



# DaVita, Inc. (Leasehold)

1780 West Anklam Road | Tucson, Arizona 85745

OFFERED  
EXCLUSIVELY BY

**BJ Feller**

Arizona Managing Broker  
AZ Lic. #BR685825000

**CONTACT BROKER**

**Northmarq**

191 North Wacker Drive, Suite 2000  
Chicago, Illinois 60606  
312.240.0127

**northmarq.com**



Click here for more information & to download the full Offering Memorandum



**\$3,437,118**

Offering Price



**6.75%**

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the leasehold interest land and ownership of a building used as a single-tenant medical clinic located in Tucson, AZ. It consists of 1.71 acres and a 13,084-square-foot medical clinic that was completely renovated and modernized by the Tenant in conjunction with this long-term lease extension. The Property is located along West Anklam Road where almost 14,000 vehicles pass each day and it is located on the campus of Carondelet Health Network's St. Mary's Hospital. There are approximately 220,000 in population in the five-mile radius with \$55,000 in average household income. The Tenant recently completed a comprehensive remodel of the Property and Tenant has occupied and operated this location successfully since 1986.