
Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP
DaVita
DaVita
OCEANSIDE, CALIFORNIA
SAN DIEGO MSA
Actual location

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Activity ID: ZAH0480046

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DaVita

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INVESTMENT HIGHLIGHTS

Original 20-Year Lease with Over 10-Years Remaining
- Well-established dialysis clinic with nearly 10-years of operational history at this location, with 21 dialysis stations & over 350 patients (3)
- Passive long-term lease with over 10-years remaining
- Minimal Landlord maintenance responsibilities (see Lease Abstract page)

2% Annual Rent Increases During Primary Lease Term
- Providing long-term compounding rent growth guaranteed by DaVita Healthcare Partners, Inc. (NYSE: DVA
- 2% rent increases during the primary term and subsuquent renewal periods

Surrounded by Nationally Recognized Tenants in an Albertson's Anchored Center
- The property is situated in an Albertson's grocery anchored shopping center at the prominent corner of Oceanside Blvd & College Blvd
- Nationally-recognized tenants in the immediate trade area include: Albertson's, CVS/pharmacy, Planet Fitness, 88 Ranch Marketplace, Starbucks, Del Taco, Ace Hardware, Carl's Jr. KFC, Jiffy Lube, Verizon, Autozone, ALDI, and many more

Dense Infill Oceanside Location Situated Along Oceanside Blvd (31K VPD)
- Located within an Albertson's grocery-anchored shopping center at the corner of Oceanside Blvd (31,000 VPD) and College Blvd (36,000 VPD)

Close Proximity to Tri-City Medical Center & Other Speciality Centers
- The subject is located approximately 2-miles north of the Tri-City Medical Center - a regional hospital with emergency services and over 500 physicians
- Other medical specialists in the immediate area include: Public Health Center - North Coastal, Scripps Coastal Medical Center, Apria Healthcare, and many more

Corporately Guaranteed Lease: DaVita Healthcare Partners, Inc. (NYSE: DVA)
- DaVita, a leading provider in dialysis treatment operates over 3,200 across the (2) U.S. and in 14 other countries with over 78,000 employees
- $13.6 Billion in annual revenue / $10,4 Billion market capitalization
- DaVita historically maintains a 35% to 37% marketshare of dialysis treatment
- DaVita Healthcare Partners, Inc. is rated "BB" by S&P and "Ba2" by Moody's

$7,215,795 Offering Price | 5.85% CAP Rate

Ownership Year	NOI	CAP Rate
Current	$422,124 (4)	5.85%
2027 (2% Increase)	$430,566	5.97%
2028 (2% Increase)	$439,178	6.09%
2029 (2% Increase)	$447,961	6.21%
2030 (2% Increase)	$456,921	6.33%
2031 (2% Increase)	$466,059	6.46%
2032 (2% Increase)	$475,380	6.59%
2033 (2% Increase)	$484,888	6.72%
2034 (2% Increase)	$494,586	6.85%
2035 (2% Increase)	$504,477	6.99%
2036 (2% Increase)	$514,567	7.13%

Property Address	4182 Oceanside Boulevard Oceanside, CA 92056
Lease Type	Modified NNN
Primary Lease Term	20 Years
Lease Commencement	8/9/2016 (1)
Lease Expiration	8/8/2036 (1)
Years Remaining	10+ Years
Year Built	2016 (1)
Rentable Area	10,655 (1)
Lot Size	1.26 Acres (1)
Renewal Options	3, 5-Year Options
Lease Guarantor	DaVita Healthcare Partners, Inc. (2)

(1) Rentable Area, Lot Size, Tenant, Guarantor, Building Specifications, Year Built, and Demographics are estimates. Buyer is responsible for verifying during their due diligence.
(2) Tenant under the Lease is Total Renal Care, Inc., and the Lease Guarantor is DaVita Healthcare Partners, Inc. Buyer is responsible for verifying during their due diligence.
(3) Tenant operational information sourced from www.data.cms.gov. Buyer is responsible for verifying during their due diligence.

COMPANY OVERVIEW[1]

DaVita Inc. (NYSE: DVA) is a leading healthcare provider specializing in kidney care, primarily focused on dialysis services for patients with chronic kidney disease (CKD) and end-stage renal disease (ESRD). The company, headquartered in Denver, Colorado, operates as a major player in the U.S. dialysis market, with a significant international presence.

DaVita traces its roots to back to 1979, when it was founded as Medical Ambulatory Care, Inc., a subsidiary focused on dialysis operations. It later operated as Total Renal Care before rebranding to DaVita Inc. in 2000. In 2012, DaVita merged with HealthCare Partners (a physician-led integrated care group), temporarily operating as DaVita HealthCare Partners Inc. This added broader healthcare management capabilities, including coordinated care for Medicare Advantage and other populations. The HealthCare Partners division (later DaVita Medical Group) was divested in 2019 to Optum (UnitedHealth Group), allowing DaVita to refocus primarily on its core kidney care business.

As of late 2025, DaVita served approximately 295,000 patients globally through over 3,200 outpatient dialysis centers, with the vast majority (about 2,657) in the United States and the remainder in 14 other countries. The company holds a substantial U.S. market share (around 35-37% by number of clinics). It also partners with hospitals for acute care and supports home-based and integrated care programs.

The business benefits from recurring revenue due to the chronic nature of ESRD, with a large portion of patients covered by government programs like Medicare (which has provided near-universal coverage for ESRD since 1972 under a bundled payment system).

Sources: google.com, davita.com, grok.com

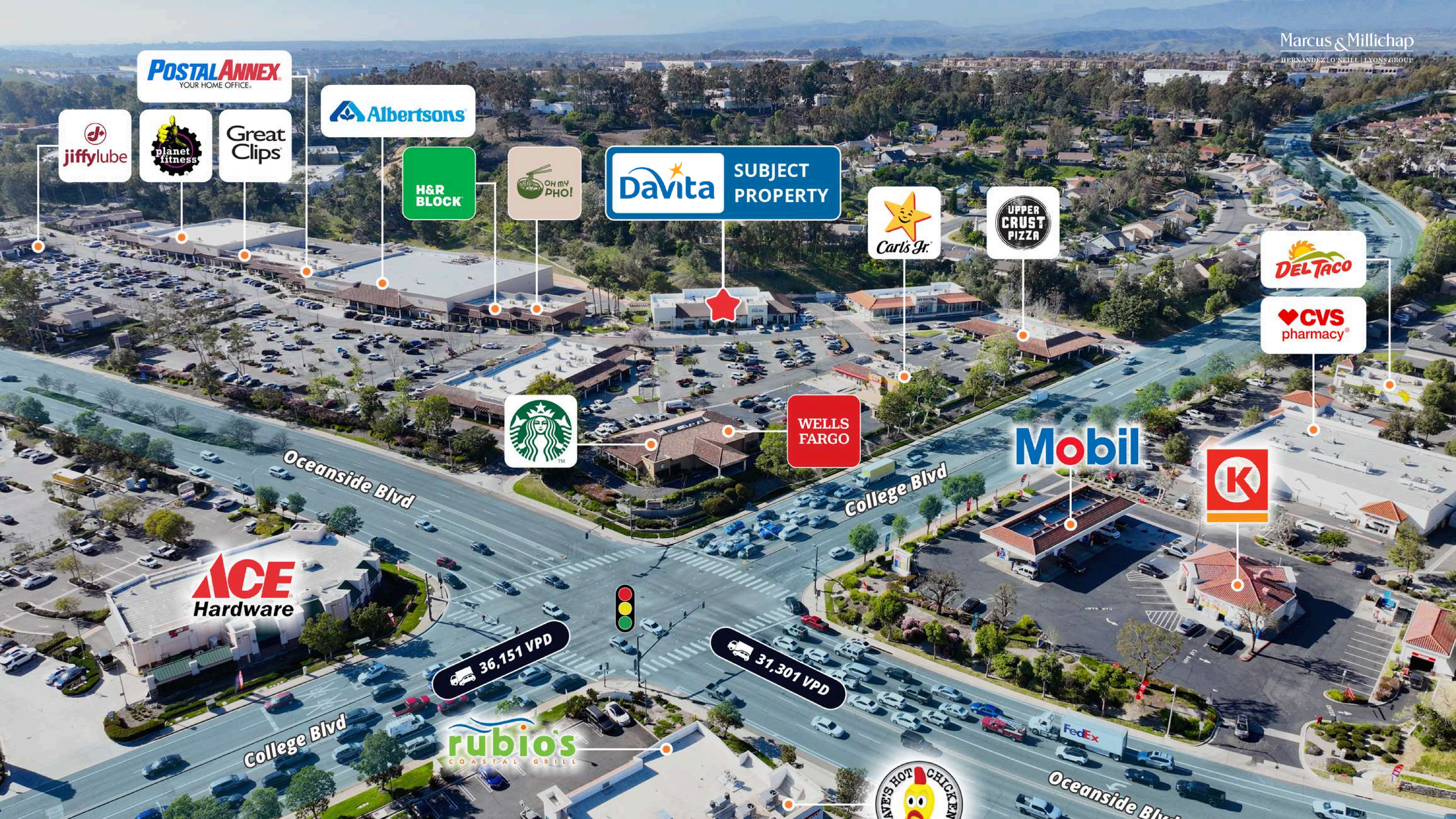
Company Name	**DaVita**
Ownership Type	**Public / NYSE: DVA**
Guarantor	**DaVita Healthcare Partners, Inc.**
Segment(s)	**Healthcare**
Revenue	**$13.6 Billion**
Market Capitalization	**$10.4 Billion**
Credit Rating	**"BB" by Standard & Poors "Ba2" by Moody's**
No. of Locations	**3,200+**
Coverage	**U.S.A. / 14 Other Countries**
Workforce	**78,000+ Employees**
Headquarters	**Denver, CO**
Year Founded	**1979**
Website	www.davita.com

(1) Tenant is Total Renal Care, Inc. and Lease Guarantor is DaVita Healthcare Partners, Inc. Buyer is responsible for verifying during their due diligence.

LEASE ABSTRACT[1]

Property Address	4182 Oceanside Boulevard Oceanside, CA 92056
Lease Commencement	8/9/2016
Lease Expiration	8/8/2036
Rent Increases	On the first (1st) anniversary of the Commencement Date and nually thereafter during the Term, the Rent shall be increased by two percent (2%) over the Rent for the prior Lease Year.
Landlord Maintenance	Landlord shall be responsible for concrete slab, footings, foundation, structural components, exterior walls (excluding painting) flooring systems (excluding floor covering) exterior plumbing and exterior electrical systems of buildings.
Taxes	Tenant to pay all real estate taxes, assesments, and other govermental levies. The amount to be paid by Tenant on account of taxes during the first and last calendar years.
Insurance	Tenant: General liability insurance, naming Lessor and Lessor's lenders or mortgagees as an additional insured, in a minimum amount of $1,000,000.00 per occurrence and $3,000,000.00 in the aggregate for both bodily injury and property damage; Tenant improvements and contents in the premises insured for full replacement value against loss by fire and casualty under an all risk policy with extended coverage endorsements. Tenant may carry any insurance required by this Lease under a blanket policy or under policy containing a self insured retention, provided that Lessee or Lessee's parent company DaVita Inc., maintains a net worth of at least $75,000,000. Landlord: property insurance, including to the extent of sprinkler leakage, vandalism, earthquake, terrorism, business interruption, loss of rents, flood, for full replacement value and, commercial liability insurance in a minimim amount of $1,000,000.00 per claim and $3,000,000 in the aggregate for both bodily injury and property damage or liability for personal, injury or death. Tenant shall reimburese Landlord for such insurance. Any additional insurance obtained by Lessor shall be at its own expense.
Renewal Options	Tenant shall have three (3) additional periods of five (5) years each. Tenant shall notify Landlord within nine (9) months before the expiration of the Term. Rent shall be increased by two percent (2%) over the Rent for the prior Lease Year, and shall be subject to two percent (2%) annual increases thereafter.
Tenant	Total Renal Care, Inc.
Guarantor	DaVita Healthcare Partners, Inc. (NYSE: DVA)

(1) The details contained herein are confidential and have been obtained from the Lease Agreement. Marcus & Millichap has not made, and will not make, any investigation into the accuracy of the information contained herein. Buyer is responsible for verifying all information during their Due Diligence.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HERNANDEZ | O'NEILL | LYONS GROUP
POSTAL ANNEX
YOUR HOME OFFICE.
Albertsons
jiffylube
planet fitness
Great Clips
H&R BLOCK
OH MY PHO!
DaVita
SUBJECT PROPERTY
Carl's Jr.
UPPER CRUST PIZZA
DEL TACO
CVS pharmacy
WELLS FARGO
Mobil
K
Oceanside Blvd
College Blvd
ACE Hardware
36,151 VPD
31,301 VPD
College Blvd
rubio's
COASTAL GRILL
DAVE'S HOT CHICKEN
Oceanside Blvd
FedEx


Marcus & Millichap
HERNANDEZ | O'NEILL | LYONS GROUP
88 Ranch Marketplace
Jersey Mike's Subs
Chipotle Mexican Grill
Taco Bell
KFC
planet fitness
Albertsons
H&R BLOCK
DaVita SUBJECT PROPERTY
CHASE
jiffy lube
McDonald's
WELLS FARGO
Carl's Jr.
UPPER CRUST PIZZA
ACE Hardware
Oceanside Blvd
College Blvd
31,301 VPD
36,151 VPD
College Blvd
Mobil
CVS pharmacy
DEL TACO
Oceanside Blvd
Parcel lines not exact. Buyer is responsible for verifying.

PROPERTY PHOTOS

OCEANSIDE, CA OVERVIEW

REGIONAL MAP

Oceanside, California (San Diego MSA)

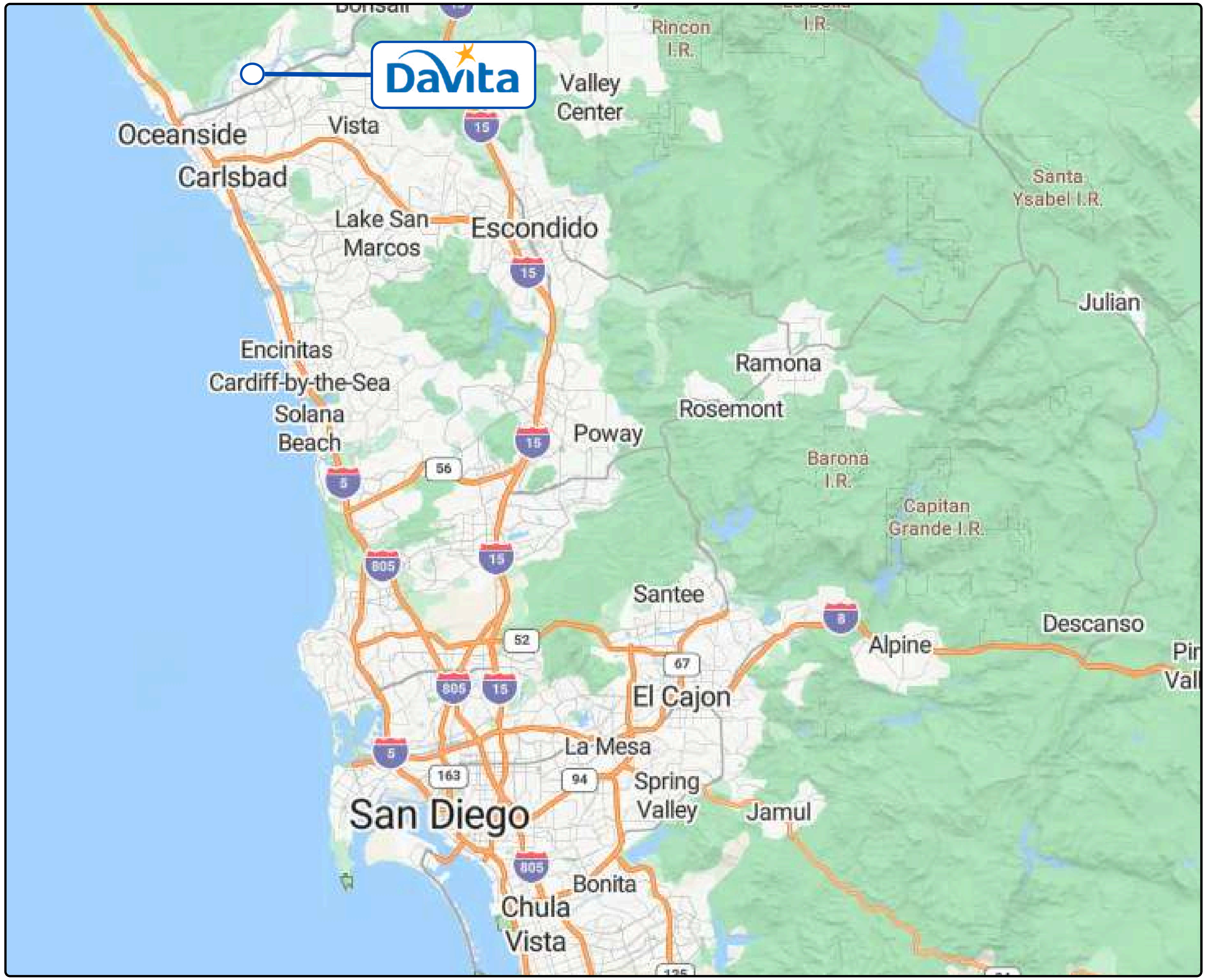
Oceanside is a vibrant coastal city in San Diego County, California, situated in the San Diego-Chula Vista-Carlsbad Metropolitan Statistical Area. The San Diego-Chula Vista-Carslbad MSA is home to approximately 3.3 million residents as of 2024 and ranks among the nation's largest metros, blending urban innovation with stunning Pacific Ocean scenery, mild year-round climate. Oceanside, CA is located about 35 miles north of downtown San Diego, and offers a classic Southern California beach-town atmosphere with easy access to both urban amenities and nearby Orange County via Interstate 5.

Oceanside, CA blends suburban living with strong military ties from adjacent Camp Pendleton and serves as a gateway to North County's growing innovation and tourism economy. Local top employers include Tri-City Medical Center, MiraCosta College, and the Oceanside Unified School District, while the broader San Diego MSA benefits from defense, healthcare, biotech, and education sectors that drive regional stability.Tourists flock to Oceanside for its iconic Oceanside Pier—one of the longest wooden piers on the West Coast—pristine beaches ideal for surfing and swimming, the California Surf Museum, historic Mission San Luis Rey, and the bustling harbor village.

Oceanside's vibrant downtown features sunset markets, street art, breweries, and coastal trails, making it a relaxed yet lively destination with nearby draws like LEGOLAND in Carlsbad. Despite affordability challenges, Oceanside remains an appealing mix of beach culture and metro accessibility.

Demographics	1 Mile	3 Miles	5 Miles
2024 Avg. Household Income	$129,369	$123,173	$128,178
2024 Median Household Income	$106,006	$97,310	$101,281
2025 Population	15,732	147,529	307,701
2025 Number of Households	5,029	49,873	106,467
Median Home Value	$727,272	$721,740	$790,072
Total Specified Consumer Spending	$206.2M	$1.90B	$4.10B

REGIONAL MAP



Source: Marcus & Millichap, Experian, CoStar

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