

# DAVITA DIALYSIS

716 DENBIGH BLVD, SUITES D1 & D2, NEWPORT NEWS, VIRGINIA



OFFERING MEMORANDUM

Marcus & Millichap





**WILLIAMSBURG**



JAMES RIVER



**YORKTOWN NAVAL  
WEAPONS STATION**



**CHESAPEAKE BAY**



**NEWPORT NEWS**

**LANGLEY AIR FORCE BASE**



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# Executive Summary

716 Denbigh Blvd, Suites D1 & D2, Newport News, VA 23608

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,542,000</b>
Cap Rate	7.80%
Building Size	6,344 SF
Net Cash Flow	7.80% \$120,296.79
Year Built	1989

## LEASE SUMMARY

Lease Type	Leasehold <sup>(1)</sup> <sup>(2)</sup> <sup>(3)</sup>
Tenant	Renal Treatment Centers Mid Atlantic, Inc.
Lease Commencement Date	August 21, 2006
Lease Expiration Date	August 20, 2029
Lease Term Remaining	±4 Years
Rental Increases	3% Annually
Renewal Options	2, 5 Year Options

### FOOTNOTES:

(1) Landlord responsible for repair and replacement of roof and structure.

(2) There is a 99 year Ground Lease in place with Mary Immaculate Hospital that expires in 2084.

(3) Mary Immaculate Hospital has Right of First Refusal on the Ground Lease.

*Please contact listing agent for additional information.*

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 8/20/2026	\$120,296.79	7.80%
8/21/2026 – 8/20/2027	\$123,905.69	8.04%
8/21/2027 – 8/20/2028	\$127,622.86	8.28%
8/21/2028 – 8/20/2029	\$131,451.55	8.52%

<b>Base Rent</b>	<b>\$120,296.79</b>
<b>Net Operating Income</b>	<b>\$120,296.79</b>
<b>Total Return</b>	<b>7.80% \$120,296.79</b>





  
**WARWICK FOREST**  
*Active Senior Living by Riverside*

  
**Bon Secours**  
**MARY IMMACULATE HOSPITAL**



**DENBIGH MEDICAL CENTER  
OFFICE COMPLEX**

**6,600 CPD**  
McMANUS BLVD

**COLONY SQUARE  
MEDICAL OFFICE COMPLEX**

  
**CHARTER SENIOR LIVING**  
OF NEWPORT NEWS

**24,000 CPD**  
DENBIGH BLVD





# Property Description



## INVESTMENT HIGHLIGHTS

- » **±4 Years Remaining on Lease with 3% Annual Rent Increases and Multiple Renewal Options**
- » 147,121 Residents within a 5-Mile Radius - Growing Newport News Trade Area
- » **Adjacent to Bon Secours Mary Immaculate Hospital (120+ Beds)**
- » Located within the Denbigh Medical Center Office Complex
- » **Average Household Income Exceeds \$87,000 within the Surrounding Area**
- » Immediate Proximity to Charter Senior Living of Newport News and Warwick Forest Retirement Community
- » **Easily Accessible via Denbigh Boulevard (24,000 Cars per Day)**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2028 Projection	11,192	76,379	148,520
2023 Estimate	11,102	76,092	147,121
Growth 2023 - 2028	0.81%	0.38%	0.95%

### Households

2028 Projection	4,891	31,268	60,145
2023 Estimate	4,840	31,086	59,447
Growth 2023 - 2028	1.06%	0.59%	1.17%

### Income

2023 Est. Average Household Income	\$75,284	\$75,527	\$87,436
2023 Est. Median Household Income	\$62,874	\$61,955	\$67,950



# Tenant Overview



**DENVER, CO**  
Headquarters



**NYSE: DVA**  
Stock Symbol



**DAVITA.COM**  
Website



**3,100+**  
Locations

DaVita Inc. is a Fortune 500® health care provider focused on transforming care delivery to improve quality of life for patients around the globe. The company is the largest provider of kidney care services in the U.S. and has been a leader in clinical quality and innovation for 20 years. Through DaVita Kidney Care, the company treats patients with chronic kidney failure and end stage renal disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all.

As of September 30, 2024, DaVita serves 265,400 patients at 3,113 outpatient dialysis centers in the United States. The company also operates 453 outpatient dialysis centers in 13 countries outside of the U.S. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.



# Property Photos





# Location Overview



Newport News is situated in southeastern Virginia, home to over 186,000 residents. The city sits on a prime vantage point where the James River meets the Chesapeake Bay. Newport News runs approximately 23 miles along the James River and the Hampton Roads Harbor. It is located near Hampton, minutes from Williamsburg, and is a hour drive to Virginia Beach and the Atlantic Ocean.

The military is a key component of the city's economy. Many residents are employed at the expansive Newport News Shipbuilding, the joint U.S. Air Force-

Army installation at Joint Base Langley-Eustis, and other military bases and suppliers.

The city's historic sites, museums, and cultural facilities compliment the quality of life for Newport News residents and businesses. The city boasts more than 20 public parks, as well as public boat ramps and recreation facilities. Newport News Park, one of the largest municipal parks in the country, has 8,000 acres along with two 18-hole golf courses.



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