



WICHITA, KANSAS

TALLGRASS GOLF CLUB

Marcus & Millichap

PRIME STORAGE

OPTI-LIFE

Commerce Bank

crafted coffee roasters

Andy's Frozen Custard

PARIS BAGUETTE BOULANGERIE

KANSAS MEDICAL CENTER

E 21st Street N 17,088 VPD

KwikShop

VIVA

WICHITA FEDERAL CREDIT UNION

Medical Specialty

EMPRISE BANK

Walgreens

Brookdale Senior Living

Medical Specialty

FRESENIUS MEDICAL CARE

Medical Specialty

Sunflower Bank

The Regent Legends Senior Living

KU SCHOOL OF MEDICINE

N Webb Road 17,593 VPD

Medical & Professional Offices

WILSON ESTATES

ACTUAL LOCATION

PARCEL LINES NOT EXACT. BUYER MUST VERIFY.

• CORPORATE ABSOLUTE NNN LEASE • 12+ YEARS REMAINING • ANNUAL RENT INCREASES • WELL-ESTABLISHED DIALYSIS CLINIC •

NON-ENDORSEMENT AND DISCLAIMER NOTICE

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

Activity ID: ZAG0480205

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



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Marcus & Millichap

AERIAL OVERVIEW

96

REGIONAL AIRPORT

WAL*MART SUPERCENTER
sam's club
KOHL'S
 McDonald's
petco
Comfort INN
IHOP
 Applebee's

Medical Specialist

STRYKER SPORTS COMPLEX

target
HOBBY LOBBY
Academy
DUNKIN'
 Chick-fil-A

Medical & Professional Offices

96

96

TALLGRASS GOLF CLUB

FRESENIUS MEDICAL CARE

BEST BUY
BARNES & NOBLE
DICK'S
 chicco's
LOFT rack
 POTTERY BARN
TRADER JOE'S

Walgreens
KwikShop

Medical & Professional Offices

CHESTER'S
BONEFISH GRILL
BERKSHIRE HATHAWAY
P.F. CHANG'S
Red Robin
doc green's
FIREBIRDS

Greenwich Road

BMW
Audi
ACURA
LAND-ROVER

HAVERTYS

EASTVIEW PARK

Panera BREAD

N Rock Roads

N Webb Road

THE RESIDENCES AT WATERFRONT

EQUITY
Orangetheory

WHOLE FOODS

E 13th Street N

STARBUCKS

RCB BANK

WICHITA COUNTRY CLUB

WICHITA COLLEGIATE SCHOOL

Beech Lake

BEECH FACTORY AIRPORT

AERIAL OVERVIEW

The Regent
Legends Senior Living

Medical &
Professional
Offices

Regional Tenants

WILSON ESTATES



N Webb Road 17,593 VPD

Walgreens

Medical
Specialty



Medical
Specialty



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WILSON ESTATES

➤ Corporate Guarantee | Rare Absolute NNN Lease

The vast majority of single tenant dialysis properties operate under double net leases that require landlords to maintain certain capital improvements such as the roof, structure and parking lot. The subject property offers a very rare absolute NNN lease for a corporately guaranteed single tenant dialysis property with no management or maintenance responsibilities whatsoever.

➤ Annual Rent Increases During Primary Term & Option Periods

The subject property operates under an absolute NNN lease that offers an industry-leading annual rent increase schedule based on CPI with an annual floor of 1% and cap of 2% during the primary term and option periods

➤ Surrounded by National Retailers | Established Trade Area

The subject property benefits from a dense concentration of national retailers, regional medical specialists, senior living communities and high-end residential communities surrounding it: Walmart Supercenter, Target, Whole Foods, Walgreens, Hobby Lobby, Academy Sports, Dick’s Sporting Goods, Best Buy, Menard’s, and many more.

➤ Fresenius Medical Care (S&P: “BBB-” / Moody’s: “Baa3”)

Corporately guaranteed lease by Fresenius Medical Care, with annual revenues of \$19.3 B (FY 2024) and carrying a credit rating of “BBB” from Standard & Poors and “Baa3” from Moody’s (“investment grade”).

➤ \$109,656 Avg. Household Income | Expanding MSA

Within a 1-mile radius, the average household income is \$109,656, and the 5-mile population exceeds 152,893. Wichita has experienced steady growth with a 2.1% population increase from 2020 through 2024.

➤ Close Proximity to Regional Hospitals & Treatment Centers

The subject property is located within close proximity to a number of regional hospitals and medical treatment centers: Wesley Woodlawn Hospital (2.6 miles), Kansas Medical Center (4.9 miles), Via Christi St. Francis Hospital (7.4 miles), Kansas Heart Hospital (2.2 miles)

ALL CASH OFFERING PRICE / CAP RATE

\$3,649,051 / 5.75% CAP

NOI (2026)			\$209,820*		
Year	1% - 2% Increase*	CAP Rate*	Year	1% - 2% Increase*	CAP Rate*
2027	\$214,017	5.87%	2032	\$236,292	6.48%
2028	\$218,297	5.98%	2033	\$241,018	6.60%
2029	\$222,663	6.10%	2034	\$245,838	6.74%
2030	\$227,116	6.22%	2035	\$250,755	6.87%
2031	\$231,659	6.35%	2036	\$255,770	7.01%

*NOI shown begins in January 2026 and is an estimate based on CPI forecasts. Actual NOI may vary. Buyer is responsible for verifying during their Due Diligence.

Property Address	9341 East 21 st Street Wichita, KS 67206
Lease Type	Absolute NNN
Primary Lease Term	20 Years
Lease Commencement	1/1/2017 ⁽¹⁾
Lease Expiration	12/31/2037 ⁽¹⁾
Years Remaining	12 Years
Rent Increases	Annual CPI (1% Min - 2% Max)
Year Built	2004 ⁽¹⁾
Rentable Area	8,342 SF ⁽¹⁾
Lot Size	1.24 Acres ⁽¹⁾
Renewal Options	4, 5-Year Options
Tenant / Guarantor	Fresenius Medical Care ⁽¹⁾

⁽¹⁾ This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to income, expenses, net operating income, building specifications, tenant, guarantor, lease information, and ownership information are approximate. Buyer is responsible for verifying during the due diligence process and bears all risk for any inaccuracies.

2-PROPERTY PORTFOLIO PURCHASE (ALL CASH) \$5,845,532 / 5.66% CAP

NOI (2026) \$330,627*

2-PROPERTY PORTFOLIO PURCHASE (LOAN ASSUMPTION) \$5,562,075 / 5.94% CAP

NOI (2026) \$330,627*

Loan Amount \$3,280,000

Down Payment \$2,282,075 (41%)

Interest Only 5.01%

Annual Debt Service \$164,328 (Interest Only)

Annual Cash Flow **\$159,816 / 6.02% COC**

Maturity Date 4/1/2028

Years Until Maturity 2+

Loan Assumption Fee 1%

*NOI shown begins in January 2026 and is an estimate based on CPI forecasts. Actual NOI may vary. Buyer is responsible for verifying during their Due Diligence.

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Rent Increases	Annual CPI (1% Min - 2% Max)
Renewal Options	4, 5-Year Options
Tenant / Guarantor	Fresenius Medical Care
Property Addresses	11296 Lomas Boulevard NE Albuquerque, NM 87112 9341 East 21 st Street Wichita, KS 67206
Albuquerque Year Built	1981 (1)
Albuquerque Rentable Area	7,060 SF (1)
Albuquerque Lot Size	1.17 Acres (1)
Wichita Year Built	2004 (1)
Wichita Rentable Area	8,342 (1)
Wichita Lot Size	1.24 Acres (1)

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Fresenius Medical Care AG & Co. KGaA is a German multinational healthcare company and the world's leading provider of products and services for individuals with chronic kidney failure and renal diseases. Headquartered in Bad Homburg vor der Höhe, Germany, it operates as a vertically integrated dialysis business, offering end-to-end solutions along the dialysis value chain—from manufacturing dialysis machines, systems, and disposable products to delivering treatment services at its own clinics.

The company serves approximately 4.2 million patients worldwide who require regular dialysis, with a focus on end-stage renal disease (ESRD). It operates in two main segments: North America (including Renal Therapies Group and services) and International (covering Europe, Latin America, and Asia-Pacific). As of December 31, 2024, Fresenius Medical Care managed over 299,000 patients across roughly 3,700 dialysis clinics globally, with more than 2,600 centers in North America alone serving over 190,000 patients.

Source: [freseniusmedicalcare.com](https://www.freseniusmedicalcare.com)

Company Name	Fresenius Medical Care
Ownership Type	Public
Segment(s)	Healthcare
Credit Rating	BBB- Standard & Poors Baa3 Moody's
Revenue	\$19.3 Billion (FY 2024)
No. of Locations	4,100+ (Global) / 2,600+ (USA)
Coverage	15 States Across the U.S.
Workforce	109,000+ Employees
Headquarters	Bad Homburg vor der Hoe, Germany
Year Founded	1996
Website	www.freseniusmedicalcare.com

**Fresenius Medical Care further accelerates organic revenue**[Link to Article](#)

Fresenius Medical Care further accelerates organic revenue development and achieves an inflection in earnings growth, delivering 28% operating income growth in the third quarter of 2025. Reported Q3 revenue of €4,885 million (+8% YoY at constant currency, +10% organic), operating income of €477 million (+28% excluding special items), and confirmed full-year 2025 outlook. Highlighted progress in FME Reignite strategy, including share buybacks and U.S. treatment growth turning positive.

**#2 Dialysis Provider with 38% Marketshare & 4,100+ Clinics Globally**[Link to Article](#)

Fresenius Medical Care holds ~38% market share and serves ~208,000+ patients annually. The company operates approximately 4,171 dialysis centers globally. The company emphasizes innovations like high-volume hemodiafiltration (HDF) rollout in 2025.

**Fresenius Medical Care Brings Industry-Leading Therapy to U.S.**[Link to Article](#)

Fresenius Medical Care (FME), the world's leading provider of products and services for individuals with renal diseases, today announced the company has received U.S. Food and Drug Administration (FDA) 510(k) clearance for the company's 5008X Hemodialysis System. Now the company wants to bring a new standard of care in dialysis therapy to people living with kidney diseases in the U.S.

**109,900+ Employees Globally Treating 293,000+ Patients Annually**[Link to Article](#)

As of the most recent official report (Q3 2025, ended September 30, 2025), Fresenius Medical Care employs 109,916 people globally (headcount basis). Visit www.freseniusmedicalcare.com for further details.

WICHITA MSA



REGIONAL MAP



MARKET OVERVIEW

Wichita, Kansas

The Wichita Metropolitan Statistical Area (MSA), centered on the city of Wichita and comprising Sedgwick, Butler, Harvey, Kingman, and Sumner counties, is Kansas's largest metro and remains widely known as the "Air Capital of the World." As of July 2024, the MSA is home to an estimated 661,217 people living in approximately 268,500 households (up from 255,000 households in 2020). This reflects an average household size of about 2.46 persons, slightly below the national average. The metro's 2024 median household income stands at roughly \$68,000, while its cost-of-living index of 90.4 continues to make it one of the more affordable large metros in the United States. Population growth has been steady but modest.

Between the 2020 Census count of 647,610 and mid-2024, the MSA added about 13,600 residents (2.1% total growth), equating to an average annual rate of 0.52%. Most of the increase has come from net domestic in-migration and natural growth, with the strongest gains occurring in 2022–2024 as remote workers and families sought lower costs and quality of life.

The core city of Wichita grew from 397,532 in 2020 to just over 400,000 in 2024, while suburban areas in Sedgwick and Butler counties accounted for the majority of new households. The economy remains anchored by aviation and a growing mix of healthcare, education, and professional services. The largest employers in the MSA are:

- Spirit AeroSystems (~12,500 employees)
- Textron Aviation (Cessna, Beechcraft, and Hawker) (~9,500 employees)
- Ascension Via Christi Health (~6,500 employees across multiple hospitals and clinics)
- Wichita Public Schools USD 259 (~6,000 employees)
- Koch Industries (~4,000 local employees)
- Airbus Americas Engineering and other aviation suppliers (combined ~3,000–4,000)

Together with McConnell Air Force Base (~5,000 military and civilian personnel), these organizations employ more than 45,000 people directly and support tens of thousands of additional indirect jobs. Ongoing investments in workforce training and new aerospace programs position the Wichita MSA for continued, if moderate, population and household growth through the end of the decade.

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WICHITA, KANSAS | DEMOGRAPHICS

Household Income

	1 Mile	3 Miles	5 Miles
2024 Average	\$109,656	\$103,922	\$85,998
2023 Median	\$87,862	\$75,895	\$63,448

Population

	1 Mile	3 Miles	5 Miles
2029 Projected Total Population	6,721	51,857	156,054
2024 Total Population	6,579	51,085	152,893
2020 Total Population	6,390	51,309	149,313

WICHITA MSA

661,217
Total
Population

2.1%
Growth
2020-2024

255,000
Total
Households

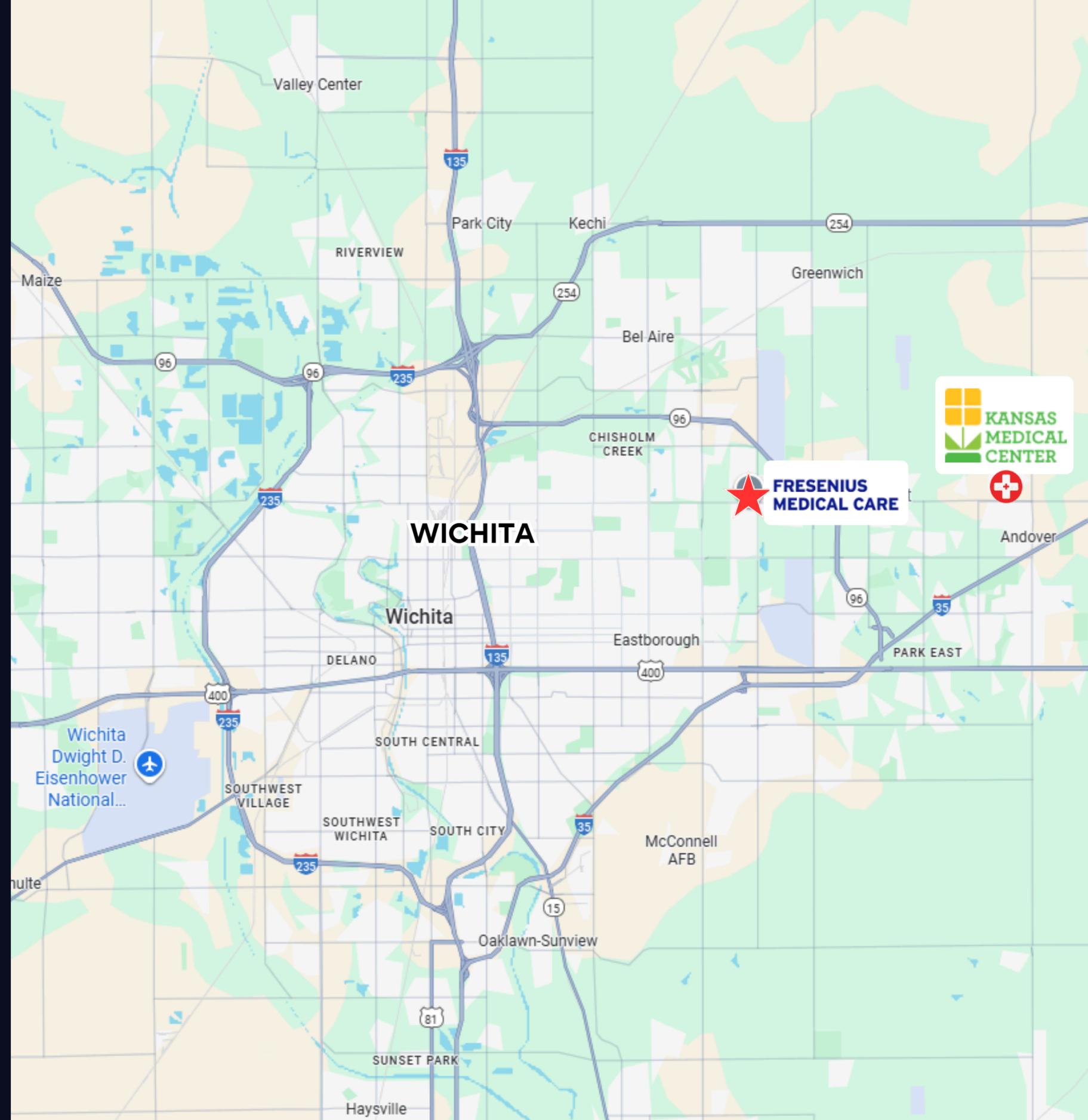
0.5%
Growth
2020-2024

38.0
Median
Age

38.7
U.S.
Median Age

\$68k
Median
HH Income

\$68.5k
U.S.
Median HH Income





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