OFFERING MEMORANDUM

DAVITA DIALYSIS

311 140TH ST S, TACOMA, WA 98444

NAI Puget Sound Properties | km Kidder Mathews

TABLE OF CONTENTS

01 INVESTMENT SUMMARY

02 PROPERTY OVERVIEW

03 FINANCIALS

04 LOCATION OVERVIEW

Exclusively listed by

DAVID GELLNER
Kidder Mathews
Executive Vice President
206.747.4338
david.gellner@kidder.com

BLAKE WEBER
Kidder Mathews
Senior Vice President
206.898.1231
blake.weber@kidder.com

PARKER KSIDAKIS
Kidder Mathews
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MIKE NEWTON
NAI-PSP
Senior Vice President
425.974.1444
mnewton@nai-psp.com

NAI Puget Sound Properties | km Kidder Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

INVESTMENT SUMMARY

Section 01

Kidder Mathews is pleased to present the opportunity to acquire a single tenant net-leased Davita Dialysis located in Tacoma, Washington.

With a national footprint and a strong legacy of leadership in kidney care, DaVita continues to set the standard for clinical excellence and innovation built over more than two decades.

The property was originally constructed in 2011 as a build-to-suit for DaVita and is backed by a NNN lease structure, providing investors with stable, passive, and reliable income supported by a nationally recognized healthcare operator.

Washington State is a Certificate of Need (CON) state, creating significant barriers for any competitors looking to enter the market.

ADDRESS	311 140th St S, Tacoma, WA 98444
NOI	$271,575
LEASE TYPE	NNN
RENTABLE SF	8,569
LAND AREA SF	44,800
YEAR BUILT	2011

$4,180,000
PURCHASE PRICE

6.50%
CURRENT CAP RATE

$488
PRICE PER SQUARE FOOT

INVESTMENT HIGHLIGHTS

NNN LEASE STRUCTURE WITH MINIMAL LANDLORD RESPONSIBILITIES

EXTENDED HOURS OF OPERATION, INDICATING STRONG PATIENT DEMAND AND HIGH OCCUPANCY LEVELS

HIGH QUALITY 2011 BUILD-TO-SUIT CONSTRUCTION FOR DaVITA DIALYSIS

DaVITA'S RENTAL RATE IS WELL WITHIN MARKET FOR CLASS-A MEDICAL SPACE IN TACOMA AREA

PROPERTY OVERVIEW

Section 02

FINANCIALS

Section 03

CASH FLOW SUMMARY

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	$271,572	$31.69
Operating Expense Reimbursement	NNN	NNN
Effective Gross Revenue (EGR)	**$271,572**	**$31.69**

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	NNN	NNN
Insurance	NNN	NNN
CAM	NNN	NNN
Total Operating Expenses	NNN	NNN
Net Operating Income	**$271,572**	

$4,180,000
PRICE

6.50%
CURRENT CAP RATE

$488
PRICE PER SF

RENT ROLL

						RENT DETAILS				
Tenant Name	Leased SF	% of NRA	Lease Start	Lease Expiration	Recovery Type	Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
Total Renal Care, Inc (dba DaVita)	8,569	100%	1/1/2012	2/28/2029	NNN	$22,631	$31.69	3/1/2027	$23,310	3x5 FMV - 180 days notice
Totals	**8,569**	**100%**				**$22,631**	**$31.69**		**$23,310**	

LEASE ABSTRACT

Total Renal Care, Inc.
dba DaVita

ADDRESS	311 140th Street South, Tacoma, WA 98444
LEASE TYPE	NNN
LEASE COMMENCEMENT	1/1/2012
LEASE EXPIRATION	2/28/2029
OPTIONS /REQUIRED NOTICE	Three (5) year options to extend with written notice to landlord no later than 180 days prior to expiration of the lease. Lessee shall include with its renewal notice a rent proposal for the renewal period.

EXPENSES

Property Taxes

The Lessee shall pay all real estate taxes against the premises.

Lessee's Insurance

Lessee shall obtain and keep in force a) property insurance for full replacement value against loss by fire and casualty and b) commercial general liability insurance in an aggregate annual limit of not less than $3,000,000; such liability policy shall name Lessor as additional insured.

Lessor's Insurance

Lessor shall obtain and keep in force a) property insurance for full replacement value against loss by fire and casualty and b) commercial general liability insurance in an aggregate annual limit of not less than $3,000,000; such liability policy shall name Lessee as additional insured. Lessee shall reimburse Lessor for such insurance premiums within 30 days after invoice.

Utilities

Lessee shall pay for all utilities and other services necessary in the operation, maintenance and repair of the Premises, including but not be limited to, gas, fuel oil, electrical, telephone and other utility charges, janitorial services (if Lessee shall contract for such services) and grounds maintenance.

MAINTENANCE & REPAIR

Lessor's Obligations

Lessor, at its sole cost and expense, shall make any necessary repairs or replacements to the foundation, roof (structural components only) and the structural components of the Building.

Lessee's Obligations

Except for Lessor's obligations, Lessee agrees to maintain said Premises (including, without limitation, the building, landscaping and other improvements) in the same condition, order and repair as they are at the commencement of said Term, excepting only reasonable wear and tear arising from the use thereof and insured damage by fire or other casualty.

MISC.

Guaranty

An absolute and unconditional guaranty of Lessee's obligations is provided by DaVita, Inc.

DAVITA

DaVita is a health care provider focused on transforming care delivery to improve quality of life for patients globally.

The company is one of the largest providers of kidney care services in the U.S. and has been a leader in clinical quality and innovation for more than 20 years. Through DaVita Kidney Care, the company treats patients with chronic kidney failure and end stage kidney disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all.

Through these efforts, DaVita has also become the largest provider of home dialysis in the country. As of June 30, 2020, DaVita served 205,300 patients at 2,795 outpatient dialysis centers in the United States. The company also operated 287 outpatient dialysis centers in ten countries worldwide. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

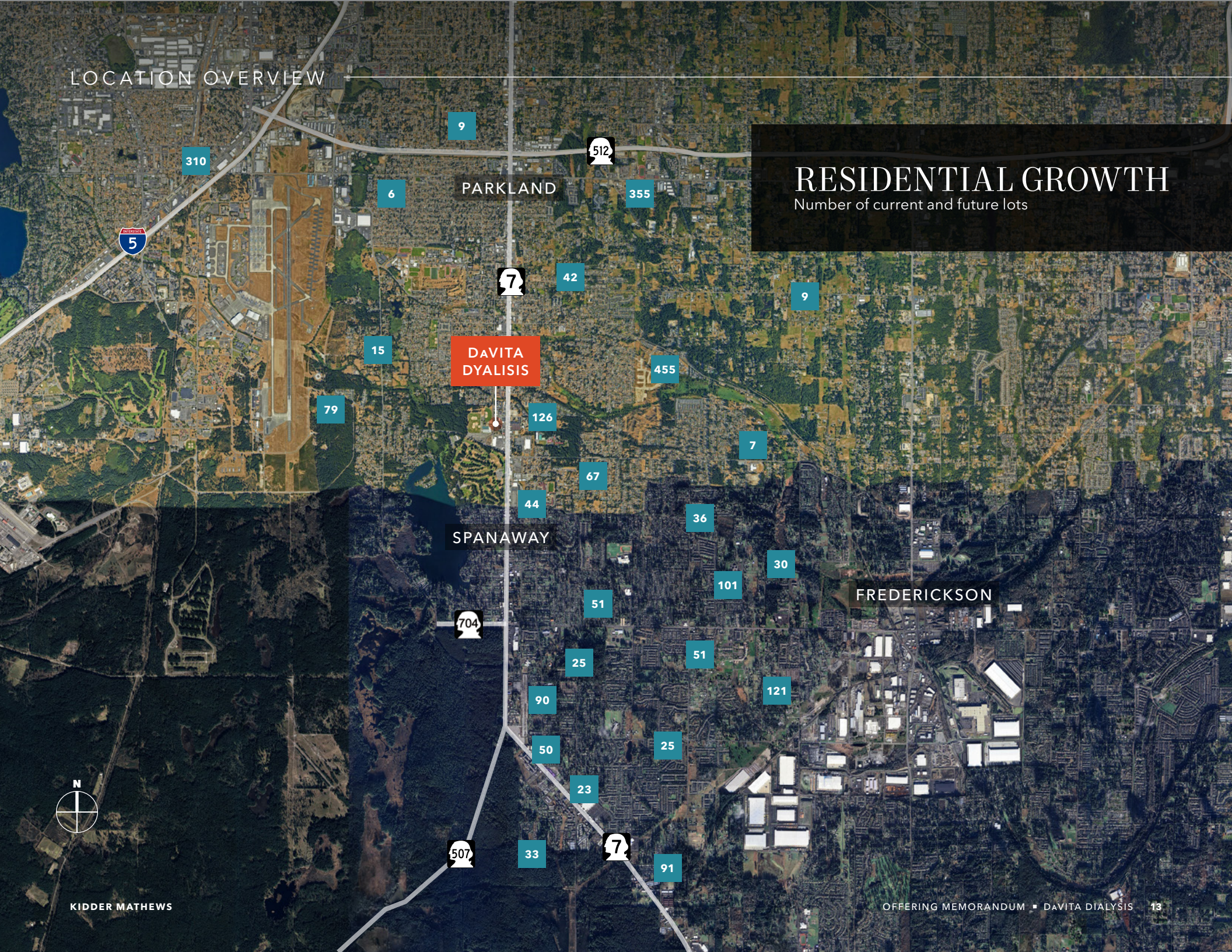
Source: davita.com

LOCATION OVERVIEW

Section 04

RESIDENTIAL GROWTH

Number of current and future lots



TACOMA

Tacoma is the 3rd largest city in Washington State and consistently ranked as one of the fastest growing.

Located 40 minutes south of Seattle, Tacoma is anchored by a diverse mix of established and globally recognized companies such as Amazon, Boeing, Infoblox, NewCold, REI, and Tool Gauge. Their presence creates a strong business ecosystem, promotes local job growth, and provides a solid foundation for further economic development. The City of Tacoma is forecasting for 127,000 additional residents and 97,000 jobs by 2040.

Tacoma's rich history is reflected in its architecture, with charming historic buildings lining the streets of downtown. The city's cultural scene is thriving, with numerous museums, galleries, and theaters showcasing local art and performances. Visitors can explore the eclectic mix of shops and eateries, sampling everything from gourmet cuisine to street food.

Furthermore, Tacoma's proximity to outdoor recreational opportunities makes it a haven for nature enthusiasts. The surrounding landscape offers hiking trails, parks, and waterfront promenades, inviting residents to embrace an active lifestyle. With its strong sense of community and welcoming atmosphere, Tacoma continues to attract individuals seeking a balance between urban living and natural beauty.

PUGET SOUND OVERVIEW

Puget Sound (Pierce and King County) is home to over 40% of Washington State's population

As well as a national center for manufacturing, technology, services, international trade and tourism. Some of the world's most recognizable companies call the

Puget Sound home: Microsoft, Starbucks, Amazon, T-Mobile, Nordstrom, and Costco. The region is projected to generate 1.2 million new jobs by 2040.

Seattle has remained one of the most resilient cities due to its diverse industries. The city accounts for over 20% of the nation's software publishing employment. Healthcare employment is projected to continue to grow dramatically and Seattle has the 5th largest biotechnology Research and Development alliance in the University of Washington and the Fred Hutchinson Cancer Research

Center. This is in addition to remaining one of the capitals of aerospace and computing.

Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where employees are happy to call "home."

PIERCE COUNTY STATS

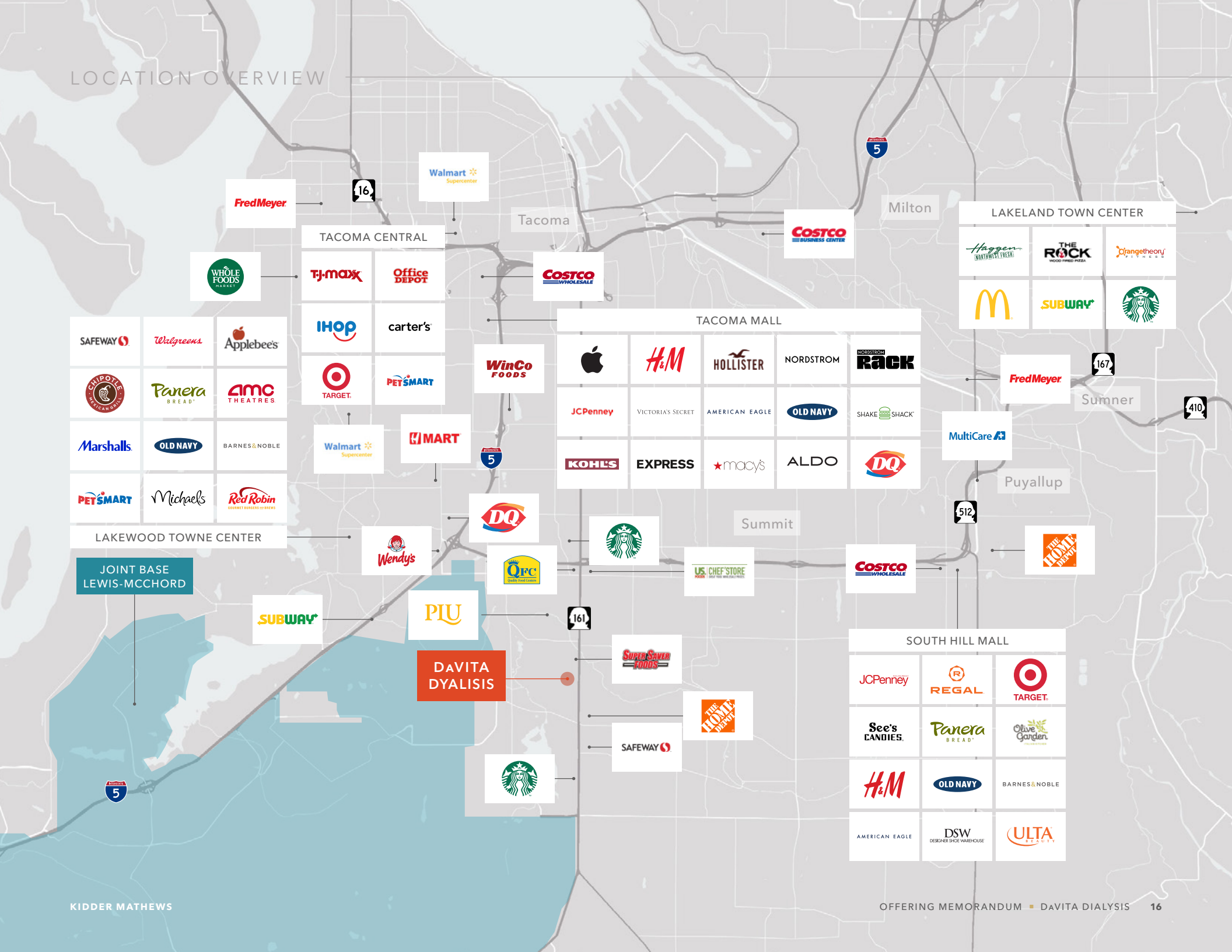
939K
POPULATION

30%
25+ WITH BACHELORS DEGREES

LARGEST EMPLOYERS IN PUGET SOUND

THE BOEING CO	AMAZON	JOINT BASE LEWIS-MCCHORD	MICROSOFT	UNIVERSITY OF WASHINGTON
56,000 EMPLOYEES	55,000 EMPLOYEES	54,000 EMPLOYEES	54,000 EMPLOYEES	29,000 EMPLOYEES

LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,905	74,527	189,905
2030 PROJECTION	11,114	74,617	190,657
2020 CENSUS	10,440	76,157	189,736

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	$113,670	$105,171	$110,314
2030 PROJECTED HH INCOME	$114,424	$105,481	$110,576
TOTAL BUSINESSES	356	2,070	6,313
TOTAL EMPLOYEES	2,823	15,628	47,927

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	6.9%	6.7%	7.2%
HIGH SCHOOL DIPLOMA	40.2%	35.2%	32.2%
SOME COLLEGE	22.9%	23.2%	23.9%
ASSOCIATE	10.3%	12.2%	12.0%
BACHELOR	11.3%	13.4%	14.1%
GRADUATE	6.4%	6.4%	6.5%

HOUSEHOLDS

4,262
1 MILE

27,001
3 MILES

69,365
5 MILES

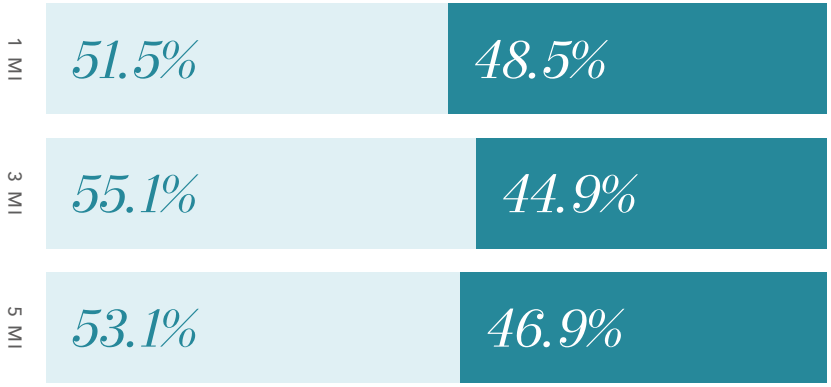
2030 PROJECTED GROWTH

0.6%
1 MILE

0.2%
3 MILES

0.3%
5 MILES

OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2025, Sites USA

Listing Team

DAVID GELLNER
Kidder Mathews
Executive Vice President
206.747.4338
david.gellner@kidder.com

BLAKE WEBER
Kidder Mathews
Senior Vice President
206.898.1231
blake.weber@kidder.com

PARKER KSIDAKIS
Kidder Mathews
First Vice President
206.708.9420
parker.ksidakis@kidder.com

MIKE NEWTON
NAI-PSP
Senior Vice President
425.974.1444
mnewton@nai-psp.com