



MONARCH
COMMERCIAL ADVISORS



RECENTLY EXTENDED CORPORATE DAVITA

LONG BEACH, CA

Absolute NNN Proven DaVita Adjacent to MemorialCare Long Beach Medical Center

LEAD BROKERS

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE #01389761

NV RED #10011411

Brandon Norton

(480) 269-3154

brandon@monarchcommercial.com

CA DRE #01985777

ADRE #BR710308000



Mission critical site for DaVita with 28 stations operating six days a week: Mondays, Wednesdays, and Fridays from 3:30 am till 10:30 pm, and Tuesdays, Thursdays, and Saturdays from 3:30 am till 8 pm.



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum 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. Buyer must verify the information and bears all risk for any inaccuracies.



Total Renal Care, Inc. executed an early lease extension through 2034 in April 2026, demonstrating a strong commitment to the location. The tenant has further reinforced this commitment through recent capital improvements, including roof replacements.

Price	\$5,516,509
Cap Rate	5.50%
NOI	\$303,408
Price/SF	\$722
Leasable Area	8,400 SF
Land Area	0.67 AC
Year Built	2002

3111 LONG BEACH BLVD, LONG BEACH, CA



20+ Years Operating History

The subject property has a long-standing history as a DaVita facility, having been continuously occupied by the company since 2002. DaVita has consistently exercised its lease renewal options, each time extending its tenure and agreeing to rent increases. In April 2026, DaVita executed an early lease extension through 2034. This location is the largest in Long Beach, with 28 dialysis stations in use from opening at 3:30 am till either 8pm or 10:30 pm when it closes, emphasizing the property's strategic importance.

Primary Dialysis Center for Nearby Hospital

The subject property serves as the primary dialysis center for MemorialCare Long Beach Medical Center, a prominent hospital located just one mile from the property. This close proximity provides patients with convenient, seamless access to essential dialysis treatments, enhancing the property's strategic importance within the local healthcare ecosystem. This strong connection between the dialysis center and the medical center creates a consistent and reliable patient flow, further solidifying the property's role in a critical healthcare hub. Read more on [page 5](#).

Dense SoCal Location Along Busy Interstate

The subject property is located in an ultra-dense, high-demand area with significant barriers to entry, making it a highly desirable location. Within a 5-mile radius, the population totals approximately 579,000 residents, with roughly 33% over the age of 50—a key demographic that drives demand for healthcare services such as dialysis. The property also benefits from excellent accessibility just off Interstate 405, which sees over 292,500 vehicles daily, providing convenient patient access and enhancing overall lease value.

One of the Largest Renal Care Providers

DaVita Dialysis is one of the largest and most prominent renal care providers in the United States, serving over 200,000 patients annually across more than 2,800 locations nationwide. The company's extensive network and scale enable it to control approximately 37% of the U.S. dialysis market share, solidifying its position as a dominant force in the industry.



DaVita Financial Snapshot

- \$13.6 Billion in Annual Revenue (2025)
- 6.46% Year-Over-Year Revenue Growth
- \$1.8B Operating Cash Flow

Key Deal Drivers

- Corporate DaVita with Abs NNN Lease
- Below Market Rent
- New Lease Extension Through 2034
- Close Proximity to MemorialCare Long Beach
- Located Along Interstate 405 (292 VPD)
- 579,000+ Residents Within a 5-Mile Radius
- \$121,000 Average Household Income Within a 5-Mile Radius



MemorialCare Long Beach Medical Center

Located in Long Beach, CA, MemorialCare Long Beach Medical Center is **the flagship hospital** of the MemorialCare Health System. The 453 bed hospital has been providing the community with compassionate, quality health care for more than 115 years. Recognized among the **top 3% of all California acute care hospitals**, Long Beach Memorial consistently achieves national accolades for its quality care.

MemorialCare Long Beach Medical Center is **the largest hospital within Long Beach, CA**, in terms of both number of staffed beds and total patient revenue.

BELOW STATS SOURCED HERE: [AMERICAN HOSPITAL DIRECTORY](#)

453
TOTAL STAFFED
BEDS

\$4.16B
TOTAL PATIENT
REVENUE 2023

96K
TOTAL PATIENT
DAYS



One of the Largest Providers of Kidney Care Services in the United States

DaVita Inc. is a **leading healthcare 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 United States** and has been a leader in clinical quality, patient outcomes, and innovation for more than 20 years. DaVita's integrated care approach emphasizes value-based care, improving both patient health and cost efficiency across the healthcare system.

Based in Denver, Colorado, DaVita provides **dialysis services to over 200,000 patients through a network of approximately 2,800+ outpatient dialysis centers in the United States**, along with an additional 300+ centers internationally across multiple countries. The company primarily treats patients with end-stage renal disease (ESRD), a chronic condition requiring life-sustaining dialysis treatments typically administered three times per week. This recurring, necessity-based treatment model creates consistent and predictable patient demand.

DaVita **holds an estimated 37% market share in the U.S. dialysis market and is ranked on the Fortune 500**, reflecting its scale and industry leadership. The company **generates over \$13 billion in annual revenue** and continues to invest in care coordination, technology, and patient-focused services. With its essential healthcare offering, strong national presence, and recurring patient base, DaVita is widely regarded as a highly stable and creditworthy tenant in retail and medical real estate environments.

200K+

PATIENTS SERVED
EACH YEAR

37%

DIALYSIS MARKET
SHARE

2,800

LOCATIONS IN
THE U.S.



DaVita®



\$13.6B

ANNUAL REVENUE FOR
FISCAL YEAR 2025

6.46%

INCREASE IN REVENUE
YEAR-OVER-YEAR

\$1.8B

OPERATING CASH
FLOW FOR 2025

BB

STABLE CREDIT RATING
FROM S&P GLOBAL



DaVita's Durable Financial Profile and Recurring Revenue Model

DaVita Inc. has demonstrated stable and resilient financial performance, supported by the essential, non-discretionary nature of its healthcare services. **For fiscal year 2025, the company generated \$13.643 billion in annual revenue, driven by consistent patient demand** for life-sustaining dialysis treatments. This recurring treatment model—requiring patients to receive care multiple times per week—provides strong visibility into revenue and reinforces the durability of DaVita's business model.

Profitability remains solid, with **EBITDA margins in the mid-to-high teens and stable earnings supported by predictable patient volumes**. While the company operates with higher leverage relative to investment-grade tenants, its balance sheet is supported by **steady operating cash flow and access to credit facilities**, providing sufficient liquidity to meet ongoing obligations. The essential nature of dialysis care further underpins DaVita's ability to generate consistent cash flow across economic cycles.

As one of two dominant providers in a duopoly industry alongside Fresenius, DaVita **benefits from significant scale advantages and high barriers to entry**. Looking ahead, **long-term demand is supported by aging demographics and increasing rates of chronic kidney disease**, contributing to continued stability in patient volumes. Overall, DaVita's consistent revenue generation, predictable cash flow, and essential service offering position it as a durable and reliable healthcare tenant with strong long-term rent-paying capacity.



		CURRENT
Price		\$5,516,509
Capitalization Rate		5.50%
Price/SF		\$657
Building Size (SF)		8,400
Lot Size (SF)		72,000
Stabilized Income	\$/SF	
Scheduled Rent	\$36.12	\$303,408
Expenses	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$303,408



Financing

Financing is available on the subject property. Please contact agent for details.



Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Total Renal Care, Inc	8,400	2/3/2003	6/5/2029	\$303,408	\$25,284	\$303,408	\$3.01	\$36.12	
		6/6/2029	6/5/2034	\$332,892	\$27,741	\$332,892	\$3.30	\$39.63	
		Option 1	6/6/2034	6/5/2039			Determined by both parties; If not then 95% FMRV		
		Option 2	6/6/2039	6/5/2044			Determined by both parties; If not then 95% FMRV		
		Option 3	6/6/2044	6/5/2049			Determined by both parties; If not then 95% FMRV		
(3 - 5 Year Options)									
TOTALS:	8,400			\$303,408	\$25,284	\$303,408	\$3.01	\$36.12	

Buyer must verify all information and bears all risk for any inaccuracies.



Premises & Term

LEASE GUARANTOR	Total Renal Care, Inc. a California corporation
LEASE TYPE	NNN
LEASE TERM EXPIRE	6/5/2034
RENT COMMENCEMENT	2/3/2003
OPTIONS	Three, 5-Year Options
YEAR BUILT	2002

Expenses

CAM	Tenant
PROPERTY TAXES	Tenant
INSURANCE	Tenant
UTILITIES	Tenant
HVAC	Tenant
REPAIRS & MAINTENANCE	Tenant
ROOF & STRUCTURE	Tenant



Additional Lease Provisions

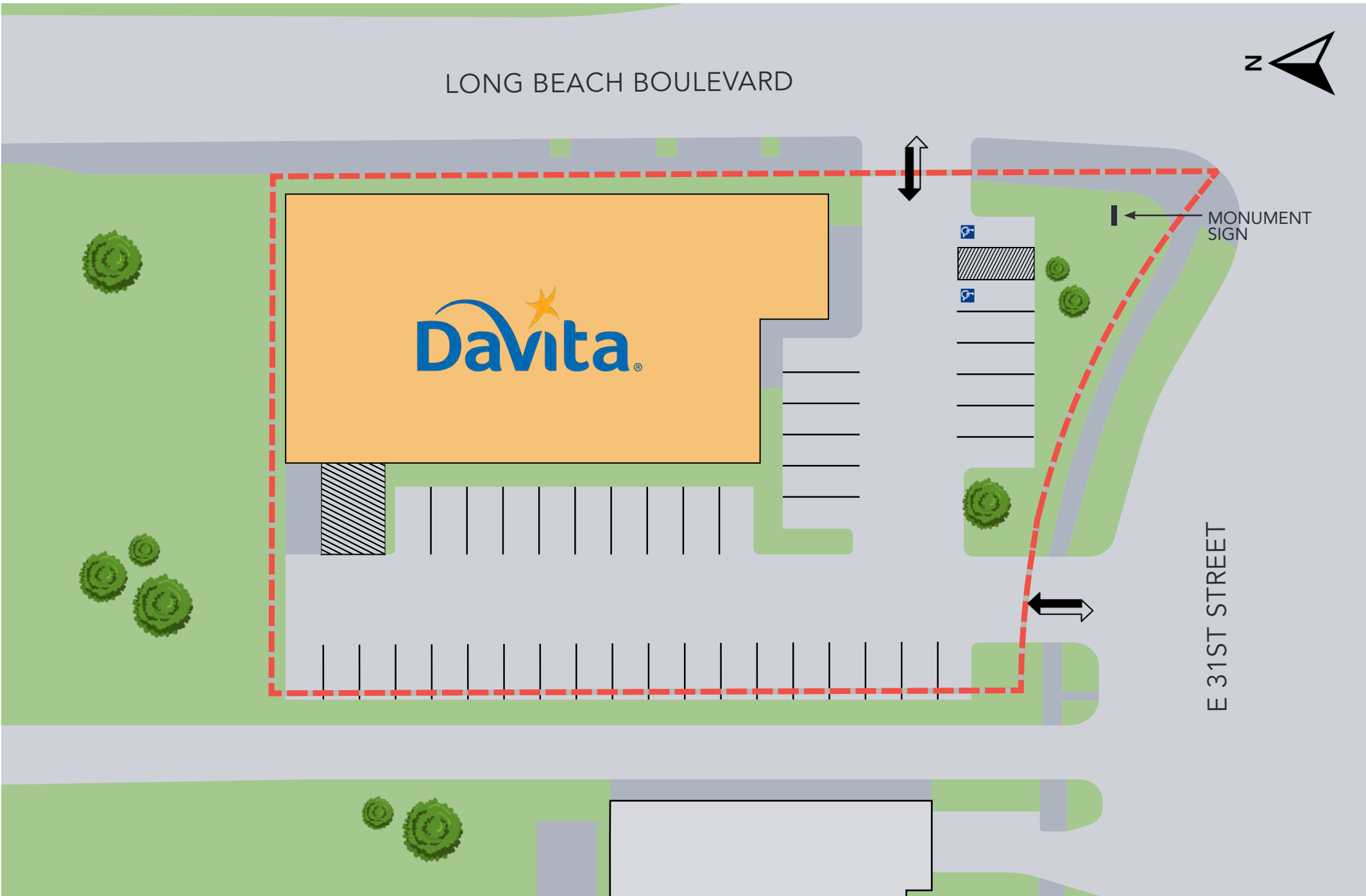
ASSIGNMENT/SUBLETTING

Landlord consent required

ESTOPPELS

Within 15 business days after written notice

Contact Agent for more detail.



PROPERTY DATA

8,400
Rentable SF

0.67
Acres

42
Parking Spaces

LEGEND

Property Boundary

↔
Egress



VITAL LOCATION IN THRIVING SUBMARKET

This handsome building is located along Long Beach Road, one of Long Beach's primary roadways. It benefits from visibility and easy access from Interstate-405. Nearby shopping centers and residential homes help feed traffic to the location and provide a strong customer base.



13 NEARBY RETAILERS



Easy access from Interstate 405, a major SoCal highway, via the on and off ramps just off Long Beach Boulevard.

SUBJECT PROPERTY

Davita

28,295 VPD

292,562 VPD

HARBOR FREIGHT

MemorialCare
Long Beach Medical Center





Established Retail Corridor with Strong Surrounding Tenancy

The subject property is strategically located along Long Beach Boulevard within a well-established and highly active retail corridor, surrounded by a strong mix of national and regional retailers. The immediate trade area features a concentration of top-performing tenants across grocery, pharmacy, dining, and daily-use retail, creating a convenient, one-stop destination for consumers. This dense retail environment enhances accessibility and convenience for DaVita's patient base, allowing for seamless integration of medical visits with everyday errands. The presence of these established retailers also reinforces consistent traffic patterns and long-term viability of the location, supporting the property's overall strength and desirability.



\$75M

ESTIMATED SALES FOR 2025



\$91M

ESTIMATED SALES FOR 2025



\$24M

ESTIMATED SALES FOR 2025



\$27M

ESTIMATED SALES FOR 2025



\$18M

ESTIMATED SALES FOR 2025

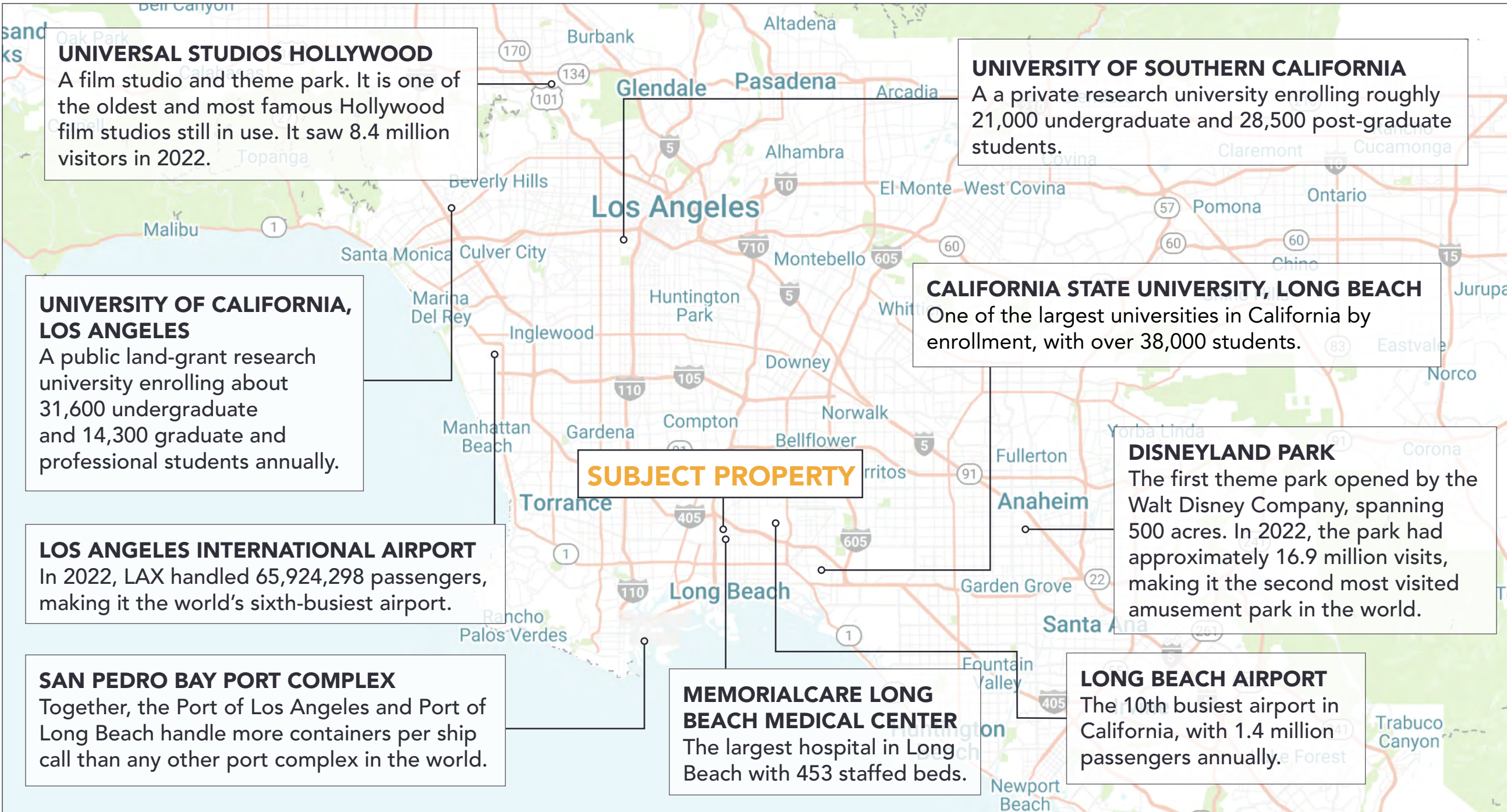


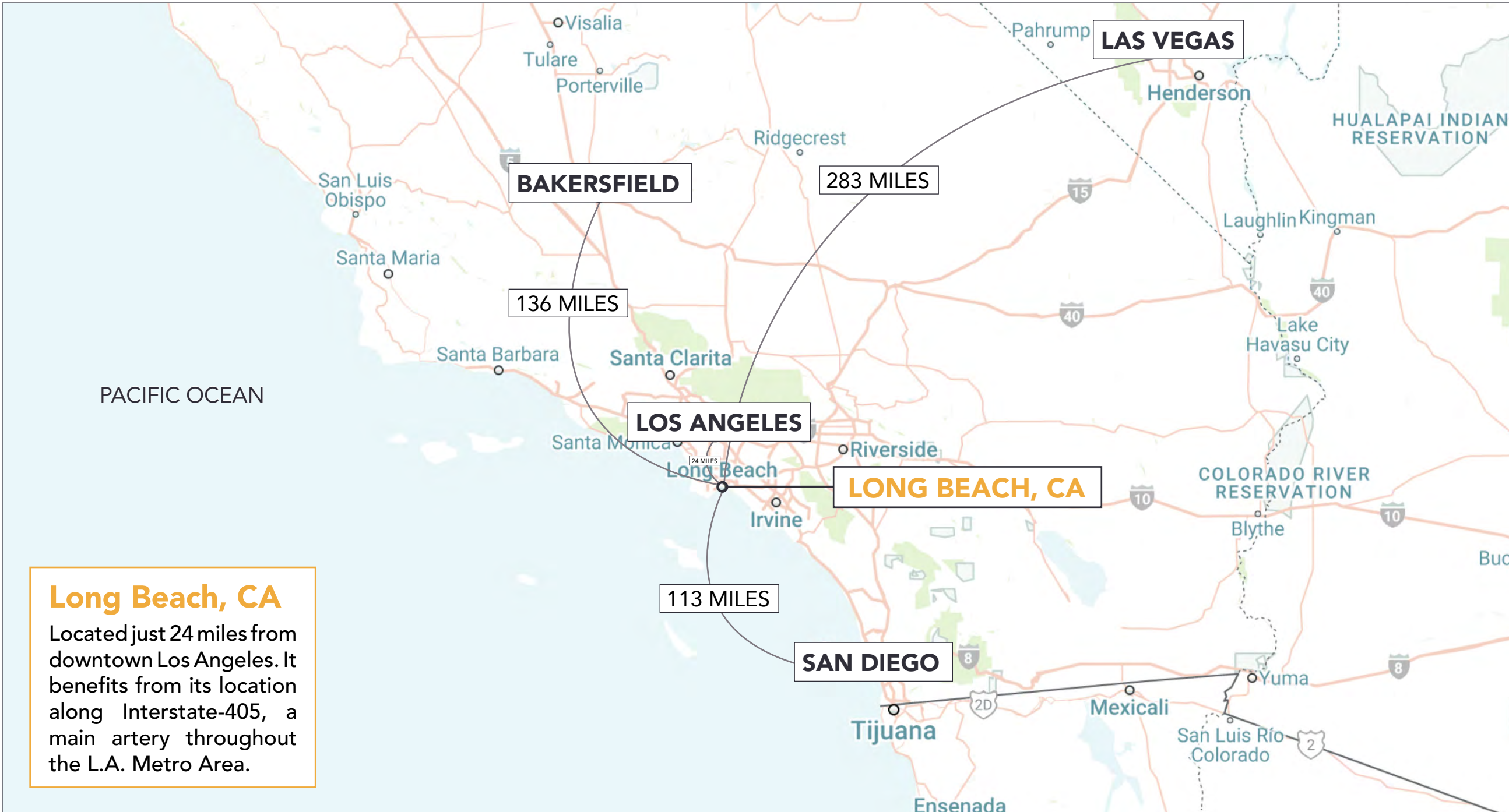
\$8.2M

ESTIMATED SALES FOR 2025

Sales data sourced from [CenterCheck](#).







Long Beach, CA
Located just 24 miles from downtown Los Angeles. It benefits from its location along Interstate-405, a main artery throughout the L.A. Metro Area.



Site Demographics

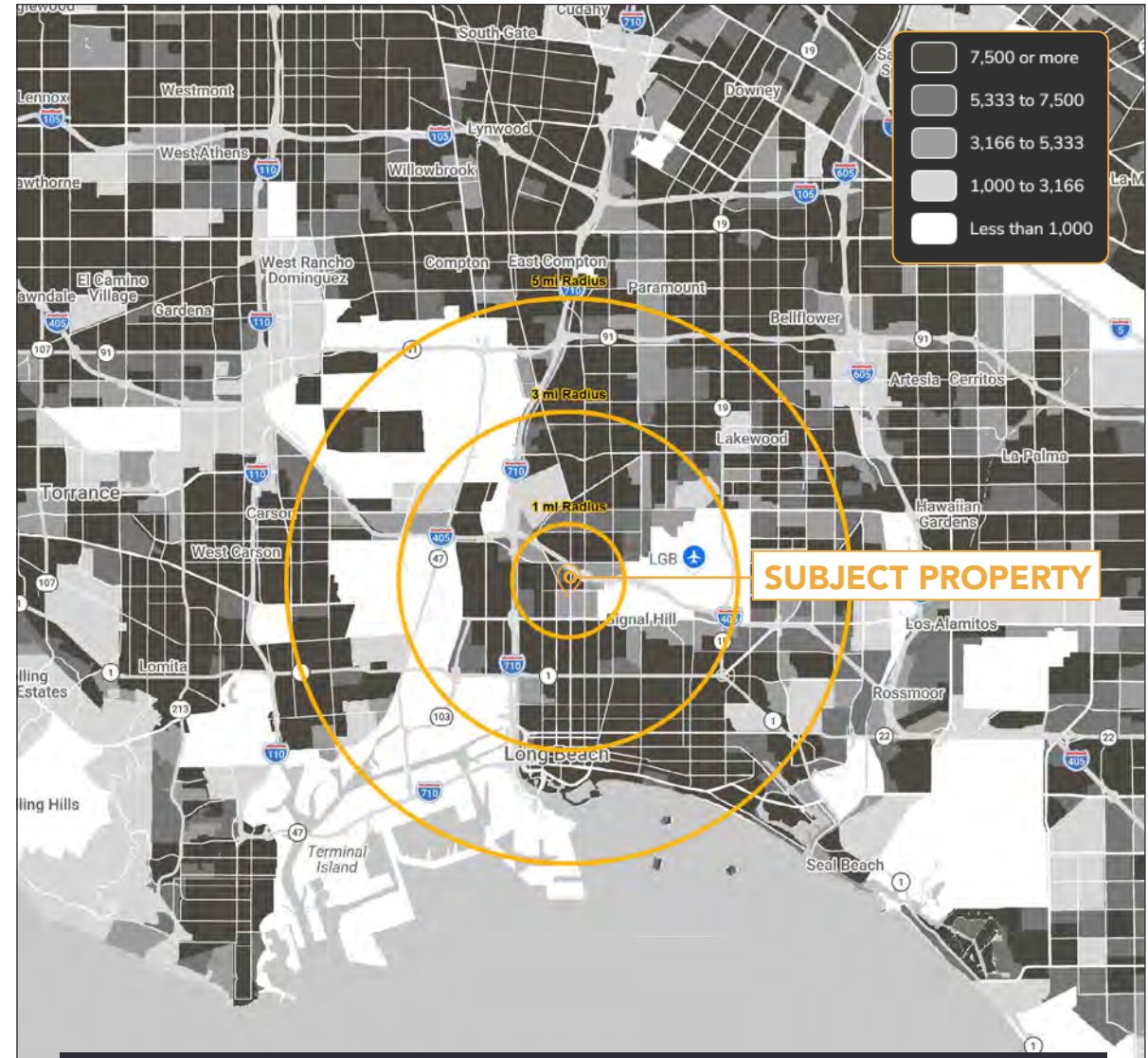
	1 mi	3 mi	5 mi	10 mi
Population	26,499	252,059	579,295	1.97M
Population Age 50+	39%	31.7%	33.7%	34.9%
Average HH Income	\$116,833	\$104,588	\$121,019	\$126,274
Median HH Income	\$90,916	\$82,342	\$94,625	\$98,853
Estimated Households	9,281	86,719	205,891	656,623
Estimated Avg HH Net Worth	\$1.04M	\$837K	\$1.06M	\$1.23M
Total Household Expenditure	\$1.02B	\$9.19B	\$23.4B	\$77.2B
Daytime Employees	16,029	102,120	242,819	725,369

579K

POPULATION WITHIN A 5-MILE RADIUS

\$121K

AVG HH INCOME WITHIN 5-MILE RADIUS



Population Density Heat Map: Long Beach Trade Area

This map illustrates the population density surrounding the subject property. Darker shading represents areas of higher population concentration, revealing a dense urban core throughout Long Beach. Density remains consistent, indicating a well-established and highly populated infill market. Map & data sourced from REGIS Online, Sites USA.



Long Beach, California, In Focus

A Premier, High-Demand Coastal Market in the Los Angeles Metro Area



A Coastal, Industrious SoCal City

Long Beach is located in southeastern Los Angeles County with a population of **451,307 residents**, making it the 44th-most populous city in the United States. A charter city, Long Beach is the **seventh-most populous city in California**, the second most populous city in Los Angeles County, and the largest city in California that is not a county seat.

The **Port of Long Beach is the second busiest container port in the United States and is among the world's largest shipping ports**. It supports more than 316,000 jobs and move cargo valued at \$200 billion annually. The oil industry is ever present as the city lies over an oilfield. Long Beach **drills for oil and gas** on four artificial islands in Long Beach Harbor, typically producing more than **5 million barrels of oil a year**.

The city is **known for its waterfront attractions**, including the permanently docked RMS Queen Mary, a retired ocean liner and museum ship, and the Aquarium of the Pacific. Long Beach also hosts the Grand Prix of Long Beach, an IndyCar race and the Long Beach Pride Festival and Parade.

Long Beach is home to **California State University, Long Beach**, one of the largest universities in California by enrollment, with over 38,000 students attending the university.

Long Beach Airport (LGB) is a public airport within the city and the 10th busiest airport in California based on passenger boardings, at 1.4 million passengers each year.



THE LOS ANGELES MSA

18.4M

GREATER LOS ANGELES
POPULATION

\$1.5T

GREATER LOS ANGELES
ECONOMY VALUE

50M

PEOPLE VISIT GREATER
LOS ANGELES YEARLY

3RD

LARGEST ECONOMY
IN THE WORLD

The Second Largest Metro Region in the United States

The Greater Los Angeles area has a **population of 18.4 million** people. Known as the **"Movie Capital of the United States,"** the economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music.

In addition to being the nexus of the global entertainment industry, Greater Los Angeles is an important center of international trade, education, media, business, tourism, technology, and sports. **It has the third-largest metropolitan economy in the world,** behind New York City and Tokyo with the combined statistical area of Greater Los Angeles having an **economy valued at a \$1.528 trillion.**

Greater Los Angeles is one of the most visited areas in the world, with **over 50 million people visiting each year** to experience the area's theme parks, sporting events, museums, cultural attractions, beaches, shopping, dining, and other tourist attractions.

Greater Los Angeles is **home to a number of colleges and universities.** The University of Southern California and University of California, Los Angeles, are among the largest, and the Claremont Colleges and California Institute of Technology are among the most academically renowned.

The area is **home to twelve major league professional teams** and has hosted many national and international sporting events. Los Angeles has a special history with the Olympic Games and has hosted the event twice before in 1932 and 1984. **It will host the Summer Olympics for a third time in 2028.**

CONTACT

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE #01389761

NV RED #10011411

Brandon Norton

(480) 269-3154

brandon@monarchcommercial.com

CA DRE #01985777

ADRE #BR710308000

Interested in discovering more listings?

Subscribe to our email list or follow us on LinkedIn.



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum 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. Buyer must verify the information and bears all risk for any inaccuracies.