OFFERING MEMORANDUM

VCA Animal Care Center

Rohnert Park, CA (Sonoma County)

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Fisher James Corp. & Keystone Real Estate Advisors, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Adjacent to US-101 in Sonoma County
108,500 ADT

Coveted San Francisco Bay Area Location
6.5 mi from Santa Rosa & 45 mi from San Francisco

Significant Pet-Owning Population & Established Demand for Veterinary Services

- NNN Lease to VCA Animal Hospitals, Inc. with a Corporate Guaranty from VCA, Inc. (formerly VCA Antech, Inc.)
  - → Approximately 5.5 Years Remaining with One Additional 5-Year Option
  - → Limited Landlord Responsibilities
- Established Veterinary Location with Long-Term Operating History (20+ Yrs)
  - → VCA Animal Hospitals, Inc. Assumed the Lease in 2008 and Has Executed Multiple Subsequent Lease Extensions
- Specialty Veterinary Hospital with Specialized Medical Infrastructure
  - → Facility Designed to Accommodate Advanced Veterinary Services including Cardiology, Neurology, Internal Medicine, and MRI Examinations
  - → Significant Tenant Investment in Specialized Medical Buildout Creates Barriers to Relocation and Encourages Long-Term Occupancy
- San Francisco Bay Area Covered Land Play with Strong Intrinsic Value
  - → Strong Underlying Land Value with High Barriers to Entry
  - → 3+-Acre Parcel in an Established Commercial Corridor Adjacent to US-101
  - → Regional Commercial Zoning Supports a Variety of Future Uses
- Adjacent to Highly Trafficked US-101 (108,000 ADT) in Sonoma County
  - → Off Redwood Drive Near its Intersection with Rohnert Park Expressway (44,559 ADT Combined)
- Convenient Location within a Dense Commercial Corridor Consisting of Retail, Office, and Light Industrial Users
  - → Surrounding Retailers include Target, Costco, FoodMaxx, PetSmart, Dollar Tree, Starbucks, Panda Express, Office Depot & More
  - → Nearby Retail Growth with a Planned Hobby Lobby and Recently Opened Granite Expo Location along Rohnert Park Expressway

- Infill Location Surrounded by Schools, Commercial Space, Attractions, and Residential Neighborhoods
  - → Less than 3 Miles from Sonoma State University (10,486 Students + Staff)
  - → 1.2 Miles from Graton Resort & Casino – 2.9M Annual Visits (per Placer.ai)
  - → Half a Mile from Largest Pickleball Facility in the North Bay, including a Gym, Wellness Center, & Health Club (Now Open)
  - → 1 Mile from Future New "Downtown" of Rohnert Park on State Farm Drive
- Robust Demographics in Highly Desirable Rohnert Park
  - → Part of the Santa Rosa-Petaluma MSA; Population of Over 485,000

$7,790,000

6.00% CAP RATE

View on Map ↗

ANNUAL RENT			
Period		**Annual Rent**	**Return**
Apr 1, 2026 – Mar 31, 2027	**(Current)**	**$467,394**	**6.00%**
Apr 1, 2027 – Mar 31, 2028		$467,400	6.00%
Apr 1, 2028 – Mar 31, 2029		$481,416	6.18%
Apr 1, 2029 – Mar 31, 2030		$495,865	6.37%
Apr 1, 2030 – Mar 31, 2031		$510,741	6.56%
Apr 1, 2031 – Mar 31, 2032		$586,063	7.52%
Apr 1, 2032 – Mar 31, 2037	(Option)	Fair Market Rent (Min 105% of Prior Rent)	

LOCATION	6470 Redwood Drive, Rohnert Park, CA 94928
LOT SIZE	±3.21 acres or ±139,809 square feet
IMPROVEMENTS	±18,486 square foot specialty veterinary facility
YEAR BUILT/RENOVATED	1985/2001/2007
PARKING	±220 parking spaces
TENANT	VCA Animal Hospitals, Inc. dba VCA Animal Care Center of Sonoma County
CORPORATE GUARANTY	VCA, Inc. (formerly VCA Antech, Inc.)
LEASE EXPIRATION	March 31, 2032
ANNUAL RENT	$467,394
OPTIONS	One (1) five-year option remaining
TAXES	Tenant is responsible and pays as Additional Rent
INSURANCE	Tenant is responsible and pays as Additional Rent
CAM	Tenant reimburses Landlord for its proportionate share of common area maintenance and operating expenses as Additional Rent, subject to a 4% cumulative annual cap on certain expense increases and other lease limitations.
MAINTENANCE	Tenant is responsible for maintaining, repairing, and replacing the premises, including the roof, building exterior, interior improvements, plumbing, electrical, and HVAC systems, subject to limited Landlord HVAC obligations.*
LANDLORD RESPONSIBILITIES	Landlord maintains and manages the shared parking and common areas, subject to Tenant reimbursement, and is responsible for certain repairs and replacements of original HVAC equipment.*
FINANCING	The property will be delivered free and clear of permanent financing

*Landlord's HVAC obligations are limited to specified major component repairs and replacement of units existing prior to the original lease, subject to lease conditions. Obligations for each original unit cease upon its replacement.

VCA Animal Hospitals

VCA Animal Hospitals, founded in 1986, is one of North America's largest veterinary healthcare providers, operating more than 1,000 general practice, specialty, and emergency animal hospitals across the United States, Canada, and Japan. The company employes 35,000 associates, including nearly 7,000 veterinarians (430 who are board-certified specialists), nearly 4,000 credentialed veterinary technicians, and more than 10,000 veterinary assistants, all dedicated to giving pets the very best in medical care. In 2017, VCA was acquired by **Mars, Incorporated**, becoming part of **Mars Veterinary Health** family of businesses, one of the world's largest veterinary healthcare networks.

VCA Animal Care Center of Sonoma County, located in Rohnert Park, California, is a specialized veterinary hospital that has served the Sonoma County community for approximately 40 years. The facility operates 24 hours a day, seven days a week, providing emergency and critical care alongside advanced veterinary specialty services. Its clinical departments include cardiology, internal medicine, neurology, diagnostic imaging, and surgery, supported by experienced veterinary professionals and advanced medical equipment.

The hospital serves as a regional referral center, working closely with primary care veterinarians throughout Northern California to provide specialized treatment for complex medical conditions. Its comprehensive capabilities include MRI and CT imaging, advanced surgical procedures, neurological evaluations, and intensive care services. Through its integration with VCA's nationwide network, the facility benefits from access to specialized clinical expertise, veterinary research, continuing education, and established healthcare resources.

For more information, visit vcahospitals.com.

VCA
MONUMENT
SIGN
Carl's Jr.
REDWOOD DRIVE
ON RAMP
101
vca animal hospitals
18,486 SF

GRATON RESORT & CASINO
COSTCO WHOLESALE
2.6M Annual Visits
ASHLEY
Walmart
THE HOME DEPOT
354,200 Annual Visits
299,700 Annual Visits
SPORTSMANS WAREHOUSE
IN-N-OUT BURGER
734,000 Annual Visits
984,500 Annual Visits, Top 17% in CA
vca animal hospitals
Fairfield BY MARRIOTT TAPESTRY COLLECTION by Hilton
Chevron
Hampton
US 101
(108,500 ADT)
HOBBY LOBBY
COMING SOON
Great Clips IT'S GONNA BE GREAT
enterprise
Sharis
Rodeway Inn
Rohnert Park Expy (27,010 ADT)
HOOTERS
GRATON RANCHERIA
Carl's Jr.
motel 6
TARGET
1.4M Annual Visits
Office DEPOT
OfficeMax
DOLLAR TREE
COLD STONE CREAMERY
306,500 Annual Visits
HOME 2 SUITES BY HILTON
GRANITE EXPO
AT&T
H&R BLOCK
Redwood Dr (17,549 ADT)
Sonoma Winegrower's Inn

DOLLAR TREE
Black Bear Diner
306,500 Annual Visits
Jack in the box
274,100 Annual Visits, Top 20% Nationwide
RALEY'S TOWN CENTER
1.5M Annual Visits
Raley's
ROSS DRESS FOR LESS
O'Reilly AUTO PARTS
Orangetheory FITNESS
ROUND TABLE PIZZA
vca animal hospitals
PARK PLAZA CENTER
2.2M Annual Visits
SAFEWAY
1.4M Annual Visits, Top 7% Nationwide
CVS pharmacy
SONOMA STATE UNIVERSITY
Rohnert Park's New Downtown
SONOMA-MARIN SMART AREA RAIL TRANSIT
NORTH BAY CENTER
1.8M Annual Visits
24 FITNESS
CHIPOTLE MEXICAN GRILL
GROCERY OUTLET
Panera BREAD
SUBWAY
BASKIN BR ROBBINS
281,600 Annual Visits, Top 9% Nationwide
Rancho Cotate High School
BURGER KING
HOME 2 SUITES BY HILTON
motel 6
US 101
(108,500 ADT)
Olive Garden
302,800 Annual Visits
Hampton
RODEWAY INN
ExtraSpace Storage
Redwood Dr (17,549 ADT)
Carl's Jr.
Sonoma Winegrower's Inn
Chevron
FEDERATED INDIANS OF GRATON RANCHERIA
Shari's
Rohnert Park Expy (27,010 ADT)
TARGET
1.4M Annual Visits
Office DEPOT
OfficeMax
DOLLAR TREE
COLD STONE CREAMERY
306,500 Annual Visits
PANDA EXPRESS CHINESE KITCHEN
GRANITE EXPO
AT&T
H&R BLOCK

vca animal hospitals
TARGET
1.4M Annual Visits
REBOUNDERZ
Office DEPOT
OfficeMax
DOLLAR TREE
3|3 CenterLine
Now Open
306,500
Annual Visits
GRANITE EXPO
COLD STONE
PANDA EXPRESS
EXPRESSWAY MARKETPLACE
1.3M Annual Visits
food maxx
PETSMART
CHUCK E. CHEESE
goodwill
HOBBY LOBBY
COMING SOON
Great Clips
IT'S GONNA BE GREAT
enterprise
Fairfield BY MARRIOTT
TAPESTRY COLLECTION by Hilton
Shari's
Chevron
HOOTERS
ASHLEY
Redwood Dr (17,549 ADT)
FEDERATED INDIANS OF GRATON RANCHERIA
Olive Garden
302,800
Annual Visits
Rohnert Park Expy W (27,010 ADT)
RODEWAY INN
HOME2
SUITES BY HILTON
US 101
(108,500 ADT)

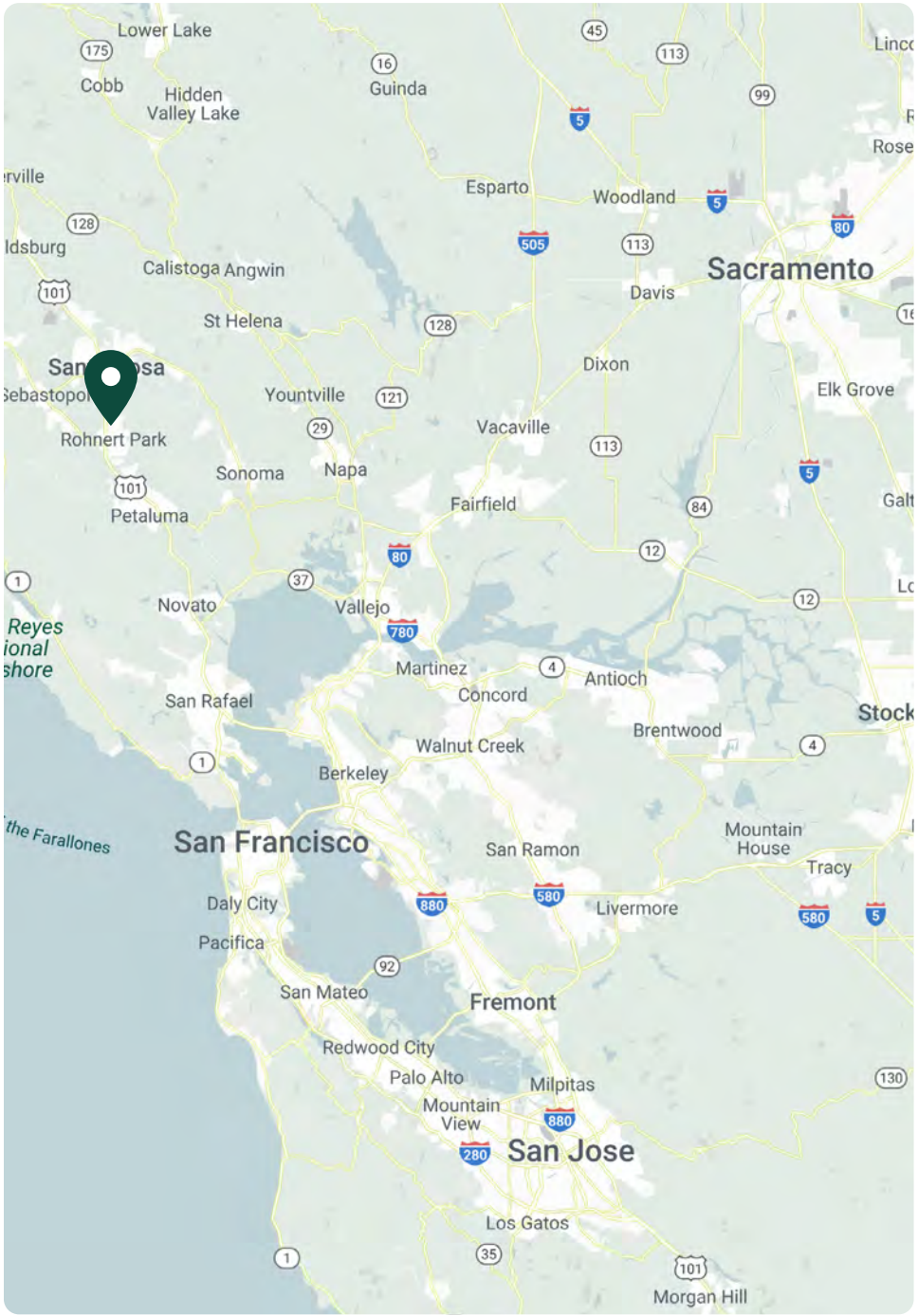
vca animal hospitals
True Value
Harley-Davidson Motorcycles
Lowe's
PODS Moving & Storage
Target
1.4M Annual Visits
Office Depot
OfficeMax
Dollar Tree
Cold Stone Creamery
Panda Express Chinese Kitchen
306,500 Annual Visits
Granite Expo
AT&T
H&R Block
Sierra Tree
Home2 Suites by Hilton
US 101
(108,500 ADT)
California 116
(24,000 ADT)
Carl's Jr.
Shari's
Chevron
Federated Indians of Graton Rancheria
Rohnert Park Expy (27,010 ADT)
Redwood Dr (17,549 ADT)
Rodeway Inn
Hampton
America's Tire
Hooters

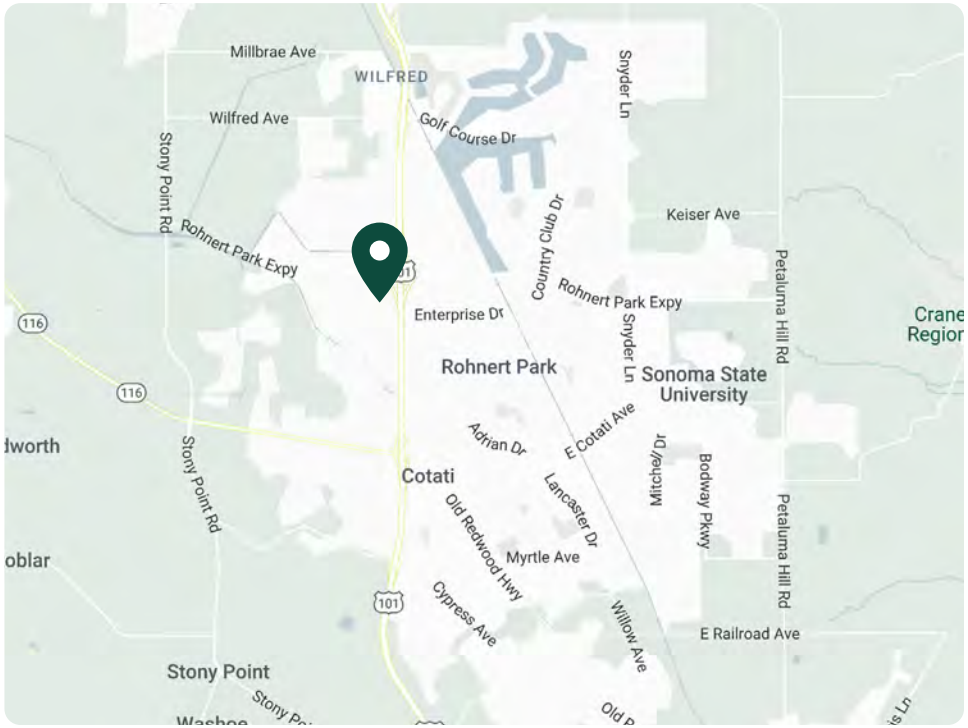
Strategic Growth Hub in Sonoma County

The City of Rohnert Park (population 45,107) is located in central Sonoma County, approximately 45 miles north of San Francisco on US Highway 101, with sweeping views of Sonoma and Taylor Mountains in the heart of Wine Country. Nicknamed "The Friendly City," it is one of the first planned communities in the U.S. with each neighborhood designed around a park and elementary school. Popular tourism venues, including hundreds of local wineries, the Pacific Ocean, and giant redwoods, are just minutes away. Top industries in the City by employment include Accommodation and Food, comprising 17.7%, Retail Trade with 17.1%, Manufacturing 8.8%, Healthcare 7.2%, and Construction 6.9%. It is part of the Santa Rosa–Petaluma MSA (population 485,887), which is comprised of Sonoma County, part of the San Jose–San Francisco–Oakland combined statistical area (population 9,545,921), the second largest in California after Greater Los Angeles, the fifth-largest CSA in the U.S., and the 42nd largest urban area in the world.

The City's economic development plans include Sonoma County Tourism to attract visitors to Sonoma county including key attractions such as Green Music Center, the Graton Resort and Casino, and numerous family-friendly entertainment options; supporting additional hotels, with two opening in the last couple of years and others in the planning stages; a highly responsive permitting system to expedite appropriate development and new business formation and attraction; recruiting retail businesses, providing infrastructure to support future downtown development, and adding single and multi-family housing, including a 218-unit affordable apartment complex, to address the regional shortage. Production of single-family homes continues at SOMO Village, the University District and in the Southeast Specific Plan.

The city itself is surrounded by farms and grazing land where nationally sought-after organic and boutique vegetables, fruits and cheeses are grown and produced. Sonoma County's agriculture is a leading sector with a total production value of $1.1 billion. Almost 71% of the gross value of agricultural commodities is attributed to wine grapes, while other prominent crops include milk, poultry, cattle, nursery products and vegetables.





Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Graton Resort & Casino	2.9M Annual Visits
Costco	2.6M Annual Visits
Target	1.4M Annual Visits
Safeway	1.4M Annual Visits, Top 7% Nationwide
Chick-fil-A	984,500 Annual Visits, Top 17% in CA
In-N-Out	734,000 Annual Visits
McDonald's	526,600 Annual Visits
Starbucks	354,200 Annual Visits
Chipotle	281,600 Annual Visits, Top 9% Nationwide
Jack in the Box	274,100 Annual Visits, Top 20% Nationwide

High-Traffic Retail Corridor Anchored by National Brands

VCA Animal Care Center of Sonoma County is prominently positioned with excellent visibility and access along Redwood Drive (17,549 ADT), adjacent to the intersection of Rohnert Park Expressway (27,010 ADT) and US-101 (108,500 ADT). The property is situated within a dense and highly active retail corridor, neighbored by prominent national retailers including Target, Starbucks, Dollar Tree, Office Depot, Olive Garden, AT&T, Cold Stone Creamery, Panda Express, and FedEx Office. Nearby shopping centers further enhance the area's retail draw, including FoodMaxx, PetSmart, Costco, Ashley Furniture, and Planet Fitness. Additional centers in close proximity include North Bay Center (with Grocery Outlet, 24 Hour Fitness, Chipotle, and Panera Bread), Park Plaza Center (anchored by Safeway, CVS, Verizon, and Wingstop), and Raley's Town Center (featuring Raley's, Round Table Pizza, and Chase Bank).

The property benefits from a strong demographic base and is surrounded by commercial developments, schools, and established neighborhoods. Approximately one mile east is the site of the future Rohnert Park "downtown" development to include commercial, residential, and event space. Sonoma State University, with 9,300 students and 1,186 staff, is located less than three miles away. Rancho Cotate High School, with 1,674 students, lies 2.5 miles from the site. Additional area demand drivers include Graton Resort & Casino (1.2 miles), Scandia Family Fun Center (1 mile), the brand new CenterLine 33 Premiere Pickleball Club, Rebounderz Trampoline Park, Home2 Suites by Hilton, Hampton Inn & Suites, Rodeway Inn, Fairfield Inn & Suites, and several nearby industrial and business parks, as well as the Rohnert Park Park & Ride.

A major development shaping the area is SOMO Village, a sustainable, mixed-use community that blends modern living with the natural beauty of Sonoma County. The 200-acre master-planned development emphasizes wellness, sustainability, and community, featuring a 25-acre organic farm, thoughtfully designed neighborhoods totaling 1,750 homes, public art installations, the Old Caz Brew Pub, a high school, a coworking hub, and a solar-powered outdoor concert venue. This development further enhances Rohnert Park's appeal as a thriving, forward-looking community within Sonoma County.

6470 Redwood Dr, Rohnert Park, CA

Significant Pet-Owning Population & Established Demand for Veterinary Services (5 Miles)

- → 16,132 Households Own Pets, Representing Approximately 48% of Area Households
- → 10,930 Households Visited a Veterinarian in the Past Year
- → 5,063 Households Spent $500+ on Veterinary Care Annually, Including 3,198 Spending $800+
- → 2,213 Households Have Pet Insurance, with a Market Potential Index 16% Above the National Average

96,362
2025 Total Population

$805,774
Average Home Value

$126,149
Average Household Income

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	12,288	60,795	91,628
2025 Total Population	13,062	63,024	96,362
2030 Total Population	13,068	62,657	95,959
Average Household Income			
2025	$100,426	$127,859	$126,149
2030	$110,372	$141,398	$139,828
Average Home Value			
2025	$647,917	$781,387	$805,774
2030	$765,387	$906,004	$932,779

Major Employers in Rohnert Park	# of Employees
Sonoma State University	1,186
Cotati-Rohnert Park USD	638
City of Rohnert Park	415
Home Depot	252
Costco Wholesale	218
Comcast	210
Walmart	201
Idex Health	176
Target	150
Morton Bassett	130

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