



DOWNTOWN LOS ANGELES

WILSHIRE BLVD

WEST TEMPLE
STREET

Davita

BENTON WAY

2723 West Temple Street
Los Angeles, California

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Activity ID #

Broker of Record: Tony Solomon

Lic #: 01238010

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Exclusively Listed By:

SPENCER KOCH

Director Investments
Orlando Office
Tel: (330) 321-5081
Fax: (407) 557-3810

Spencer.koch@marcusmillichap.com
License: FL SL3508957

CHRISTOPHER BIUSO

Senior Director Investments
Orlando Office
Tel: (813) 210-7741
Fax: (407) 557-3810

christopher.biuso@marcusmillichap.com
License: FL SL3424071

SCOTT GOULD

Managing Director Investments
Orlando Office
Tel: (407) 557-3824
Fax: (407) 557-3810

scott.gould@marcusmillichap.com
License: FL SL3288412

RORY SHELBY

Senior Director Investments
Orlando Office
Tel: (407) 222-5256
Fax: (407) 557-3810

rory.shelby@marcusmillichap.com
License: FL SL3343473

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property.

The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA

marcusmillichap.com



TABLE OF CONTENTS

FOR SALE

Los Angeles, California



- **Offering Summary**
- **Parcel Outline**
- **Aerial Photos**
- **Tenant Overview**
- **Investment Highlights**
- **Market Overview**
- **Demographics**



2723 West Temple Street Los Angeles, California 90026

Pricing

\$15,010,000 | 5.25% Cap

Lease Terms

Absolute NNN

Year Built

1957

Net Operating Income

\$787,796

Rent Escalations

5% Annually

Size

17,126 SF | .76 AC

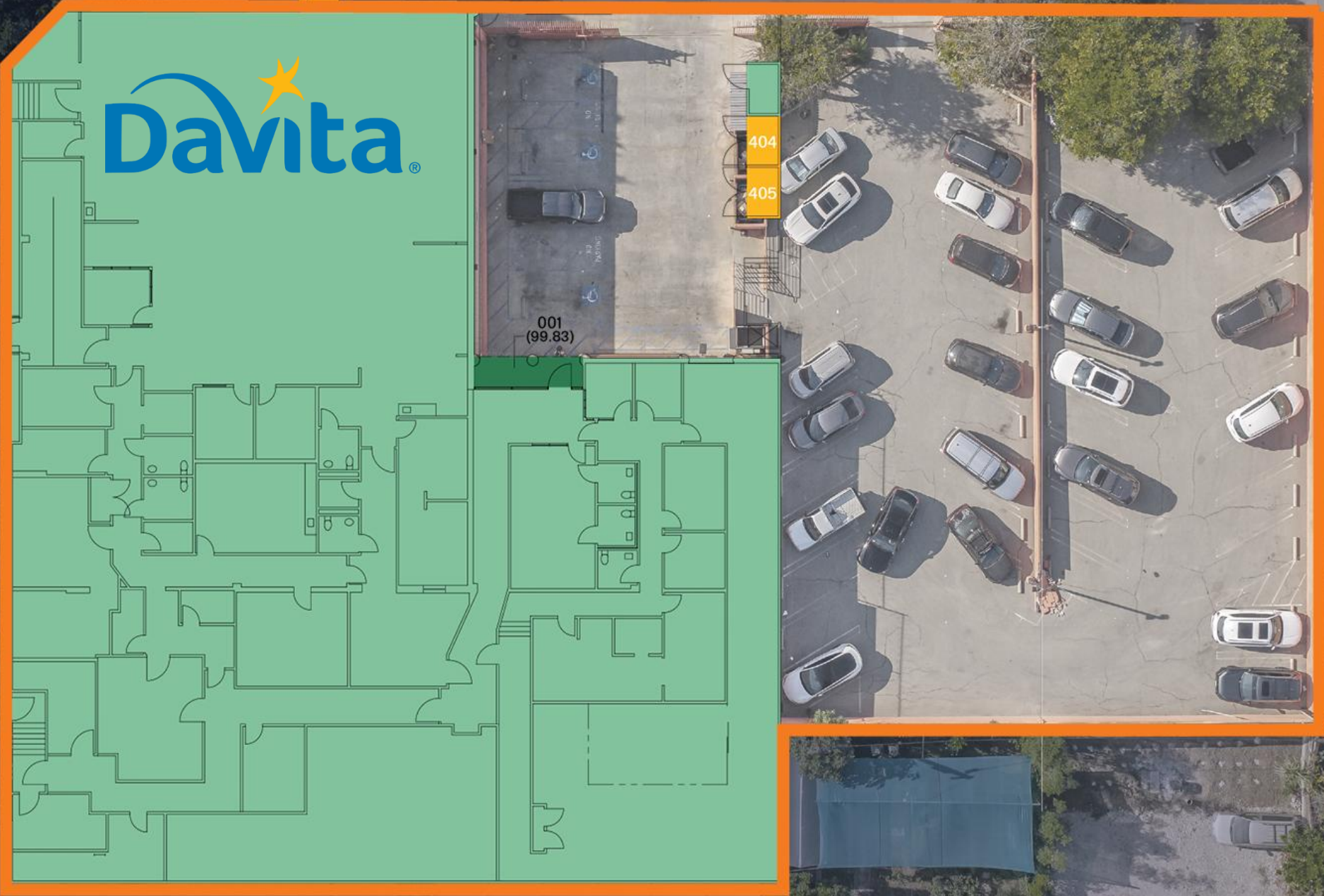


Tenant	Total Renal Care, Inc.
Lease Type	Absolute NNN
SF Occupied	17,126
PPSF	\$876.45
Net Operating Income	\$787,796
Lease Commencement	12/1/2025
Lease Expiration	11/30/2032
Lease Term	7 Years
Lease Term Remaining	7 Years
Rent Increases	5% Annually
Renewal Options	(Three) Five Year Option
Landlord Responsibility	None
Tenant Responsibility	All

YEAR	ANNUAL	MONTHLY	CAP RATE
12/1/2025 - 11/30/2026	\$787,796	\$65,650	5.25%
12/1/2026 - 11/30/2027	\$827,186	\$68,932	5.51%
12/1/2027 - 11/30/2028	\$868,545	\$72,379	5.79%
12/1/2028 - 11/30/2029	\$911,972	\$75,998	6.08%
12/1/2029 - 11/30/2030	\$957,571	\$79,798	6.38%
12/1/2030 - 11/30/2031	\$1,005,450	\$83,787	6.70%
12/1/2031 - 11/30/2032	\$1,055,722	\$87,977	7.04%

LA FAYETTE PARK PL

WEST TEMPLE STREET



WILSHIRE BLVD – LA'S 'MIRACLE MILE'

BEVERLY BLVD

**WEST TEMPLE
STREET**

BENTON WAY

LA FAYETTE PARK PL

Davita





WEST HOLLYWOOD

101 FREEWAY



WEST TEMPLE STREET

BENTON WAY



TENANT OVERVIEW

DaVita Dialysis

DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and HealthCare Partners, a DaVita Medical Group. DaVita Kidney Care is a leading provider of kidney care in the United States, delivering dialysis services to patients with chronic kidney failure and end stage renal disease (ESRD).

DaVita Kidney Care operated or provided administrative services at 2,675 outpatient dialysis centers located in the United States serving approximately 240,000+ patients. The company also operated 154 outpatient dialysis centers located in 14 countries outside the United States.

Further, the company provides acute inpatient dialysis services in approximately 900 hospitals and related laboratory services in the United States. The company was formerly known as DaVita HealthCare Partners Inc. and changed its name to DaVita Inc. in September 2016. DaVita Inc. was founded in 1994 and is headquartered in Denver, Colorado.



HEADQUARTERS
DENVER, CO

REVENUE
\$12.82 BILLION

OPERATING INCOME
\$2.09 BILLION

PATIENTS
280,000+

EMPLOYEES
76,000+

TICKER
NYSE: DVA

About the Property



Longstanding Location with New Lease Extension

Continuous Operation as Dialysis Clinic since 1983.
New Seven Year Lease Extension Commencing 12/1/2025
Current Rental Rate Negotiated is Fair Market Value
as Required per Compliance with Stark Law

Better Than Market Rental Increases

5% Annual Rental Increases Provides Landlord with
Significant Rent Growth Over Term and
Automatic Appreciation

High Volume Clinic in Dense Suburban Area

30 Dialysis Stations Provides Tenant with
High Capacity to Serve Patient Base

Absolute NNN Lease Structure

Absolutely Free of Responsibility for Landlord and
No Exposure to Capital Expenditures

Large Parcel with Dedicated Parking Area

.79 Acre Parcel with Ample Parking at a Ratio of 2.74
17,126 SF Building
[RAS3 Zoning - Click for More Information](#)

Capital Improvements Made at Tenants Expense

New Roof Completed 2025

Core Los Angeles, California Location

LA County is an entertainment, manufacturing and international trade behemoth, with a fast growing high-tech and digital media industry cluster largely centered in West LA and, increasingly, in the Hollywood area and beyond. With \$807 billion in annual output, Los Angeles County ranks among the world's largest economies. Its GDP, which would rank No. 19 in the world if it were a standalone nation, is larger than Switzerland and Saudi Arabia, and right behind Netherlands and Turkey, underscoring the magnitude of the region's economy.

LOS ANGELES, CALIFORNIA



MARKET OVERVIEW

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to roughly 10.1 million residents. The city of Los Angeles accounts for nearly 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.



MARKET OVERVIEW

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, including interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.

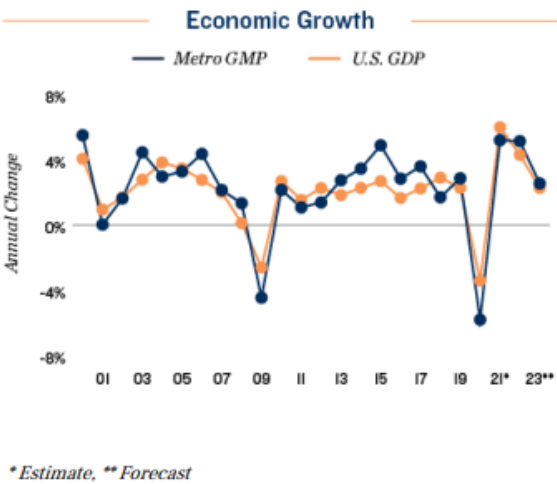


MARKET OVERVIEW

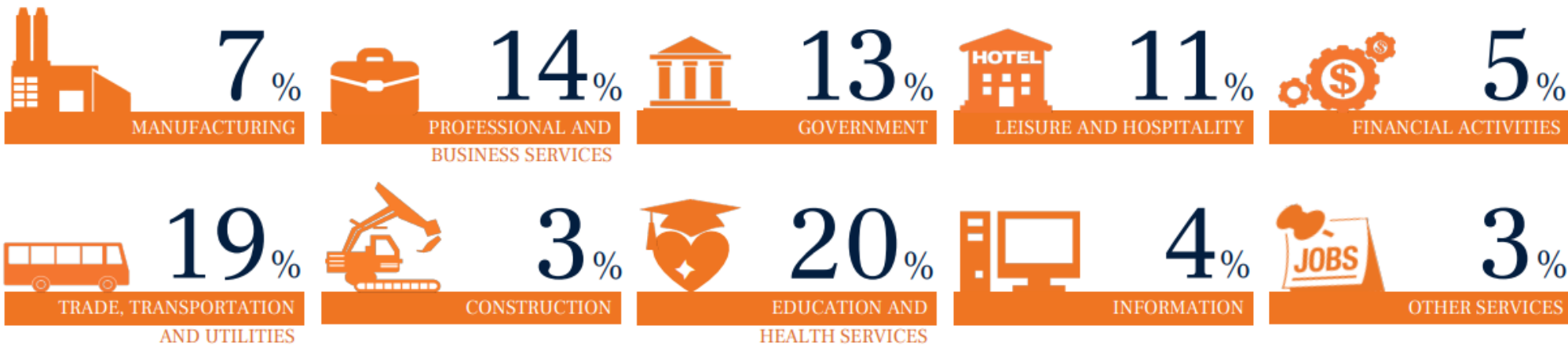
ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace about on par with the United States rate this year.
- Ten Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.4 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



SHARE OF 2021 TOTAL EMPLOYMENT



MARKET OVERVIEW

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal. It is possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

Several professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$590,600

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



SPORTS



EDUCATION

UCLA

Caltech

USC

LMU|LA
Loyola Marymount
University



ARTS & ENTERTAINMENT

Los Angeles Zoo &
Botanical Gardens

LACMA

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

2723 W Temple St, Los Angeles, CA 90026

POPULATION

1 Mile

3 Miles

5 Miles

2029 Projection	80,050	578,246	1,161,565
2024 Estimate	79,508	569,860	1,149,652
2020 Census	79,442	563,001	1,158,658

HOUSEHOLDS

1 Mile

3 Miles

5 Miles

2029 Projection	33,701	254,577	481,783
2024 Estimate	32,926	247,271	470,795
2020 Census	31,864	237,264	455,709

INCOME

Average	\$81,453	\$83,527	\$88,009
Median	\$62,946	\$62,609	\$66,278
Per Capita	\$35,201	\$38,160	\$38,128



**3.4
Miles**

Dignity Health-
California Hospital
Medical Center



**13.7
Miles**

Los Angeles
International Airport



**3.6
Miles**

University of
Southern
California

