

# CenterWell Senior Primary Care (Humana)

Kansas City, MO



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Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

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Fisher James Corp. and ParaSell, 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.





**New Long Term Corporate Lease to CenterWell Senior Primary Care (Humana)**

ORACLE

**Adjacent to Oracle Innovation Campus (Oracle Health)**  
6,400+ Employees



**~12 Miles from Downtown Kansas City**  
MSA Population Over 2.2M

- Brand New 10-Year Corporate Net Lease
  - 10% Scheduled Rental Escalations in Primary Term and Options Providing a Hedge Against Inflation
  - Limited Landlord Responsibilities
- Operated by CenterWell – a Leading Healthcare Services Provider and Wholly Owned Subsidiary of Humana Inc. (NYSE: HUM)
  - Investment Grade Tenant, Rated BBB+ by S&P
  - #39 on Fortune 500 & One of Their “Most Admired Companies”
  - 4th Largest Health Insurance Company in the U.S.
- New 2026 Construction with Ample Parking Allowing for Convenient Accessibility
- Seniors are the Among the Fastest-Growing Age Demographic in the U.S. Creating a Strong Demand for Healthcare Services
- 31% of the Population within a 10-Mile Radius is 55 or Older
- Prominent Retail Location in Heavily Trafficked Corridor with Frontage and Signage on E Bannister Rd (18,664 ADT)
  - Adjacent to Starbucks (Coming Soon), Taco Bell, Hampton Inn, Arvest Bank, and Price Chopper
  - Cross Parking with Adjacent Starbucks
- Located Near Heavily Trafficked Grandview Triangle
  - Convergence of I-435, I-470, and I-49/US-71 (118,013 Combined ADT)
  - Important Transportation Hub for the Kansas City Metro
- Adjacent to Oracle Innovation Campus (Oracle Health), Formerly Cerner
  - 6,400+ Employees (Oracle Corporation, NYSE: ORCL)



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- Located Within a Qualified Opportunity Zone
  - Property is Situated in a Designated Opportunity Zone as Approved by the Missouri Department of Economic Development, Providing Potential Tax-Advantaged Investment Benefits
- In Proximity to Large Employers and Multiple Schools, Driving Consistent Daily Traffic to the Site
- Dense Residential Demographics
  - Total Daytime Population of 767,634 within 10 Miles
- Qualifies for 100% Bonus Depreciation via Cost Segregation



ANNUAL RENT			
Year		Annual Rent	Return
Years 1–5		\$361,875	6.25%
Years 6–10		\$398,100	6.88%
Years 11–15	(Option 1)	\$437,925	7.56%
Years 16–20	(Option 2)	\$481,725	8.32%

\$5,790,000

6.25% CAP RATE

View on Map ↗

LOCATION	5420 E Bannister Rd, Kansas City, MO 64137
LOT SIZE	±1.382 acres or ±60,212 square feet
IMPROVEMENTS	±7,500 square medical office building for <b>Humana</b>
YEAR BUILT	2026
PARKING	56 parking spaces
LESSEE	HUM Provider Holdings, LLC (dba: CenterWell)
NOI	\$361,875
RENT COMMENCEMENT	January 2026 (est.)
LEASE TERM	10 years
RENT INCREASES	10% every five years and at options
OPTIONS	Two (2) five-year options
TAXES	Tenant is responsible and pays as Additional Rent
INSURANCE	Tenant is responsible
MAINTENANCE	Tenant is responsible for all parts of the Premises including HVAC & mechanical equipment, except roof and structure
LANDLORD RESPONSIBILITIES	Landlord is responsible for roof and structure
FINANCING	Delivered free and clear of permanent financing

# CenterWell



**Investment-Grade Tenant Ranked  
#39 on Fortune 500; Over 170 Centers  
Across 14 States & Growing**

**Integrated Senior Primary Care, Home  
Health, & Pharmacy Services, Providing  
Convenient, Personalized Care**

**CenterWell** is a leading, senior-focused healthcare services provider and a wholly owned subsidiary of Humana Inc., one of the nation's largest healthcare companies. CenterWell specializes in value-based primary care for older adults, home health services, and comprehensive pharmacy solutions, all integrated under one national platform. With more than 170 primary care centers across 14 states and continued expansion underway, CenterWell is one of the largest and fastest-growing senior primary care providers in the United States. Its model emphasizes proactive, preventive care through longer patient visits, personalized care plans, chronic condition management, wellness screenings, and coordinated support delivered by multidisciplinary teams that include physicians, nurses, behavioral health professionals, and social workers. The company serves millions of seniors each year and also operates a large-scale mail-order pharmacy to improve access, adherence, and affordability for patients with complex medical needs.

CenterWell's rapid growth strategy is supported by Humana's significant investment in value-based care. The organization is expanding through new center construction, acquisitions, and the conversion of former retail clinic sites to meet rising demand from the country's aging population. Its integrated care ecosystem uniquely connects primary care, home health, and pharmacy services to create a seamless patient experience, reduce fragmentation, and improve outcomes for seniors managing multiple chronic conditions. This coordinated approach has positioned CenterWell at the forefront of modern senior care delivery.

**Humana Inc. (NYSE: HUM)**, ranked number 39 on the Fortune 500 and based

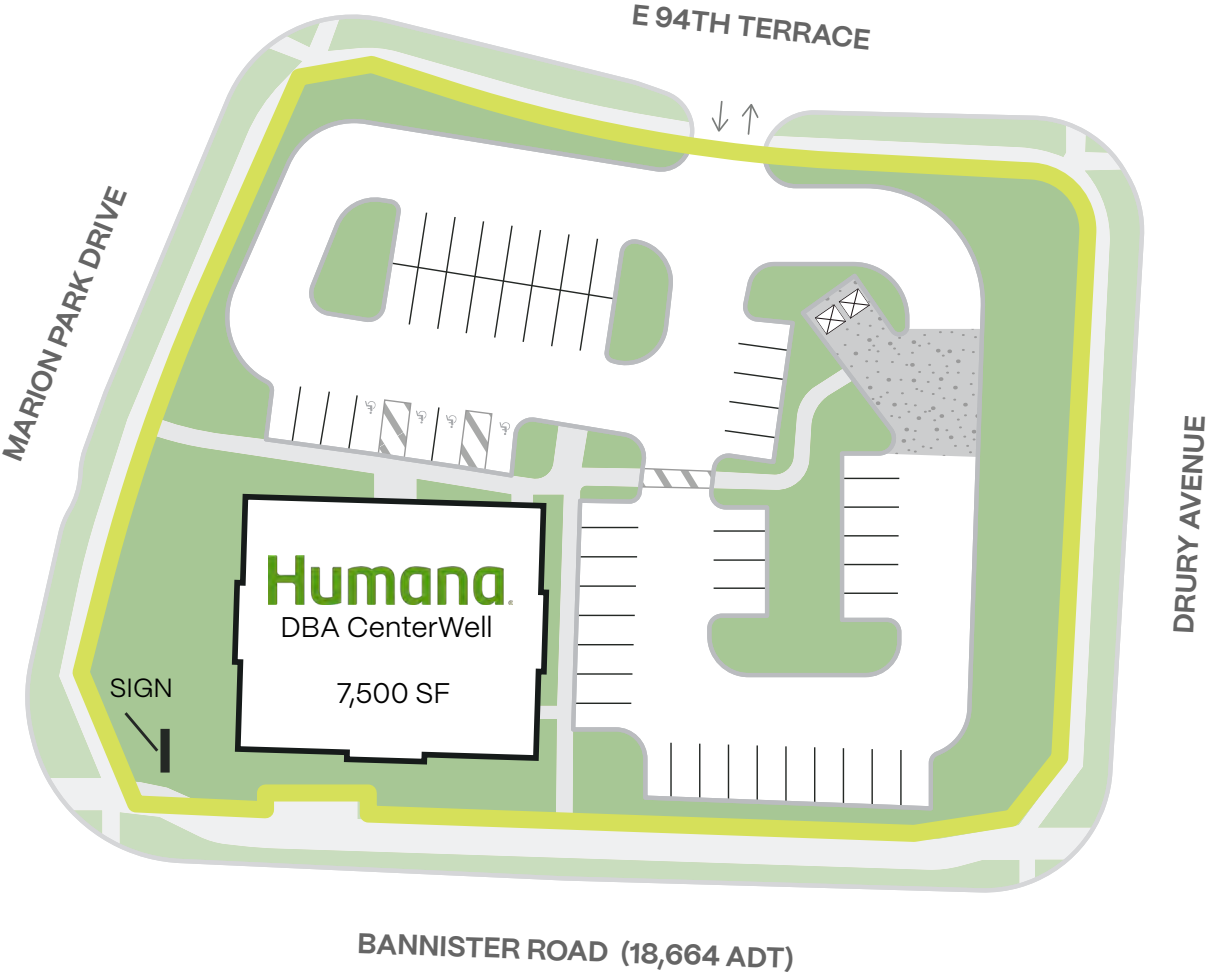


in Louisville, Kentucky, is the fourth largest health insurance provider in the United States. In 2024, Humana reported revenue of approximately \$118 billion, underscoring its scale and financial strength. Through CenterWell, Humana continues to advance its long-term strategy of growing value-based care nationwide, expanding access, and improving health outcomes for the rapidly increasing senior population.

**HUM Provider Holdings, LLC**, the entity behind the lease, is a wholly owned subsidiary of Humana Inc.

*For more information, visit [humana.com](https://humana.com) & [centerwellprimarycare.com](https://centerwellprimarycare.com).*





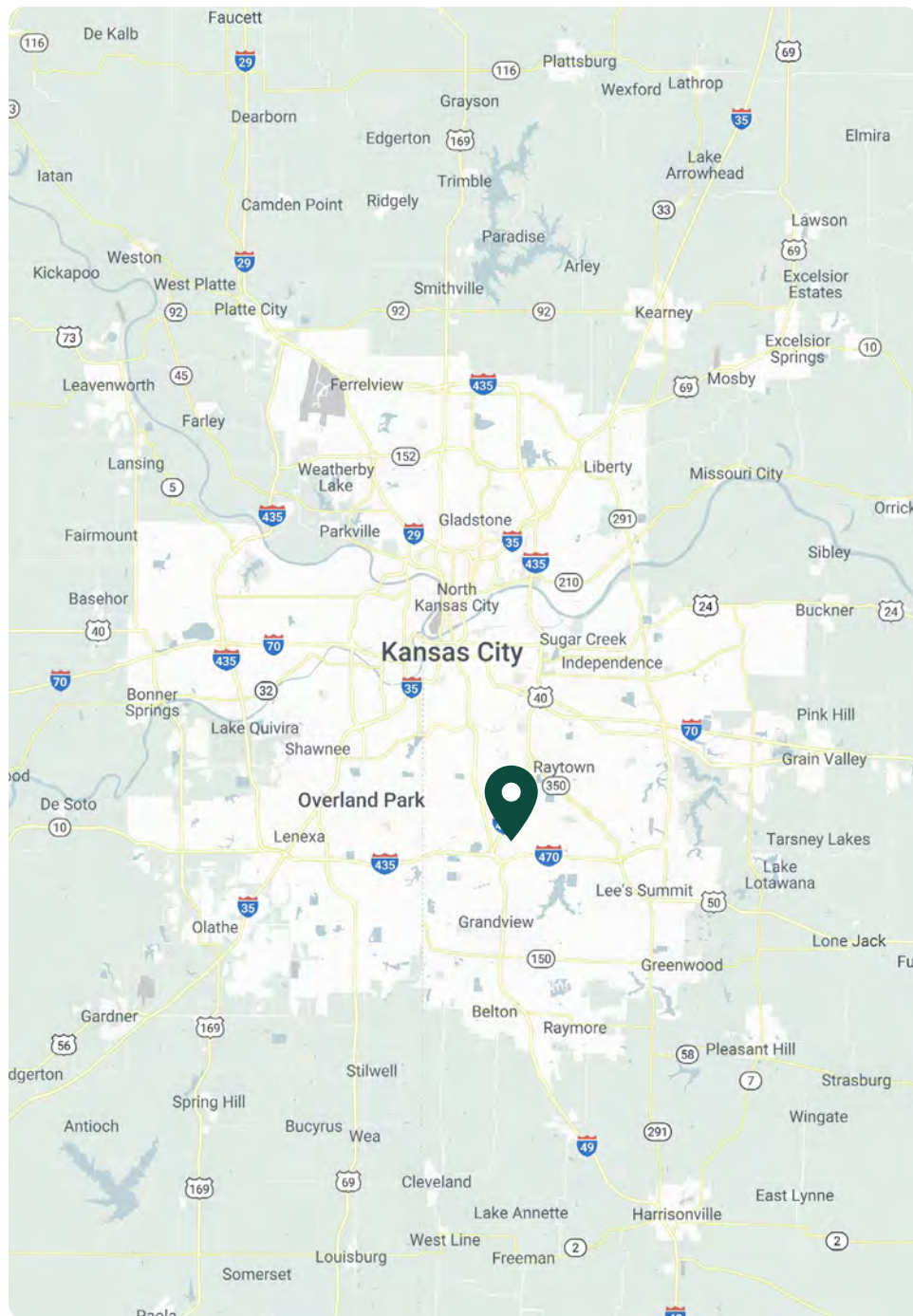












## Major Metro Anchoring Missouri and Kansas

Kansas City, Missouri, with a city population of over 500,000, anchors a metro area of more than 2.2 million residents, making it the largest metro spanning Missouri and Kansas and a critical hub in the central United States. The city sits on the Kansas–Missouri border and boasts a diversified economy, with strong sectors in manufacturing, healthcare, logistics, transportation, government, financial and professional services, and technology. It is especially known for its strength in the animal health and life sciences industry via the globally recognized KC Animal Health Corridor, which anchors the region's innovation in veterinary medicine and biotechnology. Major regional employers include Oracle Health (formerly Cerner), Hallmark Cards, Honeywell, H&R Block, T-Mobile US, and large U.S. government operations.

As a cultural and sports destination, Kansas City attracts regional and national visitors. Professional teams include the Kansas City Chiefs (NFL) at Arrowhead Stadium, the Kansas City Royals (MLB) at Kauffman Stadium, Sporting Kansas City (MLS), and the KC Current (NWSL). Cultural assets include the Nelson–Atkins Museum of Art, the Kauffman Center for the Performing Arts, the National World War I Museum and Memorial, the American Jazz Museum, and the Country Club Plaza, along with the region's globally-renowned barbecue culinary scene.

Strategic connectivity strengthens the region's logistics and growth profile: major interstates I-70, I-35, I-435, and I-29 converge here, and the region enjoys a central U.S. location allowing businesses to reach approximately 85% of the U.S. population within a two-day ground shipping window. Transportation infrastructure includes the modernized Kansas City International Airport (MCI), which opened its new \$1.5 billion single-terminal facility in 2023. The expansion aims to keep up with growing traffic, of which MCI served over 12.1 million passengers in 2024, setting a new record.

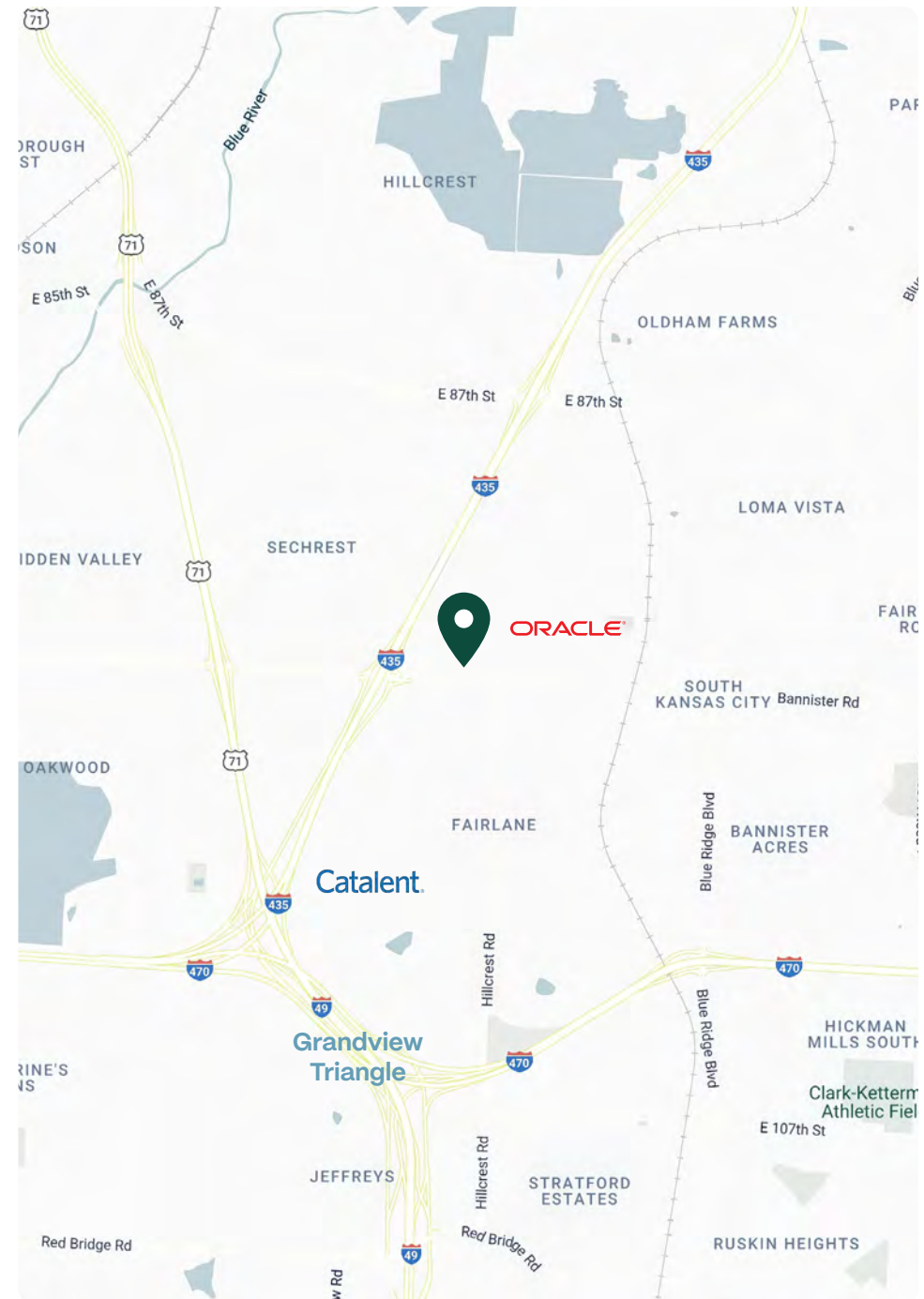
Economic and demographic indicators are strong: the metro grew by nearly 25,000 residents in 2024 alone (+1.11%), and since 2020 the region has added over 61,000 people (+2.81%).

The subject property is ideally positioned at the intersection of Hillcrest Road and East Bannister Road (18,664 ADT), less than half a mile from the on/off-ramps to I-435 (43,607 ADT) and under one mile from the on/off-ramps to I-49/US-71 (39,671 ADT). The site is surrounded by national retailers and lodging demand generators, including Chipotle and Starbucks (coming soon), Taco Bell, Arvest Bank, Whataburger, Hampton Inn, and Residence Inn by Marriott, with additional future retail and multifamily development planned in the immediate area.

Directly across the street is Pioneer Plaza, an expanding shopping center anchored by Price Chopper and Heartland Dental, with LifeStorage and additional future retail pads planned. Other nearby major retailers include Home Depot, Goodwill Outlet & Recycling Center, Phillips 66, Firestone Auto Care, Hardee's, Wendy's, and Walgreens. The property benefits from significant residential density, with nearby communities including The Depot at Old Santa Fe (252 units), Urbane KC Luxury Apartments (263 units), Canyon Creek (427 units), Parc at Creekside (269 units), Timberlane Village Apartments (456 units), as well as desirable residential neighborhoods..

The site is also adjacent to the Oracle Cerner Innovations Campus (Oracle Health, NYSE: ORCL), which houses over 6,400 employees within 1.6 million square feet across 290 acres. Oracle Health is a leading provider of healthcare information technology solutions designed to improve both clinical and financial outcomes. Additionally, Catalent operates a 450,000 square foot facility nearby that supports Oral & Specialty Drug Delivery, Biologics Analytical Services, and Clinical Supply Services. Catalent is a major global partner to pharmaceutical, biotech, and consumer health companies, operating more than 40 facilities worldwide and producing over 60 billion treatment doses annually.

Additional employment, demand, and daily traffic drivers in the surrounding area include multiple large tenants at Three Trails Industrial Park and Blue River Commerce Center, the Bannister Federal Complex (300 acres) with agencies including the U.S. Department of Energy/National Nuclear Security Administration and the General Services Administration, as well as Foley Equipment and the Kansas City Police Department South Patrol Station. The area also benefits from proximity to Hickman Mills Middle School, Millennium @ Santa Fe Elementary, Hillcrest Golf Course, Oakwood Golf & Country Club, and the Royals Amateur Development Complex, a historic Kansas City ballpark acquired by the Kansas City Royals in 2024.





687,122



2025 Total Population

\$373,697



Average Home Value

\$110,525



Average Household Income

📍 5420 E Bannister Rd, Kansas City, MO 64137



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Population Summary	3 Miles	5 Miles	10 Miles
2025 Total Population	51,773	150,862	687,122
2030 Total Population	51,031	150,850	698,037
Average Household Income			
2025	\$73,304	\$83,122	\$110,525
2030	\$81,664	\$92,811	\$121,775
Average Home Value			
2025	\$201,426	\$251,741	\$373,697
2030	\$281,432	\$319,143	\$434,426

Major Employers in Kansas City	# of Employees
Public School System	47,161
Federal Government	38,651
State/County/City Government	29,317
The University of Kansas Hospital	14,763
HCA Midwest Health System	10,051
Saint Luke's Health System	9,976
Ford Motor Co. Kansas City Assembly Plant	9,021
Children's Mercy	7,688
Honeywell Federal Manufacturing	6,637
Oracle Center	6,400



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