

BluePearlTM Pet Hospital

3735 Dempster St | Skokie, IL 60076

Veterinary Investment Opportunity

Offering Memorandum

BluePearl Pet Hospital | NNN Lease | 1.5% Annual Escalators | Chicago, IL MSA



MATTHEWSTM

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Point of Contact



Andrew Evans

SVP & Director

(949) 662-2256

Andrew.Evans@matthews.com

License No. 02055475 (CA)



Michael Moreno

SVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)



Rahul Chhajed

EVP & Senior Director

(949) 432-4513

rahul.chhajed@matthews.com

License No. 01986299 (CA)

Matthew Fitzgerald

Broker of Record

Broker Lic. No.: 471021676 (IL)

Firm Lic. No.: 478027547 (IL)

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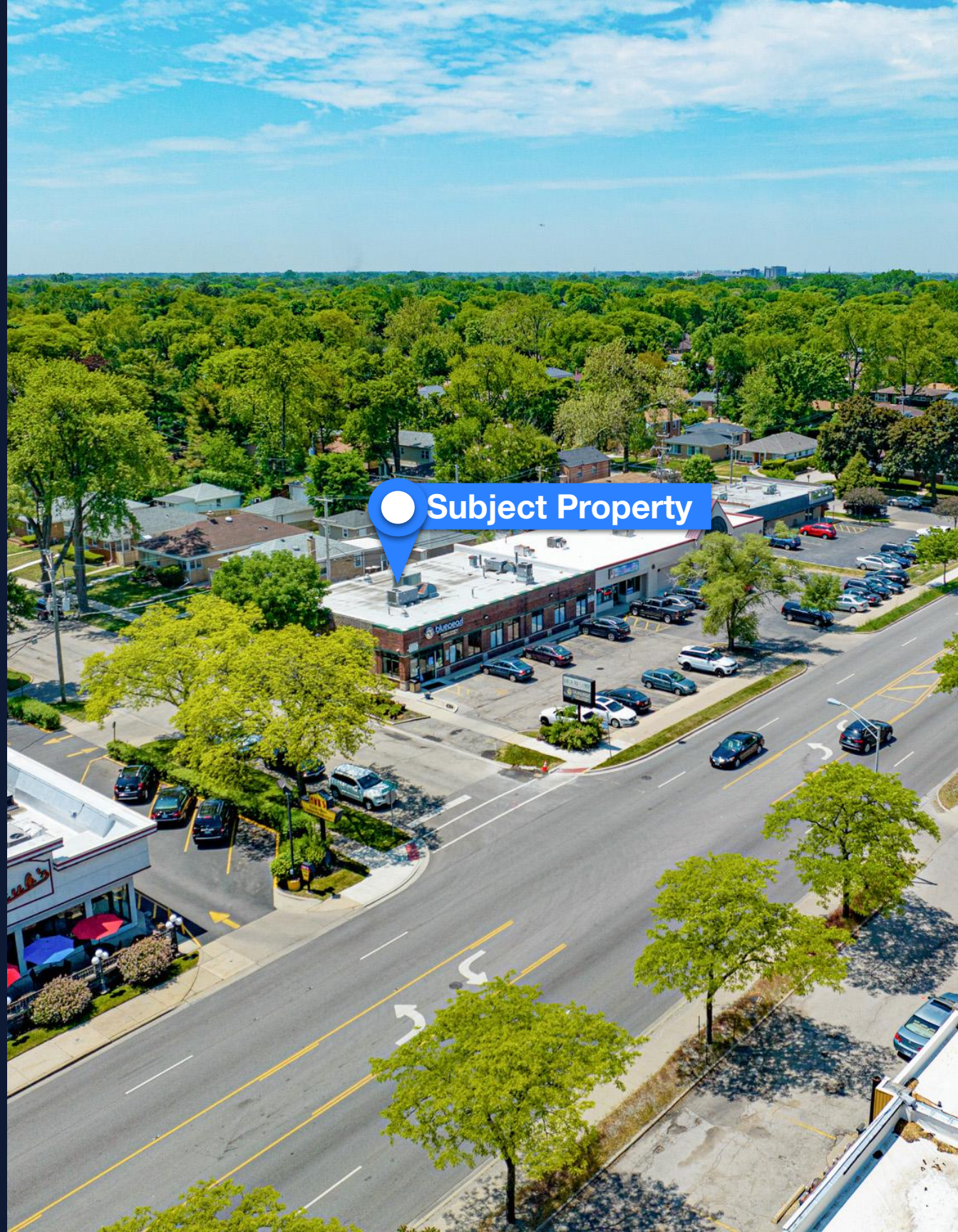




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PROPERTY OVERVIEW

BluePearl Pet Hospital
3735 Dempster St, Skokie, IL 60076



EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to exclusively offer the opportunity to acquire the fee simple interest in 3735 Dempster St in Skokie, Illinois, a single-tenant veterinary hospital located within the greater Chicago metropolitan area. The 4,640-square-foot facility is 100% leased to Blue Pearl Operations, LLC under an NNN lease structure, providing investors with established veterinary tenancy and predictable income.

Constructed in 1974 and situated on approximately 0.23 acres, the property generates \$192,107 in annual NOI and has approximately 5.1 years of lease term remaining. The lease features 1.50% annual rental increases, providing contractual income growth throughout the remaining term. The property is positioned approximately 15 miles north of Downtown Chicago with access to Interstate 94, U.S. Route 41, and the CTA Yellow Line.

The lease is structured as an NNN lease, with the tenant responsible for roof and structure, further limiting landlord obligations. Additionally, the lease includes two (5-year) renewal options, offering the potential for extended occupancy and long-term income continuity. The surrounding Skokie market benefits from a dense and affluent population base, including an estimated 516,971 residents within five miles and average household income of approximately \$157,764 within the same radius.



INVESTMENT HIGHLIGHTS

- **Established Veterinary Tenant:** The property is 100% leased to BluePearl Operations, LLC, providing investors with established veterinary hospital tenancy.
- **NNN Lease Structure:** The asset is leased on an NNN basis, with the tenant also responsible for roof and structure, reducing landlord responsibilities.
- **Contractual Rent Growth:** The lease features 1.50% annual rental increases, providing consistent contractual revenue growth throughout the remaining lease term.
- **Renewal Optionality:** The lease includes two (5-year) renewal options, providing the potential for extended occupancy beyond the current lease term.
- **Strategic Chicago MSA Location:** Located in Skokie, approximately 12 miles north of Downtown Chicago, with convenient access to Interstate 94, U.S. Route 41, and the CTA Yellow Line.
- **Dense & Affluent Demographics:** Approximately 516,971 residents live within five miles, with average household income of approximately \$157,764 within the same radius.
- **Attractive Investment Economics:** The property is positioned at a \$2,613,700 list price, representing a 7.35% cap rate on \$192,107 of annual NOI.





Evanstown Plaza

SAINT ERRANT BAKING CO. | McDonald's | Valli INTERNATIONAL FRESH MARKET | Dunkin' | Starbucks | jiffy lube | Public Storage | Auto Zone | PET SUPPLIES PLUS | Goodwill

Main Street Commons

Food 4 Less | planet fitness | five BELOW | sam's club | THE HOME DEPOT | ALDI | Marshalls

Downtown Chicago
±18 Miles Away

Bryn Mawr Golf Course

Evanston Township High School
±3,600 Students

Dawes Elementary
±298 Students

Evanston Center

target | Jewel-Osco | WELLS FARGO

Skokie Sports Park
±10 Miles Away

Skokie Commons

Walmart Supercenter | Lowe's | KOHL'S | Olive Garden | FIVE GUYS BURGERS and FRIES | Starbucks | Red Lobster | Public Storage | Chick-fil-A | Wendy's

Sunrise
Massage Therapy Services

HUB'S
Chicken Gyros Ribs

BluePearl Pet Hospital
Subject Property

Dempster St ± 29,730 VPD

Larsa's
Fine Mediterranean Food

RACK ATTACK

3735 Dempster St
Skokie, IL 60076

\$2,613,700

Price

1974

Year Built

1.50% Annual

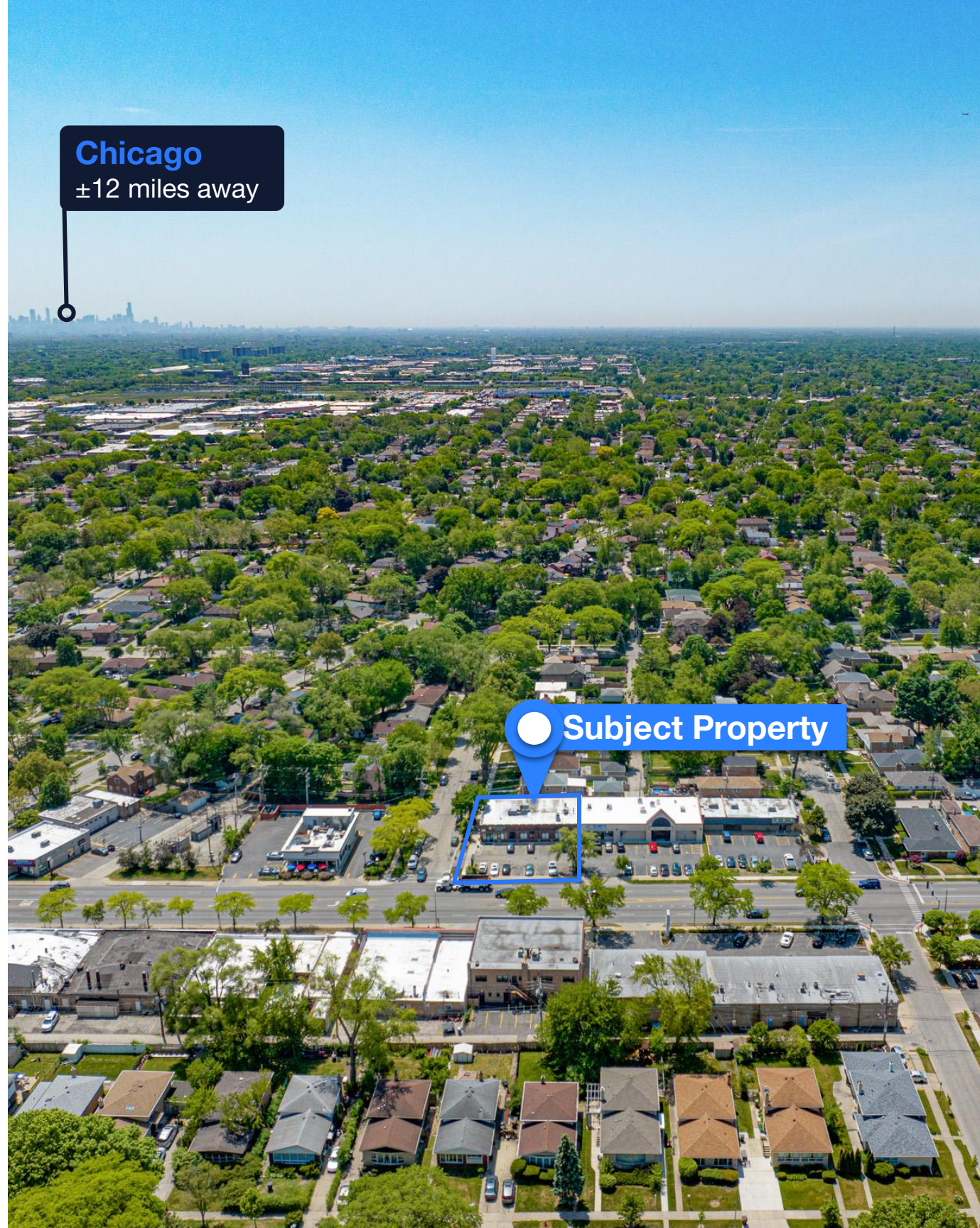
Increases

NNN

Lease Type

±5 Years

Term Remaining



FINANCIAL OVERVIEW

BluePearl Pet Hospital
3735 Dempster St, Skokie, IL 60076



FINANCIAL SUMMARY

\$2,613,700

List Price

7.35%

Cap Rate

±5 Years

Term Remaining

±4,640 SF

GLA

Property Overview

Address	3735 Dempster Street Stokie, IL 60076
Property Size	±4,640 SF
Year Built	1974
Leased	100%
Property Type	Veterinary Hospital
Ownership Type	Fee Simple

Investment Summary

List Price	\$2,613,700
NOI	\$192,107
Cap Rate	7.35%
Price PSF	\$563.30
Net Rent Per Foot	\$41.40



FINANCIAL SUMMARY

Lease Abstract

Tenant Name	BluePearl Operations, LLC
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Original Lease Term	10 years
Lease Effective Date	4/16/2012
Lease Expiration Date	8/31/2031
Term Remaining on Lease	5.00
Rental Increases	1.50% Annual
Option Periods	2, 5 years options



TENANT OVERVIEW

Year Founded
1996

Headquarters
Tampa, FL

Parent Company
Mars Veterinary Health

Locations
110+



BluePearl Pet Hospital is one of the largest providers of specialty and emergency veterinary care in the United States, operating more than 110 hospitals across 30 states. Founded in 1996, the company employs more than 8,000 associates, including 1,100+ veterinarians and 4,000+ veterinary technicians, and provides care to more than 1.1 million pets and their families annually. BluePearl hospitals specialize in emergency and advanced veterinary medicine, with many locations operating 24 hours a day and offering access to experienced emergency veterinarians, specialists, advanced diagnostics, and comprehensive medical care.

BluePearl is part of Mars Veterinary Health, the global veterinary healthcare division of Mars Petcare. Mars Veterinary Health encompasses nearly 70,000 associates across North America, Europe, and Asia and includes major veterinary brands such as BluePearl, VCA, Banfield, AniCura, and Linnaeus. BluePearl's scale, national hospital network, specialized care model, and backing by the Mars Veterinary Health platform position the company as a leading operator within the U.S. veterinary healthcare industry.

VETERINARY INDUSTRY OVERVIEW

Pet Healthcare Industry Overview

The pet healthcare industry is experiencing sustained, multi-year expansion driven by structural increases in pet ownership, higher utilization of veterinary services, and rising spend per visit as care becomes more advanced and preventive in nature. In the U.S., veterinary services revenue is projected to reach approximately \$69 billion in 2025, reflecting steady high-single-digit annual growth that has persisted well beyond the pandemic period. This growth has been fueled by a meaningful increase in the number of pets and pet-owning households over the past decade, alongside a lasting shift in owner behavior toward prioritizing routine care, diagnostics, and treatment for chronic conditions. Utilization trends remain supportive, with a majority of dog and cat owners visiting a veterinarian annually, reinforcing a recurring demand base for general practice, specialty, and urgent care services.

At the same time, industry revenues have expanded faster than visit volumes due to pricing, increased service complexity, and broader adoption of premium offerings such as advanced imaging, surgical procedures, parasite prevention, and long-term therapeutics. Looking ahead, projected revenue growth of roughly 7% annually through the latter part of the decade reflects continued momentum from new pet owners entering the market, an aging pet population requiring more frequent care, and expanding access to services through new clinic development and alternative care models. Collectively, these factors support a clear long-term growth trajectory for the pet healthcare sector, positioning it as one of the more consistently expanding segments within consumer-oriented healthcare services.



Industry Statistics

Number of Pets
188.2M

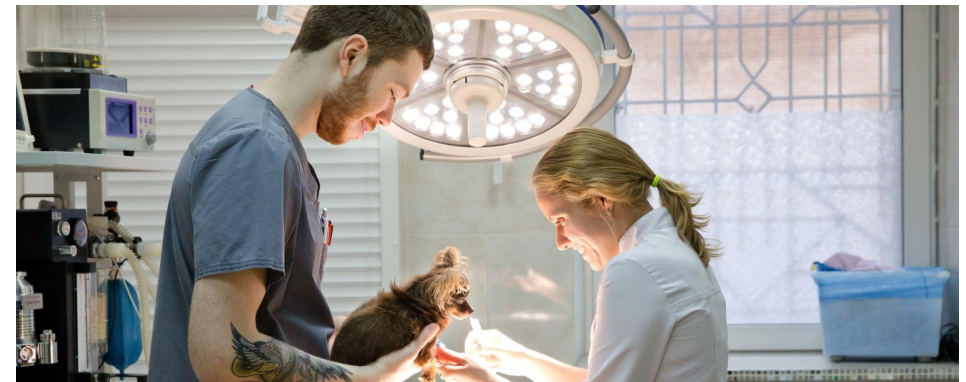
Households with at Least One Pet
94.0M

Revenue Growth 2010-2015
\$69.4B

2025 Industry Revenue
\$69.4B

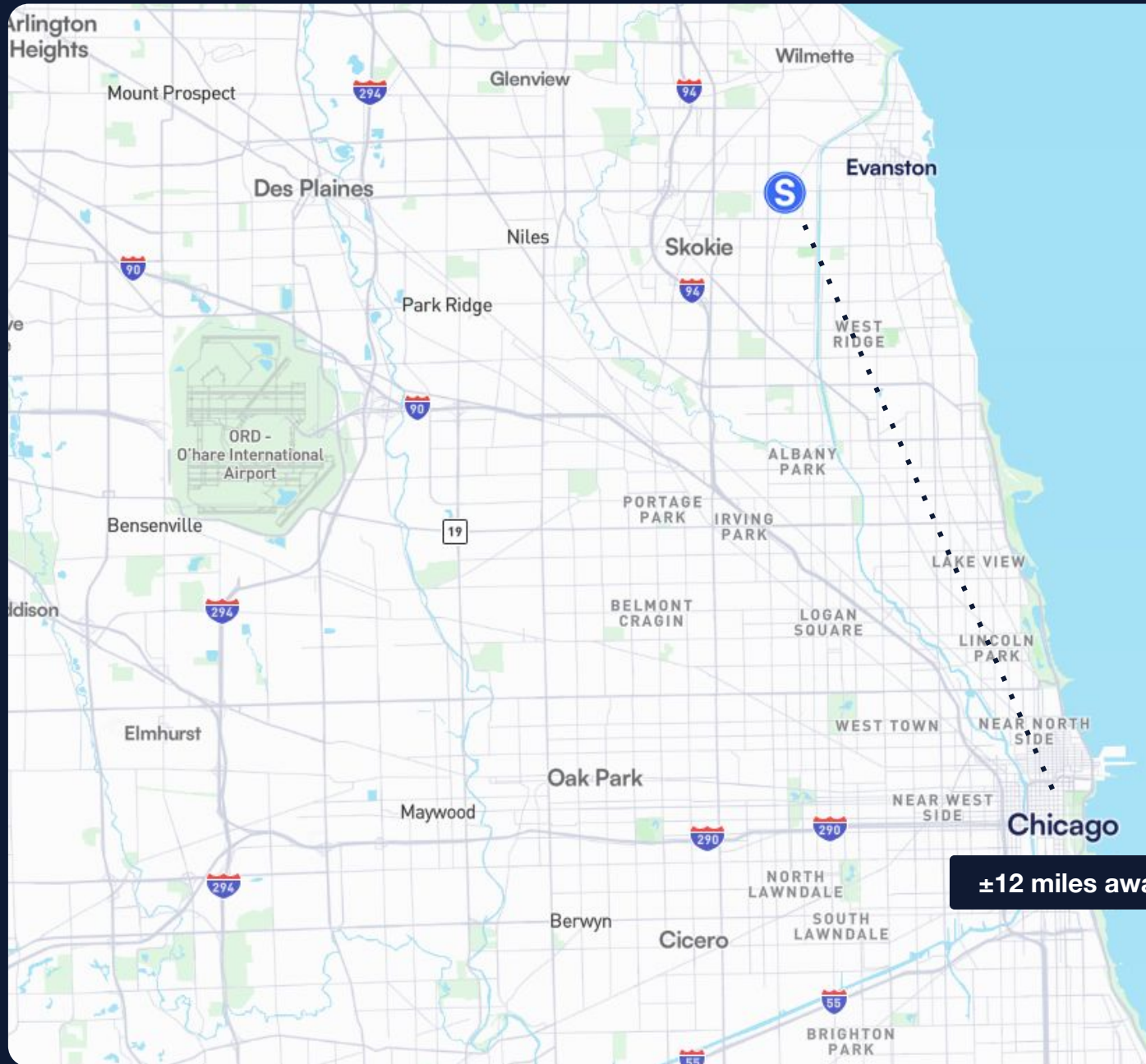
New Pet Owners 2023-2025
12.0M

Projected Revenue Growth 2023-2029
7.1%



MARKET OVERVIEW

BluePearl Pet Hospital
3735 Dempster St, Skokie, IL 60076



SKOKIE, IL

66,544
Total Population

\$95,337
Median HH Income

43.2
Median Age

\$2.44B
Total Retail Sales

CHICAGO, IL MSA

Local Market Overview

Skokie is a well-established northern suburb of Chicago located approximately 15 miles north of Downtown Chicago. The village benefits from direct access to the broader Chicago metropolitan area through I-94, U.S. Route 41, and an established public transportation network. Its location near Chicago, Evanston, and the North Shore provides convenient access to major employment centers, universities, healthcare systems, and regional amenities. Skokie maintains a dense population base of more than 66,000 residents within approximately 10 square miles.

The local economy is supported by a diverse mix of healthcare, professional services, commerce, education, and other employment sectors, while Skokie's position within Cook County provides access to one of the nation's largest metropolitan economies. The village recorded approximately \$2.44 billion in retail sales and \$1.24 billion in healthcare and social assistance revenue in 2022. Skokie also benefits from household incomes above broader county levels, supporting continued economic activity and investment throughout the community.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	101,056	195,014	415,364
Current Year Estimate	100,868	194,753	414,865
2020 Census	99,880	193,445	415,061
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	34,390	67,240	133,768
Current Year Estimate	34,338	67,168	133,599
2020 Census	34,045	66,771	133,640
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$107,249	\$97,812	\$95,179

Chicago, IL MSA

Chicago remains one of the nation's largest and most established metropolitan areas, supported by a diverse economy, extensive transportation infrastructure, and a broad base of residents, businesses, and institutions. The region serves as a major center for finance, healthcare, technology, manufacturing, education, and transportation, providing a stable foundation for continued economic activity.

Chicago's central location and extensive connectivity reinforce its role as a major national business and transportation hub. The metro benefits from two major airports, an expansive interstate and rail network, established employment centers, and numerous universities and healthcare systems, supporting long-term investment and economic development throughout the region.

9.42M+
Total Population

\$94.4K
Median HH Income

3rd Largest
Inventory Among Major Metros

Source: CoStar Group; U.S. Census Bureau; Chicago Metropolitan Agency for Planning; World Business Chicago; Illinois Department of Commerce & Economic Opportunity | **2025 Dataset**



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Point of Contact

Andrew Evans

SVP & Director

(949) 662-2256**Andrew.Evans@matthews.com**

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Michael Moreno

SVP & Senior Director

(949) 432-4511**michael.moreno@matthews.com**

License No. 01982943 (CA)

Rahul Chhajed

EVP & Senior Director

(949) 432-4513**rahul.chhajed@matthews.com**

License No. 01986299 (CA)

Matthew Fitzgerald | Broker of Record | Broker Lic. No.: 471021676 (IL) | Firm Lic. No.: 478027547 (IL)

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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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