

FOR SALE: DAVITA DIALYSIS MONUMENTAL CHIROPRACTIC SUB LEASE

198 PONDEROSA RD, COLVILLE, WA 99114 | \$114,000 NOI 7.05% CAP



SALE PRICE \$1,630,000

NAIBlack

ANDREW BLACK
Telephone (415) 754-8489
ablock@pacwestcre.com

FOR SALE

198 PONDEROSA RD
COLVILLE, WA 99114



\$1,630,000
Sale Price



6,043 SF
Building Size



1.28 Acres
Lot Size

NAI Black is pleased to present the exclusive offering of a stand-alone medical facility currently leased to Davita Dialysis and subleased in its entirety to Monumental Chiropractic. Originally built in 2002 and fully redeveloped in 2015, the property totals 6,043 SF on 1.28 Acres. The site benefits from excellent frontage along Highway 395, the primary north-south corridor connecting Colville to Spokane.

With over 5 years remaining on the corporate-guaranteed lease, the property delivers secure cash flow with scheduled rent increases and minimal landlord obligations. Its strategic location near medical and senior housing provides further enhances tenant stability and investment security.

Colville, WA is a vibrant community in Stevens County, located 73 miles north of Spokane. The area offers a business-friendly environment with strong community roots and connectivity via Highway 395 and Colville Municipal Airport. This location combines scenic living with consistent healthcare demand, making it ideal for long-term medical investment.



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement, that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner by law or by a person authorized by the owner; e. A statement that you have a good-faith belief that the material is not used for purposes of fair use under section 107 of the Copyright Act; f. A statement that you have read NAI Black's Copyright Policy and agree to be bound by it; g. A statement that you are not a member of the public that has been identified in a copyright infringement notice to NAI Black; and h. A statement that you have read and understand the Copyright Office's Digital Millennium Copyright Act Notice. NAI Black will review the complaint and determine if the complaint is valid. NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR SALE

198 PONDEROSA RD
COLVILLE, WA 99114



PROPERTY HIGHLIGHTS

- Investment Grade Guarantee
- Corporate Guarantee
- Recent 10% Rental Increase for Strong Cash Flow
- Property Completely Redeveloped in 2015
- Absolute NNN Lease, Minimal Landlord Responsibility

LEASE ABSTRACT

- Guarantee: Corporate Guarantee - DaVita Healthcare Partners, Inc.
- Tenant: DaVita Healthcare Partners, Inc.
- Subtenant: Monumental Chiropractic, LLC
- Lease Type: NNN (Tenant responsible for taxes, insurance, utilities, and nearly all repairs & capital expenditures)

Commencement: June 15, 2025

Expiration: June 14, 2030

Remaining Term: 4.75 Years

Renewal Option: Two (2) x 5-Year Options

ROFR / ROFO: None



SALE PRICE \$1,630,000.00



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address of where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner by its agent, or by law; e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this site without permission, please notify the designated agent as follows:

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

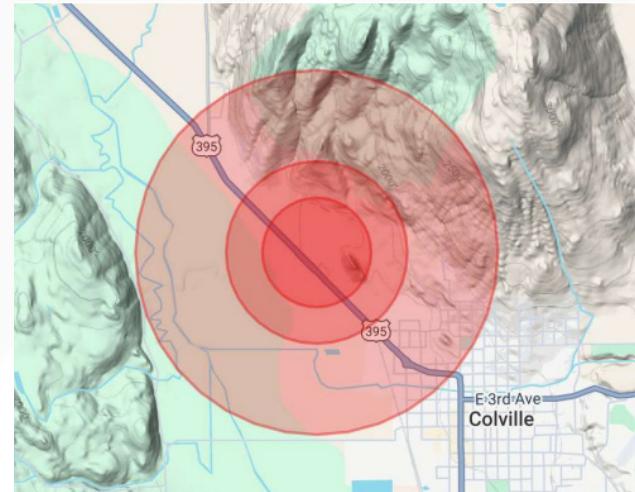
FOR SALE

198 PONDEROSA RD
COLVILLE, WA 99114



POPULATION	1 Mile	3 Miles	5 Miles
Total Population	14,382	84,748	158,859
Avg. Age	44	42	40
Avg. Age (Male)	42	40	40
Avg. Age (Female)	45	43	41

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	6,186	35,202	66,387
# of Persons per HH	2.3	2.4	2.4
Avg. HH Income	\$104,390	\$109,017	\$96,668
Avg. House Value	\$528,045	\$499,388	\$461,677



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address by its agent, or by law. d. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this site without permission, please notify the designated agent as follows:

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.