

**FOR SALE: NNN Corporate Lease with DaVita  
in the Heart of Los Angeles**

1212

wilshire  
boulevard

LOS ANGELES  
CALIFORNIA



**NEWMARK**

Confidential Offering Memorandum



# CONFIDENTIALITY & CONDITIONS

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 1212 Wilshire Boulevard, Los Angeles, California 90025 (the "Property") by "Ownership" (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent. The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission in accordance to the exclusive listing agreement. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

FOR MORE INFORMATION, PLEASE CONTACT:

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Executive Managing Director

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Davita Kidney Care



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1212 WILSHIRE BUILDING

ALMA ROSA NIETO  
ATTORNEY AT LAW

MIGUEL S. RAMIREZ  
EMPLOYMENT ATTORNEY

Davita  
Kidney Care

1212

RETAIL PARKING

WETCO



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EXECUTIVE  
SUMMARY

01

NEWMARK

# Offering Summary



 **1212 Wilshire Boulevard**  
**Los Angeles, CA 90017**

**\$4,950,000**  
**5.7% CAP RATE**



RENTABLE BLDG AREA  
**8,007 SF**



Lot Size  
**11,678 SF**



PROPERTY TYPE  
**FREESTANDING**



LONG TERM TENANT SINCE  
**1995**



NOI  
**\$282,550**



PARKING SPACES  
**20**

## RENT SUMMARY\*

TERM	ANNUAL	MONTHLY
November 1, 2025 – October 31, 2030	\$263,350.20	\$21,945.85
November 1, 2030 – October 31, 2035	\$276,517.80	\$23,043.15

\*Tenant pays an additional \$1,600 per month in parking rent, which is included in NOI.

## LEASE SUMMARY

LEASE TYPE	Absolute NNN
OWNERSHIP TYPE	Fee Simple
TENANT	Davita
REMAINING LEASE TERM	11 Years
RENT EXPIRATION	10-31-2035
INCREASES	5% Every 5 Years
OPTIONS	Two, 5-Year Options at FMV





# Investment Opportunity

## INVESTMENT OVERVIEW

Newmark is pleased to present the opportunity to acquire a single-tenant DaVita Dialysis medical clinic in Los Angeles. This property features a corporate-backed triple-net (NNN) lease from a Fortune 500 healthcare company, which has operated at this location since 1995.

According to DaVita's 2023 Year-End Annual Report, the company now boasts over 2,850 locations globally with a workforce of 70,000 employees. DaVita generated \$12.8 billion in annual revenue and holds \$16.9 billion in total assets, underscoring its financial strength and stability as a tenant.

This strategic asset is positioned adjacent to the major regional PIH Health Good Samaritan Hospital, allowing the clinic to benefit from proximity to a steady stream of patients, visitors, and medical professionals. The property's location in the thriving Westlake submarket of Los Angeles also offers excellent connectivity, with convenient access to major freeways and public transit options.

The long-term NNN lease with DaVita features several favorable terms for investors, including: a 10-year lease extension through October 2035, 5% rental rate increases every 5 years, and two additional 5-year renewal options at FMV.

With DaVita's robust financial profile, the property's strategic medical location, and the attractive lease structure, this single-tenant dialysis clinic represents a compelling net lease investment opportunity in the dynamic Los Angeles market.

## INVESTMENT HIGHLIGHTS

- Long term 10 year lease, Tenant recently extended their Lease for an additional 10 Years
- 5% rental increases every five (5) years during term
- Strong corporate guarantee in place
- Long term operating history at location since 1995
- Absolute NNN lease. All taxes, insurance, & common area maintenance expense is passed through to tenant
- Long term security and stability for the investor
- Two, additional 5-year renewal options at FMV
- Convenient freeway and public transportation access
- Across the street from PIH Health Good Samaritan Hospital which has 408 beds
- Open 6 days a week
- Parking lot recently has been renovated



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TENANT  
PROFILE

02





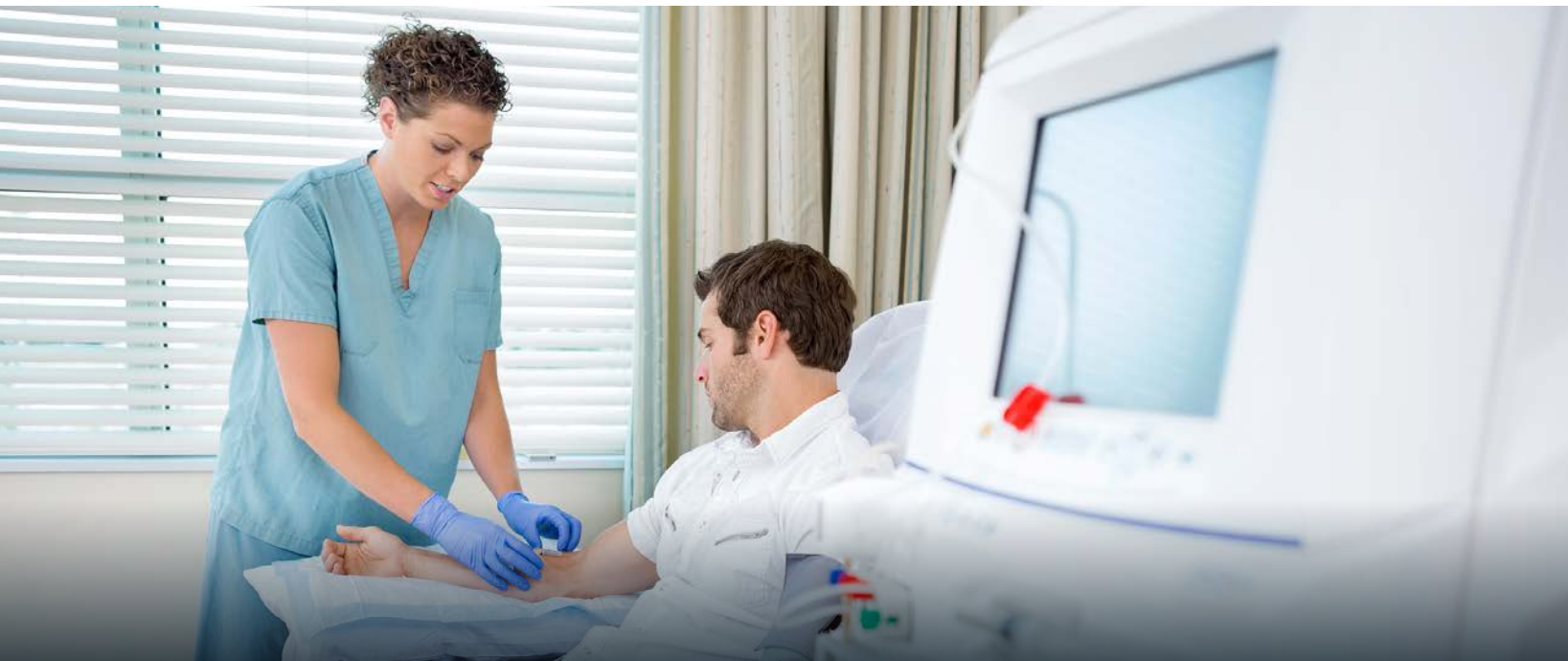
# Company Overview



DaVita Inc., established in 1994 as Total Renal Care and rebranded in 2000, has grown into one of the largest kidney care providers in the United States, with a substantial presence in the healthcare landscape. With over 2,800 outpatient dialysis centers across the country, DaVita ensures widespread access to life-saving treatments for individuals suffering from end-stage renal disease (ESRD).

Annually, DaVita delivers millions of dialysis treatments to patients, helping them manage their condition and maintain their quality of life. These treatments encompass various modalities, including hemodialysis and peritoneal dialysis, and are tailored to meet the unique needs of each patient. Moreover, DaVita's holistic approach to kidney care extends beyond medical treatments to encompass patient education, nutritional counseling, and social support services. Through these initiatives, the company aims to address the multifaceted needs of individuals with kidney disease and enhance their overall well-being.

In its pursuit of innovation, DaVita invests significantly in research and development, exploring new therapies, technologies, and care delivery models to improve patient outcomes and experiences. Collaborating with industry partners and academic institutions, DaVita remains at the forefront of advancements in kidney care, striving to offer the best possible treatments to its patients. Furthermore, DaVita actively engages in community outreach and advocacy efforts to raise awareness about kidney disease, promote preventive care measures, and advocate for policies that support better access to care for vulnerable populations. By partnering with local organizations and healthcare providers, DaVita endeavors to address disparities in kidney health and improve health outcomes for all. Overall, DaVita's impact on kidney care is profound, serving millions of patients annually, advancing medical research, and championing initiatives to enhance the quality of life for individuals living with kidney disease. Through its unwavering commitment to excellence and innovation, DaVita continues to redefine standards of care in the field of nephrology.





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PROPERTY  
OVERVIEW

03

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# Property Location

1212 Wilshire is ideally situated in the heart of the vibrant Westlake neighborhood in downtown Los Angeles. The property enjoys an exceptional location with exceptional connectivity and access to an array of local amenities.

## ACCESSIBILITY AND CONNECTIVITY

- Convenient access to the 110 and 101 freeways, allowing for easy regional transportation
- Within walking distance of the Westlake/MacArthur Park Metro station, providing direct subway service to destinations throughout Los Angeles
- Well-served by local bus routes, offering residents and tenants alternative public transit options

## THRIVING MEDICAL DISTRICT

- Part of the flourishing Westlake medical hub, home to numerous hospitals, clinics, and healthcare providers
- Proximity to PIH Health Good Samaritan Hospital generates consistent demand from medical professionals, patients, and visitors

## ABUNDANT AMENITIES

- Surrounded by a diverse mix of dining, shopping, and entertainment options in the lively Westlake neighborhood
- Short walk to MacArthur Park, providing green space, recreational facilities, and community events
- Close to several local schools, universities, and other educational institutions



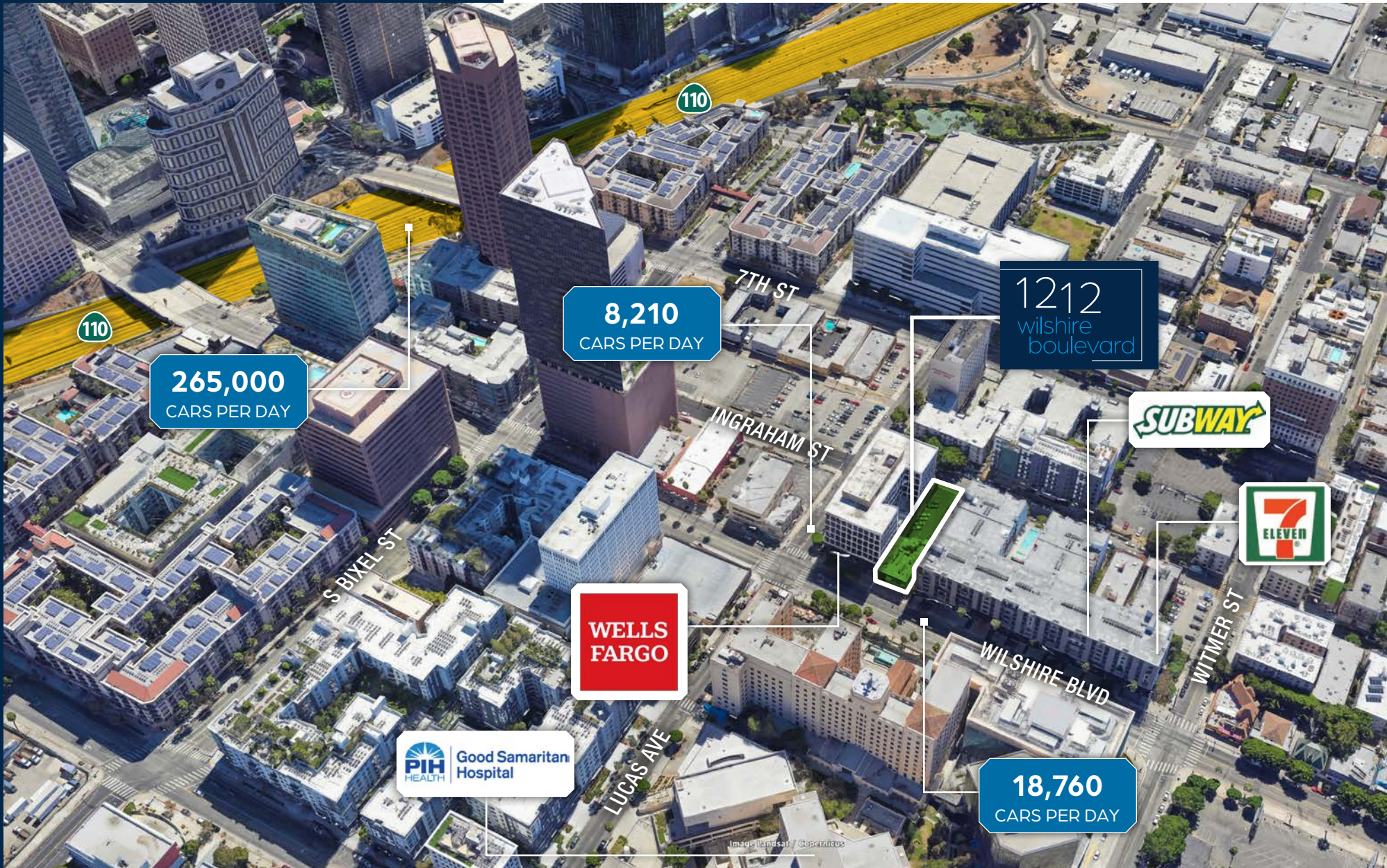


# Parcel Map





# Aerial View





# Area Amenities



Langer's



Family Discount Store



Commodore Café

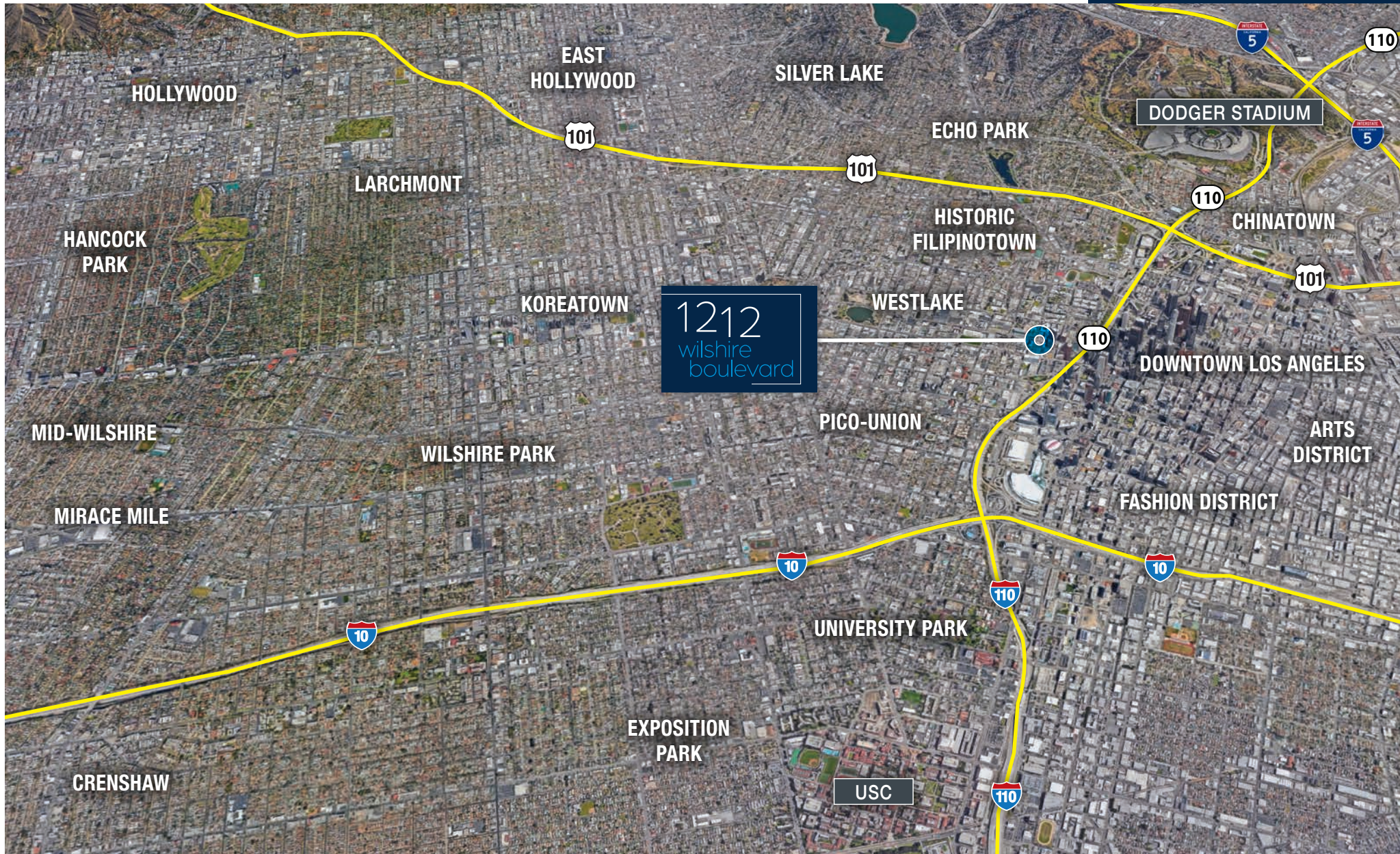


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# Regional View





# NEARBY MEDICAL TENANTS

Ala Medical Center



Alvarado Health Center

Metropolitan Center Medical

Keck  
Medicine  
of USC

San Lucas Medical Center

Universal Care Medical and Dental

One Medical: Downtown LA

Samuel Medical Center

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LOCATION  
OVERVIEW

04

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# Los Angeles County Overview

Los Angeles County has a population of more than 10 million people, and is the most populous county in the United States. It contains over one quarter of all California residents, and is one of the most ethnically diverse counties in the United States. Los Angeles County consists of 4,751 square miles, with 70 miles of coastline, and numerous mountain ranges, valleys and forests. Major population centers are located in the Los Angeles Basin, San Fernando Valley and San Gabriel Valley. Commonly thought of as the capital of the entertainment industry, the county is home to all six major film studios – Paramount Pictures, 21st Century Fox, Sony, Warner Bros, Universal Pictures and Walt Disney. With the presence of the Port of Los Angeles, and the Port of Long Beach, Los Angeles is a hub for international trade.

As the economy continues its recovery, the unemployment rate in Los Angeles County is currently 6.20% and will fall this year. In 2023, Los Angeles added 110,000 jobs, a 2.4% increase. Total employment is expected to increase 1.6% each year between 2023 and 2028 adding at least 200,000 jobs.







## A DIVERSE ECONOMIC BASE

Comprised of over 244,000 businesses, Los Angeles' economy is the nation's top international trade and manufacturing center, and is home to the largest percentage of minority and women-owned businesses in the nation. The economy is comprised of a variety of business types including professional and technical services, health care services, motion picture and sound recording, specialty trade contracting, educational services, retail, insurance, real estate, wholesale goods and telecommunication. The largest portion of today's labor forces is comprised of management occupations, business and financial operations, education, food prep, sales, production and transportation.



# Demographic and Income Comparison Profile

<b>Population Summary</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
2010 Total Population	89,168	273,841	528,829
2020 Total Population	103,976	293,726	543,417
2020 Group Quarters	4,394	20,128	37,086
2023 Total Population	109,477	304,775	556,791
2023 Group Quarters	4,430	20,455	37,159
2028 Total Population	115,696	324,783	585,477
2023-2028 Annual Rate	1.11%	1.28%	1.01%
2023 Total Daytime Population	198,253	427,065	663,273
Workers	144,824	271,281	375,760
Residents	53,429	155,784	287,513

<b>Household Summary</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
2010 Households	35,413	101,670	184,732
2010 Average Household Size	2.45	2.54	2.70
2020 Total Households	46,457	121,954	210,598
2020 Average Household Size	2.14	2.24	2.40
2023 Households	50,421	128,134	218,164
2023 Average Household Size	2.08	2.22	2.38
2028 Households	54,678	138,763	233,939
2028 Average Household Size	2.03	2.19	2.34
2023-2028 Annual Rate	1.63%	1.61%	1.41%
2010 Families	16,427	51,658	101,032
2010 Average Family Size	3.47	3.46	3.53
2023 Families	20,680	60,800	113,677
2023 Average Family Size	3.08	3.08	3.18
2028 Families	22,058	65,448	121,021
2028 Average Family Size	3.03	3.05	3.14
2023-2028 Annual Rate	1.30%	1.48%	1.26%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

<b>2023 Households by Income</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
Household Income Base	50,421	128,134	218,164
<\$15,000	23.2%	21.1%	18.7%
\$15,000 - \$24,999	8.9%	9.7%	9.6%
\$25,000 - \$34,999	7.5%	8.6%	8.9%
\$35,000 - \$49,999	9.1%	10.3%	11.0%
\$50,000 - \$74,999	12.6%	14.5%	15.3%
\$75,000 - \$99,999	9.7%	10.5%	10.9%
\$100,000 - \$149,999	12.1%	12.0%	12.4%
\$150,000 - \$199,999	8.4%	6.7%	6.3%
\$200,000+	8.5%	6.6%	6.7%
Average Household Income	\$88,079	\$80,481	\$81,599
<b>2028 Households by Income</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
Household Income Base	54,678	138,763	233,939
<\$15,000	20.8%	19.4%	17.3%
\$15,000 - \$24,999	6.7%	7.4%	7.4%
\$25,000 - \$34,999	5.9%	6.8%	7.2%
\$35,000 - \$49,999	7.2%	8.7%	9.3%
\$50,000 - \$74,999	12.2%	14.0%	14.7%
\$75,000 - \$99,999	10.8%	11.5%	11.8%
\$100,000 - \$149,999	14.4%	14.4%	14.9%
\$150,000 - \$199,999	10.9%	8.9%	8.5%
\$200,000+	11.2%	8.8%	8.9%
Average Household Income	\$107,716	\$97,393	\$98,306
<b>Median Household Income</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
2023	\$51,871	\$50,430	\$51,927
2028	\$67,979	\$61,492	\$62,898
<b>Per Capita Income</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
2023	\$40,423	\$34,285	\$32,434
2028	\$50,260	\$42,016	\$39,720

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

2023 Population by Age	1- MILE	2-MILE	3-MILE
Total	109,476	304,773	556,792
0 - 4	5.7%	5.4%	5.5%
5 - 9	5.3%	5.1%	5.3%
10 - 14	4.6%	4.8%	5.2%
15 - 24	13.4%	14.2%	15.9%
25 - 34	22.8%	19.9%	18.9%
35 - 44	16.2%	16.1%	15.6%
45 - 54	10.4%	12.0%	12.0%
55 - 64	8.3%	9.6%	9.5%
65 - 74	6.6%	7.1%	6.9%
75 - 84	4.6%	4.0%	3.7%
85 +	2.1%	1.7%	1.5%
18 +	81.9%	81.6%	80.8%

2028 Population by Age	1- MILE	2-MILE	3-MILE
Total	115,695	324,783	585,476
0 - 4	5.9%	5.6%	5.6%
5 - 9	5.0%	4.9%	5.0%
10 - 14	4.5%	4.7%	4.9%
15 - 24	12.5%	13.5%	15.0%
25 - 34	22.3%	19.5%	18.6%
35 - 44	16.6%	16.1%	15.7%
45 - 54	11.2%	12.4%	12.3%
55 - 64	8.0%	9.5%	9.6%
65 - 74	6.6%	7.3%	7.3%
75 - 84	5.1%	4.7%	4.4%
85 +	2.3%	1.9%	1.7%
18 +	82.2%	82.1%	81.6%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



# Demographic and Income Comparison Profile

<b>2023 Population by Race/Ethnicity</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
Total	109,476	304,774	556,791
White Alone	20.0%	19.2%	19.0%
Black Alone	8.3%	8.2%	7.8%
American Indian Alone	3.7%	2.9%	2.6%
Asian Alone	19.6%	22.5%	22.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.6%	34.9%	36.1%
Two or More Races	12.6%	12.1%	11.9%
Hispanic Origin	54.2%	52.6%	53.8%
Diversity Index	88.4	88.4	88.0

<b>2028 Population by Race/Ethnicity</b>	<b>1- MILE</b>	<b>2-MILE</b>	<b>3-MILE</b>
Total	115,696	324,783	585,477
White Alone	18.7%	17.8%	17.5%
Black Alone	8.2%	8.1%	7.6%
American Indian Alone	3.9%	3.0%	2.8%
Asian Alone	20.6%	23.0%	22.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.9%	35.9%	37.1%
Two or More Races	12.6%	12.1%	11.9%
Hispanic Origin	54.7%	53.9%	54.9%
Diversity Index	88.4	88.2	87.8

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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