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VCA ANIMAL HOSPITAL

1287 S MAIN STREET, ATHOL, MA 01331





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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR TRI-OAK CONSULTING GROUP AGENT FOR MORE INFORMATION.

Disclaimer: The information in this Offering Memorandum is obtained from sources we believe to be reliable; however, Tri-Oak Consulting Group has not verified and will not verify any of this information. Potential buyers are advised to take necessary steps to verify all details during the due diligence period.



- **Corporate Guaranty** - VCA is backed by Mars Inc., providing institutional-level credit strength and possibly the strongest in the net lease vet world today
- **Strong Retail Corridor** - National credit tenants like McDonald's, Advance Auto Parts, Family Dollar, etc. are all nearby (Walmart and TSC just down the street)
- **Low Rent Opportunity** - Low basis opportunity
- **Medical-Based Use** - Service-oriented and internet-resistant tenant profile
- **Recent Renewal** - Tenant recently extended for another 5 years
- **CPI Rent Increases** - Lease has a built-in inflation hedge at CPI
- **Stable Trade Area with Growth** - 5-mile population just over 20,000 with projected growth in 1-, 3-, & 5-mi radii (only 35-miles to Worcester & Springfield)
- **Preferable Income Levels** - 5-mile average household income is approximately \$85,000

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LIST PRICE:	\$955,000
CAP RATE:	7.79%

NOI*:	\$74,421.54
LEASE START:	7/1/2026
LEASE END:	6/30/2031
TERM REMAINING:	5.25 Years
OPTIONS:	One, 5-Year Option
INCREASES:	Annual % Change in CPI
BUILDING SIZE:	2,430 SF
LOT SIZE:	0.41 AC
YEAR BUILT:	1965
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant
OWNERSHIP:	Fee Simple



*NOI based on predicted rental increase in July 2027
*Rental increases based on very conservative, target inflation rate (3%)
*Buyer will be credited difference in rent at closing





Before



After

Renovations & Upgrades (2024)



Before

Recent Capital Expenditure:

- **2020: Air Conditioning was replaced**
- **2017: Roof was Replaced**
- **Interior Renovations 2022: furnace smoke pipe, burner motor, fan and power venter controls were replaced (there is an above ground oil tank for the heating, this is typical in this area)**
- **Other Renovations 2022: septic pump replaced**



After

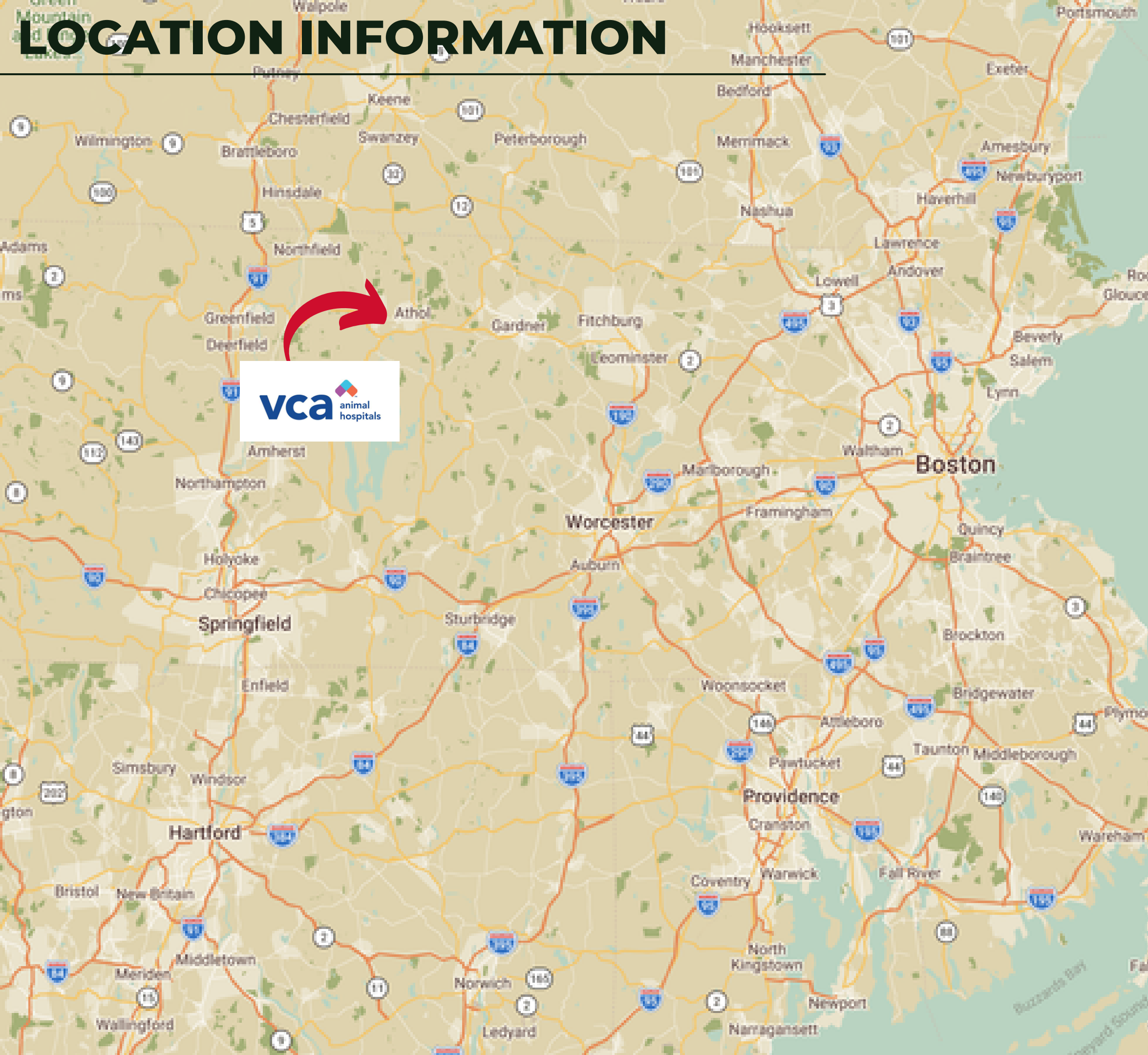


Company:	VCA, Inc. (d/b/a VCA Animal Hospitals)
Year Founded:	1986
Locations:	~1,000+ animal hospitals (U.S. & Canada)
Annual Sales (2023):	6.1 billion
Website:	https://vcahospitals.com
Headquarters:	Los Angeles, CA
Guarantor:	Corporate

Based in Los Angeles, CA, VCA Animal Hospitals is one of the largest providers of veterinary care services in North America, offering comprehensive medical services for pets through a nationwide network of animal hospitals. The company operates hundreds of locations across the United States and Canada, serving millions of pet owners each year with services ranging from routine checkups and vaccinations to advanced diagnostics, surgery, and emergency care.

With a team of highly trained veterinarians, technicians, and support staff, VCA is committed to delivering compassionate, high-quality care while advancing the field of veterinary medicine. Their hospitals provide a wide range of services, including preventive wellness care, dental services, specialty treatments, boarding, and pet wellness plans designed to support lifelong health.

LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	1,756	15,442	20,234
2030 Projection	1,760	15,496	20,305
Annual Growth 2020-2025	0.38%	0.17%	0.12%
Annual Growth 2025-2030	0.05%	0.07%	0.07%
HOUSEHOLDS			
2025 Households	742	6,613	8,561
2030 Projection	753	6,721	8,699
INCOME			
AVG. Household Income	\$82,881	\$81,286	\$85,307



8,000+ VPD
along S Main St



Athol Public Library

Athol Town Hall

CVS pharmacy

SUBJECT
PROPERTY



Orange Municipal Airport -
KORE



12 | LOCATION OVERVIEW - Athol, MA



Athol, Massachusetts, located in Worcester County along the Millers River, is a small New England town known for its rich industrial heritage and close-knit community. Historically referred to as “Tool Town,” Athol developed in the 19th and early 20th centuries as a manufacturing hub, particularly for precision tools and machinery. Today, the town retains its small-town charm while offering access to nearby natural attractions such as the Quabbin Reservoir and numerous state forests, making it appealing for residents who value both history and outdoor recreation.

The local economy has evolved from its manufacturing roots into a more diversified base. While some light manufacturing and precision machining businesses still operate in the area, healthcare, education, and retail have become key economic drivers. Athol Hospital is one of the largest employers, providing essential healthcare services and jobs to the region. Additionally, small businesses, local services, and regional commuting to larger employment centers contribute to the town’s economic stability, reflecting a blend of traditional industry and modern service-oriented growth.



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