

OFFERING MEMORANDUM



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Palmdale, CA

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CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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executive summary

THE OFFERING

CBRE is pleased to present a DaVita for sale located at 38454 5th St. W in Palmdale, CA. The fee-simple property includes a 13,750 SF building on a 1.46 ACRE lot and benefits from being on 5th St W and just off the 14 Freeway, which sees a combined 140,000 vehicles per day. DaVita has been successfully operating at this location for 9+ years. There are over 5 years remaining on the lease with 10% rental increases every 5 years, including the option periods, offering a strong hedge against inflation. The asset offers Ideal Demographics with 130,000 people and \$80,000 household income in a 5-mile radius. The property is less than a mile from Palmdale Medical Center which has 184 staffed beds and sees over 60,000 emergency department visits annually.

DaVita Inc. ("DVA") is a publicly traded company that offers incredible strong credit to investors with a market cap of \$8.86 Billion. As of June 30, 2025, DaVita, Inc. has provided dialysis and administrative services through a network of 3,175 outpatient dialysis centers globally, serving a total of ±282,000 patients. DaVita, Inc. also provides acute inpatient dialysis services in over 900 hospitals and related laboratory services throughout the United States.





INVESTMENT HIGHLIGHTS



Strong Corporate Guarantee from a Credit Tenant | DaVita Inc. ("DVA") has current market cap of \$8.86 Billion and controls 37% of the U.S. dialysis market share, solidifying its position as the dominant force in the industry



Strategic Location | 13,750 sf build-to-suit property that sits on an oversized 1.46-acre parcel with 68 parking stalls is custom-designed for DaVita and constructed specifically for tenant's needs and strong patient demand



Ideal Demographics | 130,000 people and \$80,000 household income in a 5-mile radius and less than a mile from Palmdale Medical Center which has 184 staffed beds and sees over 60,000 emergency department visits annually



Proximate to Major Freeway | Located on 5th St W and Palmdale Blvd., just off the 14 Freeway, which sees a combined 140,000+ VPD



Ease of Circulation | DaVita benefits from five different points of ingress/ egress, with immediate access to two main thoroughfares, creating user friendly traffic flow



Fee Simple Ownership (Land and Building) | Depreciable Asset

property description

OFFERING

Price	\$7,030,783
Net Operating Income	\$421,847
Cap Rate	6.00%
Tenant	Davita
Lease Type	NNN
Lease Guarantor	Corporate

PROPERTY SPECIFICATIONS

Address	38454 5th St W Palmdale, CA
Building Size	13,750 SF
Lot Size	1.46 AC
Year Built	2016
Occupancy	100%
Ownership	Fee Simple



lease abstract

PROPERTY TAXES

Tenant shall promptly pay all real estate taxes, assessments, water and sewer charges and other governmental levies, and any applicable ownership association fees ("Impositions") against the Premises.

UTILITIES

Tenant shall pay the net cost (after applying any discounts or incentives) of all utilities and other services necessary in the operation of the Premises, including but not limited to, gas, fuel oil, electrical, telephone and other utility charges, janitorial services (if Tenant shall contract for such services) and grounds and easement maintenance (exclusive of repaving or repairs to paving). Tenant shall contract directly with all utility providers such that all utilities for the Premises shall be in Tenant's name.

INSURANCE

Landlord's Insurance. During the Term, Landlord shall procure and maintain in full force and effect with respect to the Premises (a) a policy or policies of property insurance (including, to the extent required by Tenant, any holder of any fee or leasehold mortgage, or to the extent Landlord reasonably deems prudent, sprinkler leakage, vandalism, malicious mischief, earthquake, terrorism, and flood insurance coverage) for full replacement value; and (b) a policy of commercial liability insurance in a minimum amount of \$1,000,000.00 per claim and \$3,000,000.00 in the aggregate for both bodily injury and property damage insuring Landlord's activities with respect to the Premises and the Building for loss, damage or liability for personal injury or death of any person or loss or damage to property occurring in, upon or about the Premises or the Building. **Tenant shall reimburse** Landlord for the commercially reasonable cost of such insurance, not to exceed the cost of insurance premiums charged by third party commercial providers, as Additional Rent. Any additional insurance obtained by Tenant shall be at Tenant's sole cost and expense.

MAINTENANCE, REPAIR AND REPLACEMENT

Parking Areas. Landlord shall maintain and keep in good order and repair and make any necessary replacements to the parking areas, sidewalks, loading areas and drive aisles serving the building provided that **Tenant shall reimburse** Landlord for the reasonable and actual cost thereof on an amortized basis, as more fully described below in this Section 20.

Roof. Landlord shall maintain and keep in good order and repair and make any necessary replacements to the roof, roof membrane, and roof covering, provided that (A) with respect to repairs and maintenance, **Tenant shall reimburse** Landlord for actual and reasonable costs not to exceed \$1,000 per Lease Year, and (B) with respect to replacement, Tenant shall reimburse Landlord for the reasonable and actual cost thereof on an amortized basis.

HVAC. Landlord shall make any necessary replacements to, but shall not be responsible for maintenance and repairs of the heating, ventilation, and cooling systems ("HVAC") of the Building, provided that **Tenant shall reimburse** Landlord for the reasonable and actual cost of such replacements on an amortized basis.



Amargosa Commons



Palmdale Marketplace



PALMDALE REGIONAL MEDICAL CENTER



PALMS INN
& SUITES



W Palmdale Blvd

PALMDALE
REGIONAL AIRPORT

LOCKHEED MARTIN

**NORTHROP
GRUMMAN**



105,000+
Vehicles Per Day



35,000+
Vehicles Per Day

W Palmdale Blvd



5th St W



exterior property photos



interior property photos



tenant profile



DaVita Inc. is a leading provider of kidney care services in the United States. As of June 30, 2025, DaVita Inc. has provided dialysis and administrative services through a network of 3,175 outpatient dialysis centers globally, serving a total of approximately 282,000 patients. DaVita Inc. also provides acute inpatient dialysis services in over 900 hospitals and related laboratory services throughout the United States.

Founded in 1999 and headquartered in Denver, Colorado, DaVita's common stock trades on the New York Stock Exchange ("NYSE") under the symbol "DVA." The company maintains a strong financial profile and is a Fortune 500 healthcare organization.

DaVita specializes in providing dialysis treatment for patients with chronic kidney failure and end-stage renal disease (ESRD), operating under long-term Medicare reimbursement frameworks. In addition to outpatient centers, DaVita partners with hospitals and physicians to offer integrated care solutions and has expanded into international markets, including Brazil, Colombia, and Germany.

Beyond dialysis, DaVita is actively involved in advancing clinical outcomes and patient-centered care through its Kidney Care and DaVita Integrated Kidney Care (IKC) divisions. The company places a strong emphasis on clinical innovation, patient experience, and population health management. DaVita's scale, essential service offering, and recurring patient base make it a mission-driven and resilient tenant within healthcare-focused real estate.

COMPANY FAST FACTS

NYSE	DVA
Revenue	\$12.14 Billion
U.S. Headquarters	Denver, CO
Year Founded	1994
Locations	3,040+

LEASE YEAR	ANNUAL NOI	MONTHLY NOI	RENTAL INCREASES
6/1/2016 – 5/31/2021	\$345,147	\$28,762	-
6/1/2021 – 5/31/2026	\$383,497	\$31,958	10%
6/1/2026 – 5/31/2031	\$421,847	\$35,154	10%
*6/1/2031 – 5/31/2036	\$464,032	\$38,669	10%
*6/1/2036 – 5/31/2041	\$510,435	\$42,536	10%

**If the Option to Renew is duly exercised by Lessee*

** Pricing is based on the rental increase that occurs on June 1, 2026. Seller to credit the difference between current rent and future rent at closing.*

market overview

Palmdale, California is a principal city in northern Los Angeles County, located in the Antelope Valley region of Southern California. It is strategically positioned about 60 miles northeast of Downtown Los Angeles, offering both affordability and access to the Southern California metropolis.

Palmdale is best known for its deep ties to aerospace and aviation. Dubbed the “Aerospace Capital of the United States,” the city is home to Plant 42—an Air Force-operated industrial complex where defense contractors such as Lockheed Martin, Boeing, and Northrop Grumman produce and test cutting-edge aircraft, including stealth bombers and unmanned aerial vehicles. The sector continues to drive job growth, innovation, and federal investment in the area.

Outdoor enthusiasts appreciate Palmdale’s proximity to the San Gabriel Mountains and Angeles National Forest, offering hiking, camping, and seasonal snow play. The nearby Antelope Valley California Poppy Reserve is a major attraction in spring, drawing thousands to its vibrant wildflower blooms.

With a unique combination of aerospace innovation, open space, and family-friendly development, Palmdale continues to attract investment and residents seeking a balance between lifestyle, affordability, and access to Southern California’s economic engine. Its strategic location, growth potential, and legacy in defense and aviation position it as a dynamic city on the rise in the greater Los Angeles region.





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