

Davita

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Co-Brokerage Notice:
This is a cooperative brokerage transaction in compliance with applicable law.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Boutique National, LLC in compliance with all applicable fair housing and equal opportunity laws.

Section 1

PROPERTY INFORMATION





Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,380,703
Building Size:	6,455 SF
Lot Size:	0.94 Acres
Price / SF:	\$368.82
Cap Rate:	7.0%
NOI:	\$166,649
Year Built:	2005
Renovated:	2014
Zoning:	C2

PROPERTY OVERVIEW

Single-tenant net leased DaVita Dialysis Facility located in Gretna, LA, a local suburb of New Orleans. The property is leased on an absolute net basis to Renal Treatment Centers Southeast, LP, one of DaVita's largest subsidiaries.

With the absolute net lease structure, the tenant is directly responsible for the payment of taxes, insurance, utilities, and maintenance of the all portions of the premises. The facility was constructed on a build-to-suit basis for DaVita in 2005, with an expansion and renovation in 2014.

PROPERTY HIGHLIGHTS

- Absolute Net Lease – Zero Landlord Responsibilities.
- NOI \$166,649.21 (\$25.82 PSF)
- 1.5% annual escalations
- Lease Expiration September 7, 2029
- Two 5-year options to renew



CUSTOM TEXT

DaVita (NYSE: DVA) is a health care provider focused on transforming care delivery to improve quality of life for patients globally. As a comprehensive kidney care provider, DaVita has been a leader in clinical quality and innovation for 25 years. DaVita cares for patients at every stage and setting along their kidney health journey—from slowing the progression of kidney disease to helping to support transplantation, from acute hospital care to dialysis at home. As of December 31, 2024, DaVita served approximately 281,100 patients at 3,166 outpatient dialysis centers, of which 2,657 centers were located in the United States and 509 centers were located in 13 other countries worldwide. DaVita has reduced hospitalizations, improved mortality, helped improve health access and worked collaboratively to propel the kidney care community to adopt a higher quality standard of care for all patients, everywhere.



Additional Photos





Additional Photos



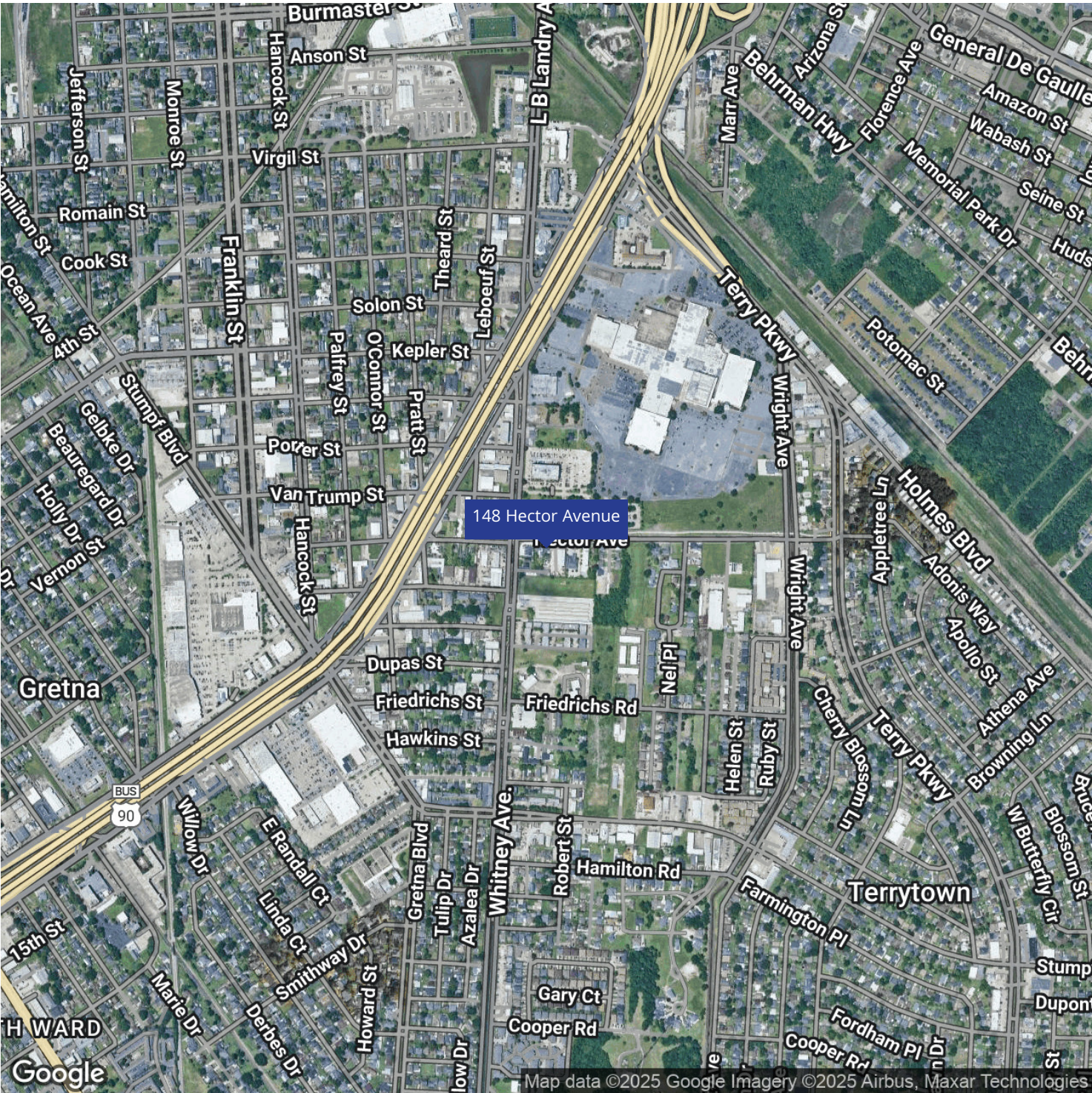
Section 2

LOCATION INFORMATION



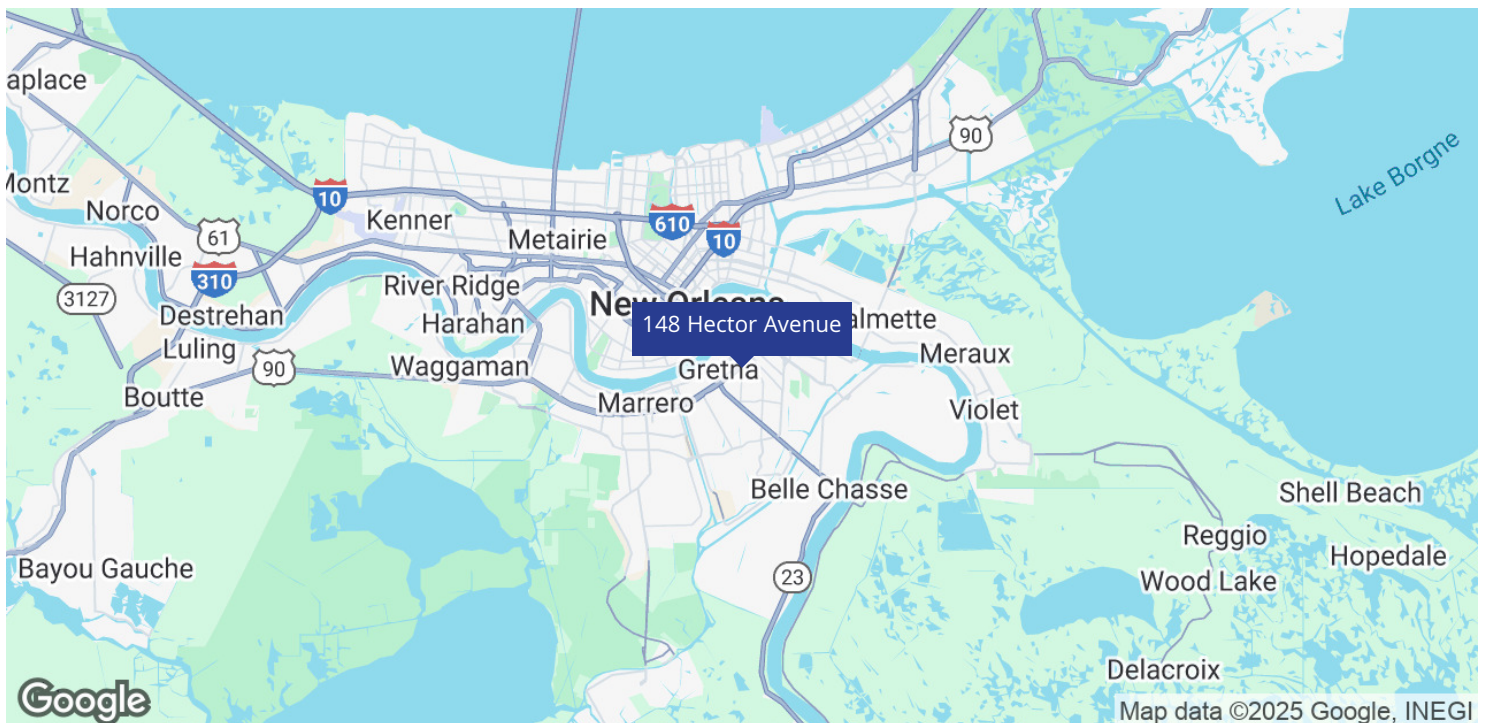


Aerial Map





Location Map



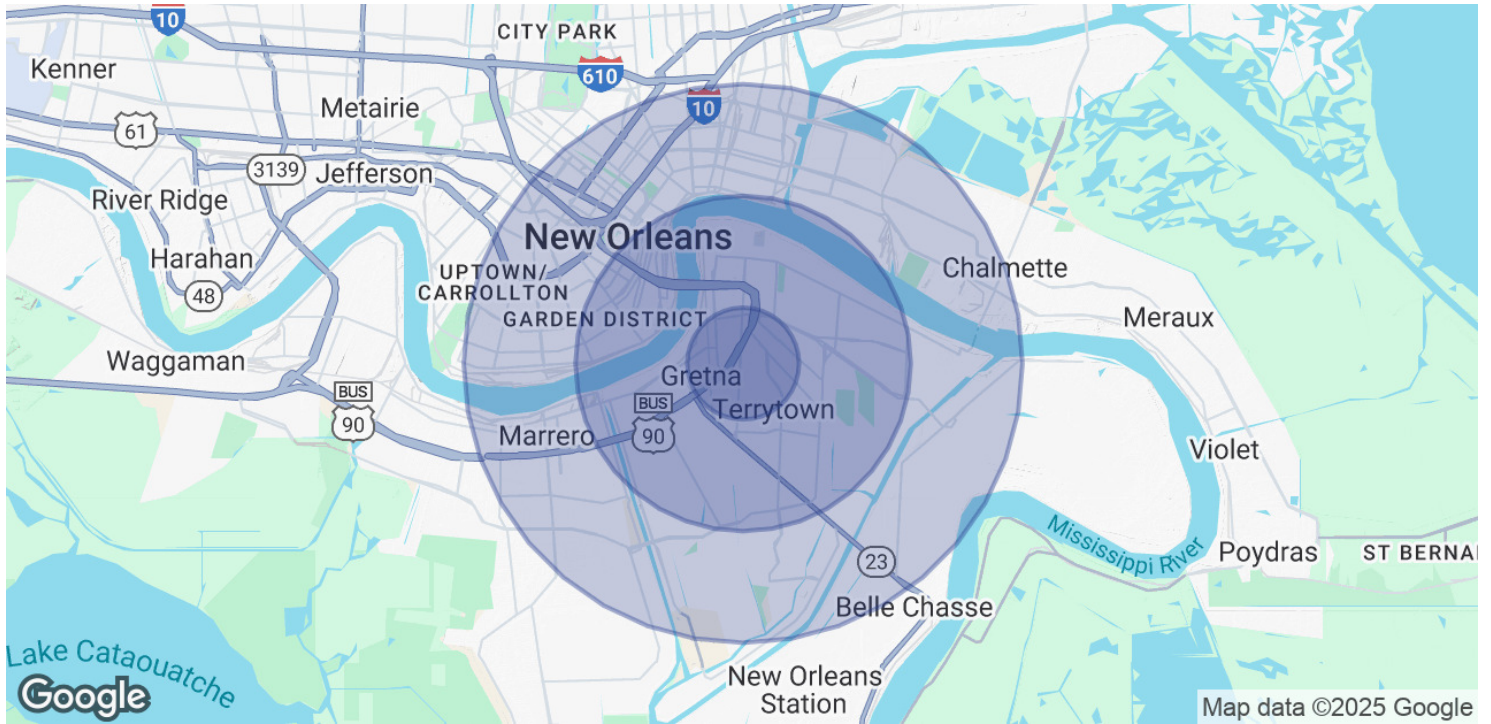
Section 3

DEMOGRAPHICS





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,846	120,609	294,477
Average Age	35.1	35.5	36.6
Average Age (Male)	33.0	34.3	35.6
Average Age (Female)	36.8	36.7	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,489	46,280	114,456
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$44,263	\$58,396	\$57,308
Average House Value	\$164,552	\$179,959	\$207,159

2020 American Community Survey (ACS)