

# Medical Investment Property For Sale



**2230 S Fraser St Bldg 6 Units #1 & #2 • Aurora, CO 80014**

## Property Overview:

Type • Medical/Office Condos  
Year of Construction • 2007  
Building Square Feet • 3,040 SF  
(2 Condos - 1,520 SF Each)  
Property Tax - \$14,998.78 (2023)

**For Sale:**  
**\$799,000.00**  
**(6.16% CAP)**

National Credit Tenant:

**NewWest** & **Optum**  
PHYSICIANS

For additional information, please call or email:  
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## About the Tenant:

New West Physicians, Inc was acquired by Optum Health in 2017, a subsidiary of UnitedHealth Group (NYSE: UNH). UnitedHealth is currently #4 on Forbes Fortune 500 with 2023 revenue of \$371.62 Billion.



This is a fantastic opportunity to acquire an asset with a National Credit Tenant. The parent company of New West Physicians and Optum Health is UnitedHealth (NYSE: UNH), which has an annual revenue that rivals or exceeds companies such as; Apple, Berkshire Hathaway, Exxon Mobil, and Alphabet (Google). With over 2,000 locations, over 101 million patients served, and over 70,000 employees or aligned physicians, it would be difficult to find an asset with a Tenant having this much strength and market share within the US economy.

### Health care that starts with you

Health care was always meant to be about you. At Optum Health, we bring all parts of the health care system together to deliver simpler, more effective and more affordable care.

Care that adapts to what you need and where you are in your journey. And care that considers all of you and not just part of you – physically, mentally, socially and financially.

Supporting both you and your doctor behind the scenes with the most advanced techniques, approaches and insights, so together you can make the best decisions for your health.

Because, when it comes to your health, everything we do starts with you.



**101 million**  
unique consumers served



**≈ 70,000**  
employed or aligned physicians



**2,000+**  
sites of care



**≈ 375,000**  
in-network behavioral health professionals

For additional information, please call or email:

## Apex Real Estate Advisors

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