



Sutter Health (S&P: A+) | DaVita, Inc. (S&P: BB)

Two-Tenant Medical Office Building – 2200 Orchard Parkway | Tracy, California 95377

OFFERED EXCLUSIVELY BY

BROKERAGE TEAM

Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

David Read

Associate

dread@northmarq.com | 918.884.3141

IN ASSOCIATION WITH

Milo Spector

California Broker

CA Lic. #01959211

Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

northmarq.com



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



\$5,402,100

Offering Price



6.00%

Cap Rate

Northmarq is pleased to offer a fee-simple investment in a newly constructed, 10,020-SF, two-tenant medical office in Tracy, CA. Built in 2024 to tenant specifications, it sits on 1.06 acres near Grant Line Road and I-205, with strong traffic exposure and proximity to a major retail corridor. The area features 113,000 residents within five miles, with average household incomes over \$145,000.

The tenants, DaVita, Inc., and Sutter Valley Medical Foundation, occupy the facility under long-term, landlord-friendly net leases with built-in rental increases. DaVita's 15-year lease includes 10% increases every five years, while Sutter Valley's 10-year lease features annual 3% increases. Both tenants' custom-built spaces emphasize patient care and energy efficiency, providing a high-quality, passive investment opportunity.