-Clinic Presence In The Kansas City Market** - Oak Street Health operates three clinics across the Kansas City metro, reinforcing its scalable care model and long-term commitment to the region. This footprint enhances brand visibility, supports referral synergies, and reflects confidence in continued market growth.



# Investment Highlights

- **Proximity To Major Medical Infrastructure** - The site is positioned near key regional assets including Kansas City Hall, Memorial Hall, and Interstate 70, a major east-west corridor providing strong connectivity across the metro area and access to civic, healthcare, and transportation networks.
- **Ongoing Downtown Revitalization** - Kansas City continues to invest in its downtown core, including the \$200 million South Loop “Roy Blunt Luminary Park,” expected to catalyze additional residential and commercial development.
- **Housing And Renter Demand Remain Resilient** - Home values in Kansas City are projected to increase by 5.6% in 2025, supported by steady population growth and a strong local employment base, according to the Kansas City Home Builders Association.
- **Opportunity Zone Tax Incentives** - The property is located within a federally designated Opportunity Zone, offering potential tax benefits including capital gains deferral, partial basis step-up, and long-term gain exclusion. Investors should consult a qualified tax advisor to determine eligibility.
- **\$1.9 Million Tenant-Funded Renovation** - In 2023, the tenant invested \$1.9 million to renovate and upgrade the facility for its own use, demonstrating strong commitment to the location and significantly improving the property’s infrastructure and buildout.



# Portfolio Overview

This two-property Oak Street Health portfolio offers investors the opportunity to acquire a pair of mission-critical healthcare assets leased to a nationally recognized primary care provider serving the growing Medicare population. Located in Kansas City, KS and Indianapolis, IN, the properties provide geographic diversification across two established Midwest markets while benefiting from long-term NNN lease structures that minimize landlord responsibilities.

Together, the assets comprise approximately 20,800 square feet and generate stable cash flow backed by a healthcare operator whose services are deeply integrated into their local communities. With a blended cap rate of 6.75%, strong real estate fundamentals, and remaining lease terms of more than 12 years, this portfolio presents an attractive opportunity for investors seeking durable income, healthcare sector exposure, and the efficiency of acquiring two high-quality assets in a single transaction.



700 Nebraska Ave | Kansas City, KS 66101

**Price:** \$4,293,333  
**Cap Rate:** 6.75%  
**Lease Term:** ±14.20 Years

**Square Footage:** ±8,400  
**Lease Type:** NNN



711 E 38th St | Indianapolis, IN 46205

**Price:** \$4,888,889  
**Cap Rate:** 6.75%  
**Lease Term:** ±12.41 Years

**Square Footage:** ±12,424  
**Lease Type:** NNN

# FINANCIAL OVERVIEW



# Financial Summary

## Investment Summary

List Price	\$4,293,333
NOI	\$289,800
Cap Rate	6.75%

## Property Overview

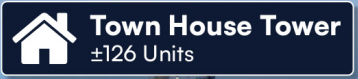
Address	700 Nebraska Ave, Kansas City, KS 66101
Property Size	±8,400 SF
Lot Size	±0.88 AC
Year Built/Renovated	2012/2023
Occupancy	100%
Property Type	Medical Office Building
Ownership Type	Fee Simple

## Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Cap Rate
Years 1-6	\$289,800	\$24,150.00	6.75%
Years 7-12	\$324,576	\$27,048.00	7.56%
Years 13-17	\$357,000	\$29,750.00	8.32%
Option 1 (Years 18-22)	\$392,700	\$32,725.00	9.15%
Option 2 (Years 23-27)	\$431,970	\$35,997.50	10.06%

## Lease Abstract

Tenant Name	Oak Street Health
Ownership Type	Fee Simple
Tenant Entity	Oak Street Health MSO, LLC
Initial Term	17 Years
Rent Commencement	9/29/2023
Lease Expiration	9/30/2040
Lease Term Remaining	±14.2 Years
Base Rent	\$289,800
Rental Increases	See Table
Renewal Options	Two, 5 Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof, structure, foundation, and exterior walls.



**Charles B. Wheeler Downtown Airport**  
±309 Miles Away



**Downtown Kansas City**



**Subject Property**



# TENANT OVERVIEW



# Tenant Overview

Year Founded  
**2012**

Headquarters  
**Chicago, IL**

# of Employees  
**4,000+**

# of Locations  
**230+**

Website  
**[oakstreethealth.com](http://oakstreethealth.com)**



## Tenant Overview

Oak Street Health, a subsidiary of CVS Health, is a value-based primary care provider that operates outpatient medical clinics focused primarily on Medicare-eligible seniors. The company delivers comprehensive primary care services, including preventive care, chronic disease management, routine checkups, behavioral health support, and coordinated specialty referrals. Its clinics are designed to function as community-based healthcare hubs that emphasize long-term patient relationships and improved health outcomes rather than high-volume, fee-for-service visits. Through its ownership by CVS Health, Oak Street Health benefits from the scale, resources, and integrated healthcare platform of one of the nation's largest healthcare companies, further enhancing its ability to deliver coordinated, patient-centered care.



# MARKET OVERVIEW



# Kansas City, KS

Market Demographics: 3-Mile Radius of Subject Property

**73,646**  
Total Population

**\$73,334**  
Average HH Income

**29,517**  
# of Households

**33.7 Years**  
Median Age



## Local Market Overview

Kansas City, Kansas serves as a key economic and transportation hub within the greater Kansas City metropolitan area, benefiting from its strategic location at the intersection of major interstate corridors and national freight routes. The city offers a diverse economic base supported by logistics, manufacturing, healthcare, retail, and professional services. Ongoing public and private investment has enhanced commercial districts, transportation infrastructure, and community amenities, reinforcing the area's appeal for businesses, residents, and visitors alike. Its central location provides convenient access to regional markets throughout the Midwest, making it an attractive destination for employers seeking connectivity and operational efficiency.

Beyond its economic strengths, Kansas City, Kansas offers a dynamic mix of entertainment, recreation, and cultural attractions that contribute to a high quality of life. The community is home to destination retail centers, professional sporting venues, outdoor recreation opportunities, and a growing collection of dining and hospitality offerings. Continued redevelopment initiatives and investment in mixed-use projects have helped create a modern and evolving environment that supports long-term growth.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	12,356	68,554	173,111
2025 Population	13,263	73,646	186,740
2030 Population Projection	13,659	75,819	192,615
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,055	27,083	73,599
2025 Households	4,396	29,517	80,380
2030 Household Projections	4,541	30,476	83,141
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$48,589	\$73,334	\$76,085

# KANSAS CITY, MO MSA

## Top 30 U.S. Metro Sustaining Steady Growth Through Central U.S.

Kansas City, Kansas serves as a central economic hub within the Midwest, supported by its *strategic location at the intersection of major interstate systems including I-70, I-35, and I-29*. This positioning has established the city as a key center for logistics, distribution, and regional commerce. In recent years, Kansas City has experienced *continued investment in downtown redevelopment, infrastructure, and mixed-use projects*, strengthening its urban core and enhancing overall connectivity. The city's diverse economic base, combined with a relatively *low cost of living and a growing national profile*, continues to attract businesses and residents seeking affordability and access within a major metropolitan area.

**\$150B+**

Regional Gross Domestic Product

**\$65,000**

Median Household Income

**2.2M+**

Total Population

**2.5%**

Population Growth Since 2020



# Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **700 Nebraska Ave, Kansas City, KS 66101** (“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.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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