

Davita Dialysis

1751 Deckner Ave, Green Bay, WI



CONFIDENTIALITY + DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the receiving party from the Listing Brokerage and its affiliates (“Listing Parties”) and should not be made available to any other person or entity without the written consent of the Listing Parties. This marketing brochure has been prepared to provide a summary of unverified information to prospective purchasers and solely to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Listing Parties have not made any investigations and makes no warranty or representation to the accuracy of any information contained herein including but not limited to the size and square footage, income, expenses, projections, environmental, compliance with federal and state regulations, physical condition, and tenants plans or intentions to continue occupancy or vacate. The information has been obtained from sources believed to be reliable but Listing Parties have not, and will not, verify or investigate any of these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of any information provided. All prospective buyers must take appropriate measures to verify and investigate all of the information contained.

CONFIDENTIALITY AGREEMENT

Non-Endorsement Notice

Listing Parties are not affiliated with, sponsored by, or endorsed by any tenant identified within. The presence of any entity’s logo or name is not intended to indicate or imply affiliation, sponsorship, or endorsement by such entity of Listing Parties, its affiliates or subsidiaries, or any agent, product, service or listing, and is solely included for the purpose of providing information about this listing to prospective parties.

All property showings are by appointment only. Please consult with the listing agent for more details.

INVESTMENT OVERVIEW



LIST PRICE

\$2,900,000



NOI

\$194,243

BUILDING SIZE	14,600 Sq. Ft.
YEAR BUILT / EFFECTIVE AGE	1991 / 2012
TYPE OF OWNERSHIP	Fee Simple
TENANT NAME	Davita Dialysis
LEASE TYPE	Double Net
LANDLORD RESPONSIBILITIES	See Rent Roll
OCCUPANCY	90.53%
LEASE COMMENCEMENT	March 2, 2012
LEASE EXPIRATION	March 1, 2029
OPTIONS	Two, 5-Year
RENT INCREASES	FMR Each Option
GUARANTOR	Corporate

Bang Realty is pleased to present the exclusive fee simple offering for a prime Davita Dialysis at 1751 Deckner Ave in Green Bay, WI.

Davita has occupied the property since 2012 and recently extended their lease through 2028 under a NNN lease with minimal Landlord responsibilities.

The property is comprised of 14,600 square feet with ample parking and Davita occupying 90.53% of the building. Originally built in 1991, the property was renovated in 2012 to meet Davita's brand image and function. Davita has previously expressed interest in expanding into 100% of the building. Prospective owners can explore this possibility, rent out the remaining space to another tenant, or occupy themselves.

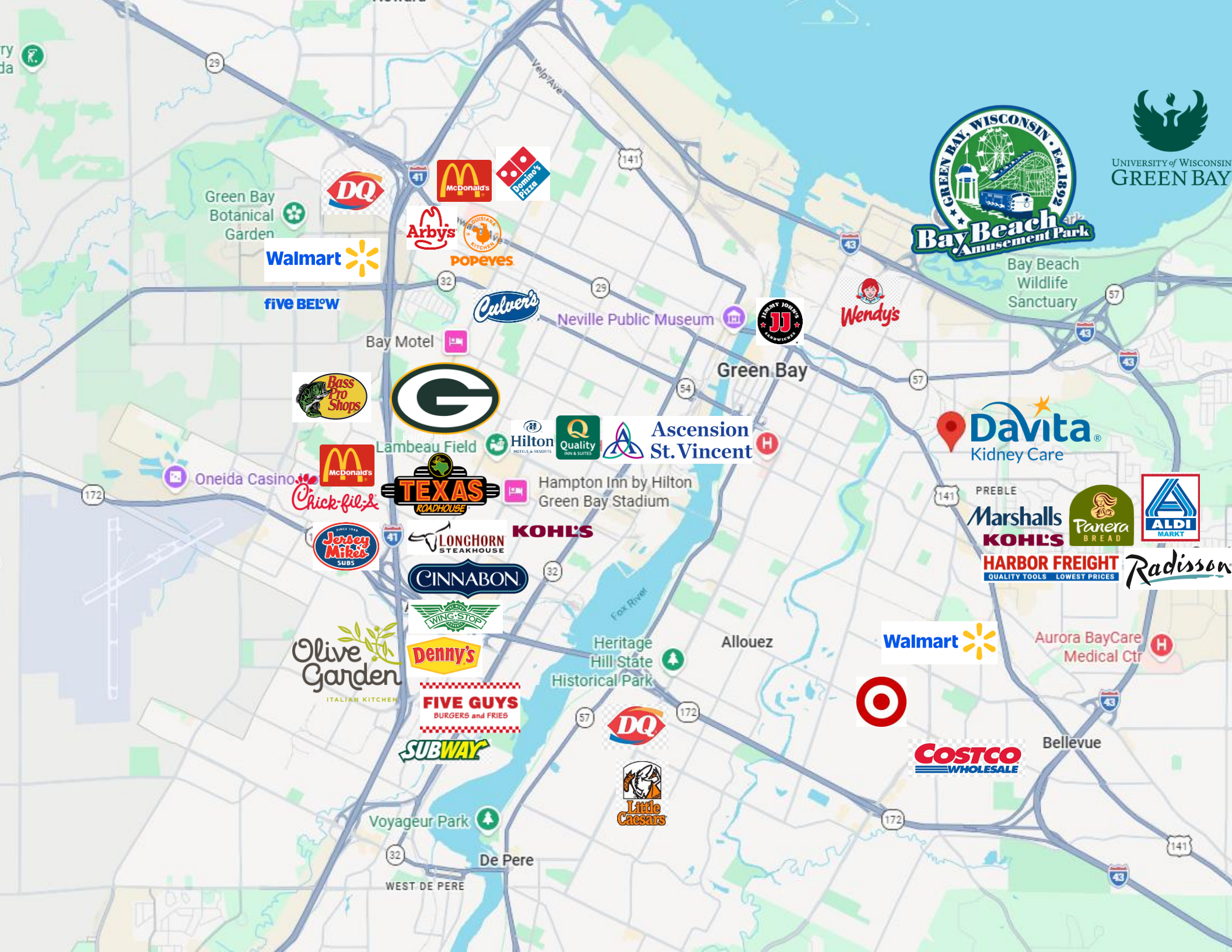
Ideally located in a dense major retail trade area full of commercial businesses and residential properties alike.

Home to the NFL's Green Bay Packers, Green Bay sits along the shores of Lake Michigan, offering a compelling blend of economic stability, regional connectivity, and Midwestern livability. As one of Wisconsin's oldest cities, Green Bay has evolved into a diverse economic hub anchored by manufacturing, healthcare, education, and logistics, with major employers such as Schneider National and Georgia-Pacific driving sustained job growth.

Don't miss this great opportunity!







RENT ROLL

Term	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	03/02/2024	03/01/2029	\$16,187	\$194,243	\$14.70	6.70%
Option 1	03/02/2029	03/01/2034	FMR	FMR		
Option 2	03/02/2034	03/01/2039	FMR	FMR		
* Tenant Occupies 90.53% of the Property.						
* Tenant Reimburses Landlord for Proportionate Share of Roof Repairs & Maintenance (Not to Exceed \$2,000 Per Year).						
* Tenant Reimburses Landlord for Proportionate Share of Roof Replacement, Parking Lot Replacement, and HVAC Replacement.						

TENANT OVERVIEW

Company	Davita Inc.
Founded	1994
Locations	2,657
Total Revenue	\$13.65 Billion
Net Income	\$1.08 Billion
NYSE	DVA
Headquarters	Denver, CO



Unwavering Pursuit of a Healthier Tomorrow!

At DaVita, we're driven to deliver differential, equitable and holistic care to our patients throughout their entire kidney disease journey. Learn how we are making strides to transform kidney care today and beyond.

- **Service Excellence** - Serving others—our reason for existing. We continually seek to understand the needs of those who depend on us (our patients, doctors and fellow team members) and then to exceed their expectations.
- **Integrity** - We say what we believe, and we do what we say. We are trusted because we are trustworthy. In our personal, team, and organizational values, we strive for alignment in what we say and do.
- **Team** - One for All, and All for One! We work together, sharing a common purpose, a common culture and common goals. We genuinely care for and support not only those to whom we provide care, but also those with whom we work shoulder-to-shoulder. We work together to pursue achieving our Mission.
- **Continuous Improvement** - We never stand still; we are never satisfied. Individually, and as teams, we constantly look at what we do, and ask, "How can we do this better?" Then we use a systematic approach to take action.
- **Accountability** - We don't say, "It's not my fault," or "It's not my job." We take responsibility for meeting our commitments—our personal ones as well as those of the entire organization. We take ownership of the results.
- **Fulfillment** - We make a difference. We feel rewarded—personally and as a team—because what we do in our jobs is consistent with our goals and dreams. We believe "You must be the change you wish to see in the world." (Mahatma Gandhi) And when you are the change, that's fulfilling!
- **Fun** - We enjoy what we do. We know health care is hard work; but even hard work can be fun. We take our jobs seriously, but we feel a fun environment delivers better care to our patients while creating a better work environment for our teammates. We strive for excellence and we have fun.

GREEN BAY, WI



Located along the shores of Lake Michigan, Green Bay offers a compelling blend of economic stability, regional connectivity, and Midwestern livability. As one of Wisconsin's oldest cities, Green Bay has evolved into a diverse economic hub anchored by manufacturing, healthcare, education, and logistics, with major employers such as Schneider National and Georgia-Pacific driving sustained job growth.

The city is perhaps best known as the home of the Green Bay Packers, whose presence at Lambeau Field brings national visibility and year-round tourism. Beyond football, Green Bay offers a high quality of life with access to outdoor recreation, including boating and waterfront trails along the Fox River and nearby bay, as well as an extensive park system.

Green Bay's downtown has seen continued revitalization, with a growing mix of restaurants, breweries, and entertainment venues complementing its historic character. The city is also home to higher education institutions such as University of Wisconsin–Green Bay, contributing to a steady pipeline of talent and innovation.

With its relatively affordable cost of living, strong employment base, and steady population growth, Green Bay presents an attractive environment for both residents and investors seeking long-term stability in a well-established Midwestern market.

Green Bay Residents Enjoy:

- Perfect Blend of Charm and Accessibility in one of Wisconsin's Oldest Cities.
- Diverse Economic Hub Across Many Industries and Steady Population Growth.
- Plenty of Shopping, Attractions, World Class Restaurants, Outdoor Recreation and Arts & Culture.
- Home to the NFL's Green Bay Packers.



DEMOGRAPHICS

	Zip Code	Green Bay WI
POPULATION		
TOTAL POPULATION	30,569	106,311
MALES	49.9%	49.3%
FEMALES	50.1%	50.7%
MEDIAN AGE	34.2	35.0
AVERAGE HH SIZE	2.3	2.4
FINANCIAL		
MEDIAN HH INCOME	\$58,508	\$65,820
MEDIAN HOME VALUE	\$193,850	\$246,300
RACES		
WHITE	50.4%	59.1%
BLACK	2.9%	3.2%
HISPANIC	35.2%	22.3%
ASIAN	5.9%	7.9%
TWO OR MORE	4.7%	4.9%
OTHER	0.2%	0.2%
NATIVE AMERICAN	0.7%	2.3%

	3-Mile	5-Mile	10-Mile
POPULATION			
TOTAL POPULATION	73,743	140,352	235,606
TOTAL HOUSEHOLDS	29,809	57,668	94,835
FINANCIAL			
AVERAGE HH INCOME	\$64,435	\$70,791	\$82,156

	Zip Code	Green Bay
EDUCATION		
HIGH SCHOOL OR HIGHER		80.9%
BACHELOR'S DEGREE OR HIGHER		20.6%
GRADUATE OR PROFESSIONAL		7.2%
UNEMPLOYED		3.3%
		5.0%
MEAN TRAVEL TIME TO WORK		20.4 Mins
		18.1 Mins

CONTACT

Brian Brockman

513.898.1551

Brian@BangRealty.com

