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DAVITA DIALYSIS

LONG BEACH, CA

Absolute NNN Proven DaVita Adjacent to MemorialCare Long Beach Medical Center

LEAD BROKERS

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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.



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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. has extended their lease twice during their tenancy for an additional fifteen years of primary term. The upcoming option is at 95% of Fair Market Value which represents significant upside for an investor.

Price \$6,068,000

Cap Rate 5.00%

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





WHY INVEST

Rare DaVita with Absolute NNN Lease

The tenant, Total Renal Care, Inc., is on an absolute NNN lease with no landlord obligations and is responsible for covering all property-related expenses, including taxes, insurance, maintenance, and all structural elements including roof and roof membrane. The tenant self maintains the property. This offering provides a truly passive investment with near term upside the FMV option.

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. This location is the largest in Long Beach, CA, with 28 dialysis stations constantly in use from the time it opens at 3:30 am till either 8pm or 10:30 pm when it closes, emphasizing the property's strategic importance to DaVita's operations.

Below Market Rent

The subject property benefits from a rental rate that is significantly below current market value, presenting a strong opportunity for future rent growth at the next option rent renewal.

Easy Access from Major SoCal Interstate

The subject the property enjoys excellent accessibility as it is located just off Interstate 405, the major Southern California freeway that sees over 292,500 vehicles daily at the subject property exit. This prime location off a major 405 exit provides convenient access for patients and also enhances the property's lease value.

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 to the south. 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 Southern California Location

The subject property is situated in an ultra dense, high-demand area with significant barriers to entry, making it a valuable and sought-after location. Within a 5-mile radius, the population totals approximately 570,000 residents, with around 33% of those residents being over 50 years of age—a demographic that typically drives increased demand for healthcare services such as dialysis.

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.



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



		CURRENT
Price		\$6,068,000
Capitalization Rate		5.00%
Price/SF		\$722
Building Size (SF)		8,400
Lot Size (SF)		29,088
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	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Total Renal Care, Inc	8,400	2/3/2003	6/5/2029	\$25,284	\$303,408	\$3.01	\$36.12
	Option 1	6/6/2029	6/5/2034		Determined by both parties; If not then 95% FMRV		
	Option 2	6/6/2034	6/5/2039		Determined by both parties; If not then 95% FMRV		
	Option 3	6/6/2039	6/5/2044		Determined by both parties; If not then 95% FMRV		
(3 - 5 Year Options)							
TOTALS:	8,400			\$25,284	\$303,408	\$3.01	\$36.12



PREMISES & TERM

LEASE GUARANTOR	Total Renal Care, Inc. a California corporation
LEASE TYPE	NNN
LEASE TERM EXPIRE	6/5/2029
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.



\$12B

ANNUAL REVENUE FOR
FISCAL YEAR 2023

200K+

PATIENTS SERVED
EACH YEAR

37%

OF THE DIALYSIS
MARKET CONTROLLED

55,000

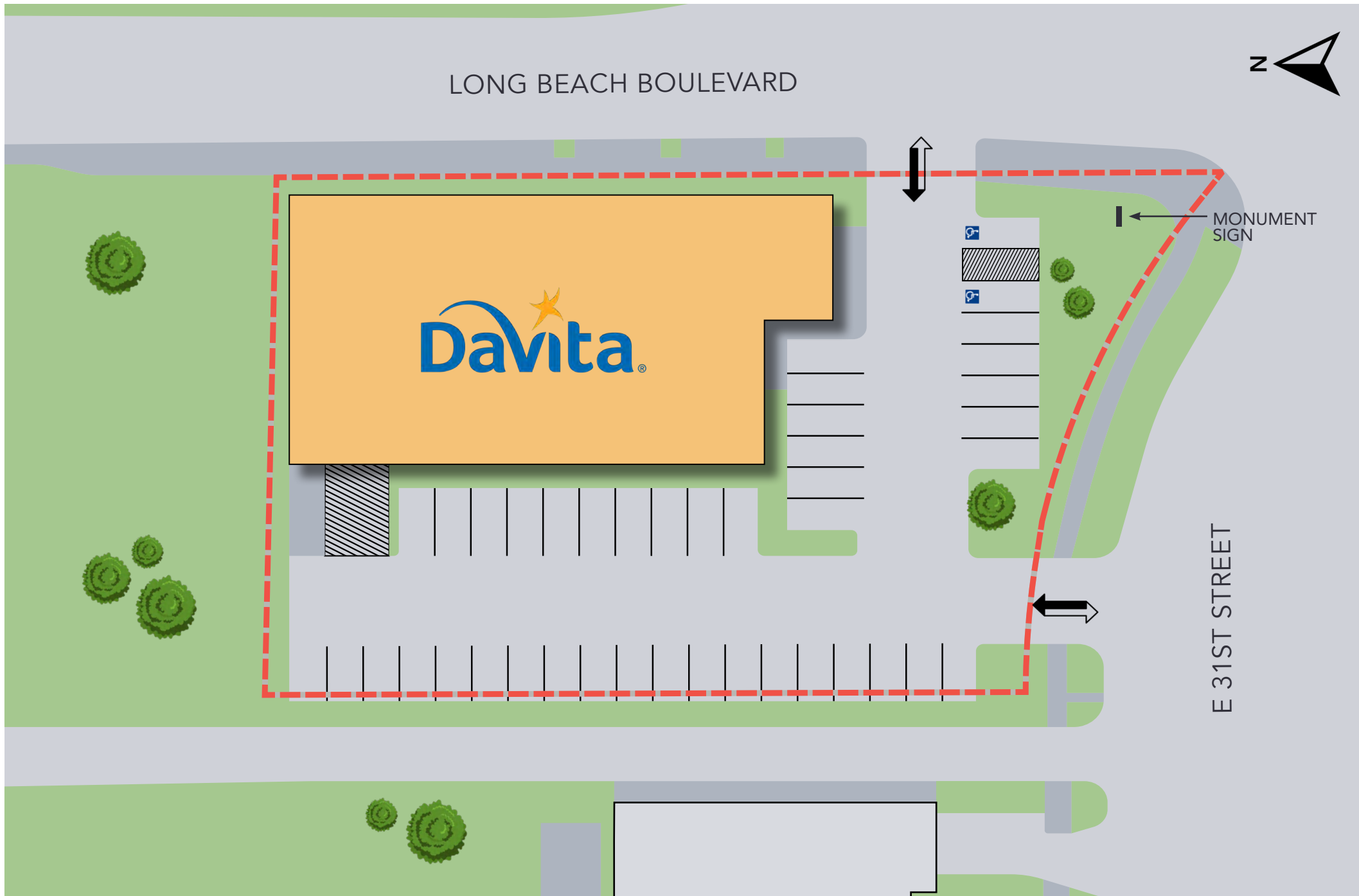
DAVITA TEAMMATES
IN THE U.S..

ONE OF THE LARGEST PROVIDERS OF KIDNEY CARE SERVICES IN THE U.S.

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.**

Based in Denver, CO, DaVita provides kidney **dialysis services to 204,200 patients through a network of 2,816 outpatient dialysis centers in the United States.** The company has an additional 321 outpatient dialysis centers in 10 other countries serving 3,200 patients. It primarily treats end-stage renal disease, which requires patients to undergo dialysis 3 times per week for the rest of their lives unless they receive a donor kidney.

The company has a **37% market share in the U.S. dialysis market** and is ranked at number 357 on the Fortune 500 list.



PROPERTY DATA

8,400
Rentable SF

0.67
Acres

42
Parking Spaces

LEGEND

Property Boundary

↔
Egress



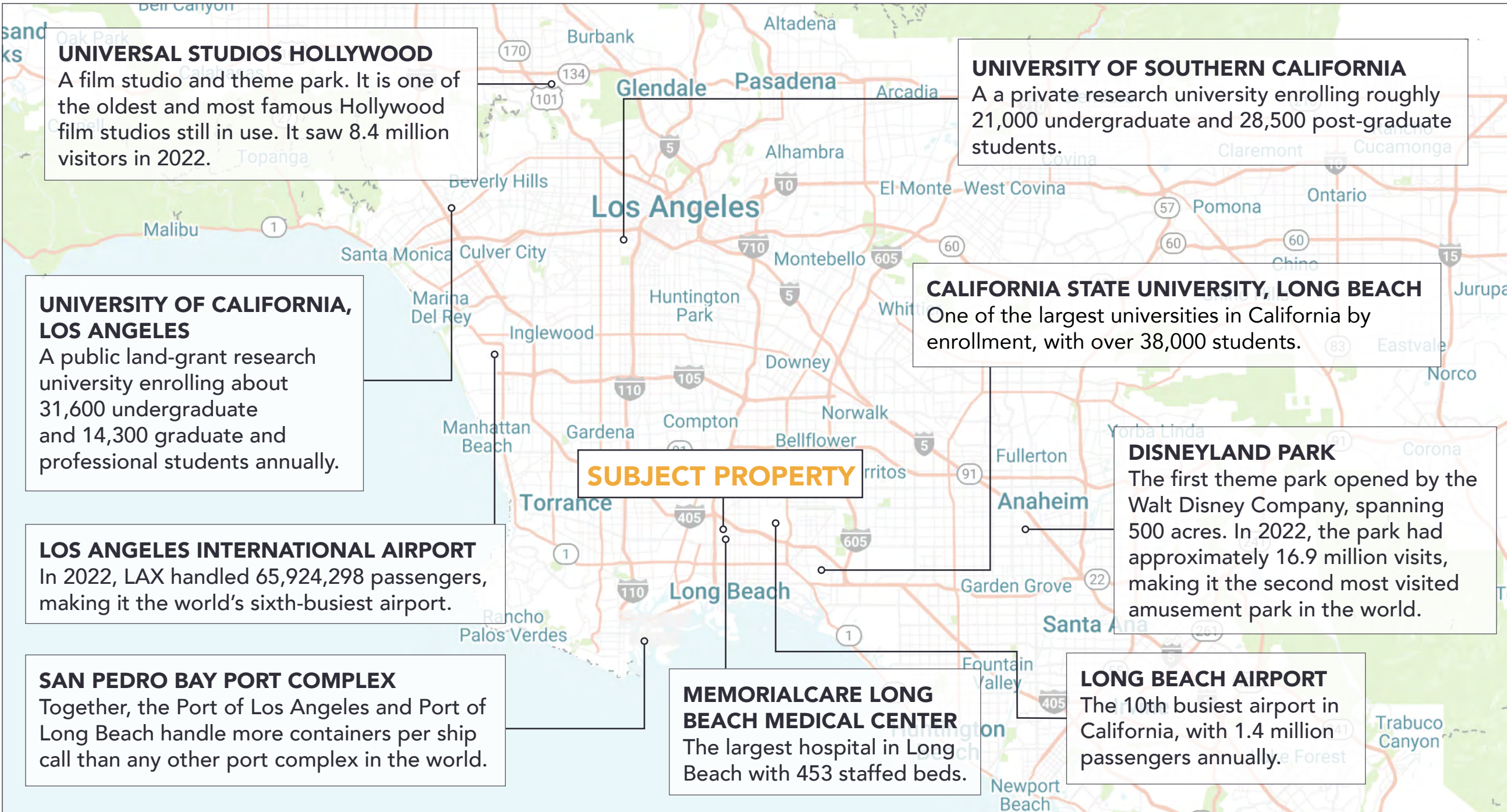
VITAL LOCATION IN THRIVING SUBMARKET

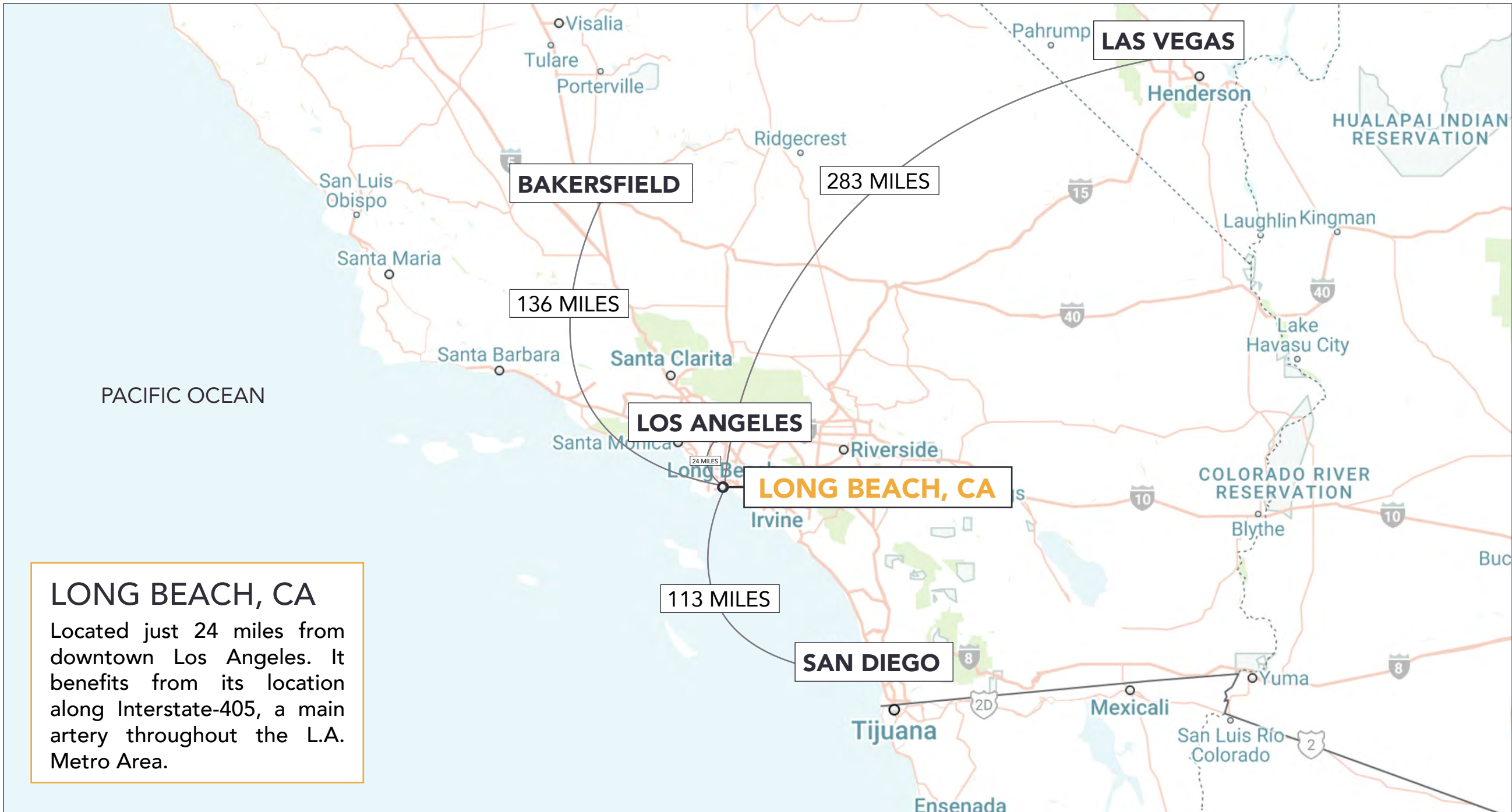
This handsome building is located along Long Beach Road, one of Long Beach's primary roadways. It benefits from visibility and easy access from Interstate-405. Nearby shopping centers and residential homes help feed traffic to the location and provide a strong customer base.



12 NEARBY RETAILERS









LONG BEACH, CA, IN FOCUS



SITE DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	25,456	247,984	569,982	1,966,058
Average HH Income	\$112,917	\$99,414	\$115,152	\$122,290
Median HH Income	\$85,711	\$77,014	\$89,193	\$94,266
Daytime Employees	15,698	100,717	236,998	718,461

A COASTAL, INDUSTRIOUS 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 & 2 billion cubic feet of gas 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.**



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