



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.  
MO Lic. # 2011038702



# OFFERING MEMORANDUM

1425 Hampton Ave | St. Louis, MO 63139



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,000 SF DaVita Dialysis Center Located 1425 Hampton Ave in St. Louis, Missouri. This Opportunity Includes a National Credit Tenant in a Highly Populated Area With Increasing Growth in the Future.



## OFFERING SUMMARY

PRICE	\$1,100,000
CAP	6.75%
NOI	\$74,338
PRICE PER SF	\$220.26
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1425 Hampton Ave St. Louis, MO 63139
COUNTY	St. Louis
BUILDING AREA	5,000 SF
LAND AREA	0.38 AC
BUILT	1970



# HIGHLIGHTS

- National Credit Tenant
- E-Commerce Resistant Tenant
- DaVita Recently Extended Lease - Showing Commitment to Site
- Limited Landlord Responsibilities
- High Traffic Count – Over 43,660 VPD on Hampton Ave
- Strong Demographics – Over 149,500 People Live Within a 3-Mile Radius With an Average Household Income of \$83,434
- Property is Situated 4-Miles From Forest Park
- Property is Located in St. Louis MSA With a Population of Over 2,807,300 Residents
- Nearby Tenants Include: Denny's, McDonald's, Circle K, Taco Bell, Jack in the Box, Subway and Steak 'n Shake







DaVita Dialysis Center | 1425 Hampton Ave | St. Louis, MO 63139



Children's HOSPITAL • ST. LOUIS

BARNESJEWISH  
Hospital  
HealthCare

ST. LOUIS  
COLLEGE of PHARMACY

PAULO  
TARLTON  
KROWN

CHURCH OF  
CHRIST  
AMERICAN  
PULVERIZER COMPANY

A-Always  
Printing

Zane Williams  
60 Years of Printing Excellence!

Tipton

THE GREEN SHIRT  
SANTA'S HELPERS, INC.

ARCHITECTURAL  
SHEET METAL, INC.

Filtration  
Services, Inc.

Rocket  
Century

Washington University Physicians  
Washington University School of Medicine in St. Louis

St. Louis Community College  
Expanding Minds. Changing Lives.

ENCORE  
at FOREST PARK

CORTONA  
at FOREST PARK

100



NACA



World Mission  
Society Church of God

Davita



Hampton Ave

CIRCLE K



Floor Layers  
Union 1310



Quality is Our Driving Force™

Denny's



Public Storage



St. Louis City Street Development

Metropolitan St. Louis Sewer



La Bodega Mexicana



Ace Scrap Co.

Ace Scrap Metal Transportation



Quality is Our Driving Force™



Commercial Mobile Cleaning

Project Inc.

Gratiot School Apartments



Hampton Ave



Floor Layers Union 1310



Walgreens  
Mobil  
QDOBA  
MEXICAN EATS

Commerce Bank  
SNAP  
FITNESS 24-7  
SUBWAY

Starbucks

Red BURRITO  
IMO'S  
PIZZA

TIMMY JOHN'S  
SANDWICHES  
Hampton  
BY HILTON



Office DEPOT  
OfficeMax  
Sprint  
Panera  
Schnucks  
SALLY BEAUTY  
GNC  
usbank  
Great Clips

bp  
Starbucks

Steak  
Shake  
SUBWAY

Mobil

TACO  
BELL  
Jack  
in the box

Davita

Hampton Ave

McDonald's  
CIRCLE K  
Shell

Pizza hut  
Schnucks  
IMO'S  
PIZZA

Denny's

bp  
SUBWAY  
jiffy lube  
LifeStorage

ALDI

SUBWAY  
metroPCS



DOLLAR GENERAL

CIRCLE K  
Shell  
DRURY HOTELS



Holiday Inn  
Red BURRITO

Walgreens  
QT  
QuikTrip

O'Reilly  
AUTO PARTS  
FAMILY DOLLAR

True Value  
TIMMY JOHN'S  
SANDWICHES

FAMILY DOLLAR  
usbank  
Save  
alot

Walgreens  
BMO  
Harris Bank



# CITY OVERVIEW

St. Louis | St. Louis County | Missouri

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## St. Louis, MO

St. Louis is an independent city and inland port in the U.S. state of Missouri. The city developed along the western bank of the Mississippi River, which forms Missouri's border with Illinois. The city had an estimated 2018 population of 308,626 residents and is the cultural and economic center of the Greater St. Louis Metropolitan area, which is home to nearly 3,000,000 people. The area is also the largest metropolitan area in Missouri and the 19th largest in the United States. The city has become a major bio-tech and business center. St. Louis has also become occupied by nearly 40 colleges, universities, and technical schools, some of the largest being Washington University in St. Louis, Saint Louis University and University of Missouri. The city is commonly identified with the 630-foot tall Gateway Arch in the city's downtown.



## Economy

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including, Boeing Defense, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Scottrade, Go Jet, Purina and Sigma-Aldrich. As of 2018, the St. Louis Metropolitan Area is home to ten Fortune 500 companies, the 7th largest Fortune 500 city in the United States. Some of St. Louis' largest Fortune 500 companies are: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments. This city has also become known for a growing medical, pharmaceutical and research city. St. Louis economy is also affected by the city's two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League.



## Contemporary Life

St. Louis is defined by music and the performing arts, especially its association with blues, jazz, and ragtime. The city is home to the St. Louis Symphony, the 2nd-oldest symphony orchestra in the United States, which has toured nationally and internationally. The city is also home to the City Museum, which is a museum whose exhibits consist largely of repurposed architectural and industrial objects, housed in the former International Shoe building; it attracts more than 700,000 visitors a year. The city is also famous for being the home to the Gateway Arch which marks St. Louis' downtown and the city's historic center that includes the Federal courthouse where the Dred Scott case was first argued. The Arch is the world's tallest arch, the tallest man-made monument in the Western Hemisphere, and Missouri's tallest accessible building.



# DEMOGRAPHICS

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DaVita Dialysis Center | 1425 Hampton Ave | St. Louis, MO 63139



## Population

1-MILE

9,203

3-MILE

149,523

5-MILE

396,827



## Average Household Income

1-MILE

\$79,709

3-MILE

\$83,434

5-MILE

\$74,609





# TENANT PROFILE

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DaVita Medical Group is one of the nation's leading independent medical groups. Founded in California in 1992 with a focus on becoming a role model for integrated and coordinated care, the company's health care community has grown to include high-quality medical groups in Colorado, Florida, Nevada, New Mexico and Washington. The company is a subsidiary of DaVita Inc. and serves more than 1,700,000 patients.

DaVita Inc., a Fortune 500® company, is the parent company of DaVita Kidney Care and DaVita Medical Group. DaVita Medical Group is recognized as a national leader in clinical quality. The company's clinicians are encouraged to develop lasting relationships with their patients and are rewarded for the quality of care they provide — not the number of visits they perform each day. DaVita is a community first and a company second. As a DaVita Medical Group clinician, their day will be filled with variety, intellectual engagement and meaningful relationships with patients and teammates. DaVita is committed to elevating the health and quality of life of patients around the world. They continue to expand their operations to improve access to health care in ten countries outside the U.S with over 2,580 locations and over 70,800 DaVita employees.



COMPANY TYPE  
Private



FOUNDED  
1992



# OF LOCATIONS  
2,580+



HEADQUARTERS  
Denver, CO



WEBSITE  
[davitamedicalgroup.com](http://davitamedicalgroup.com)





# LEASE SUMMARY

TENANT	DaVita St. Louis Dialysis Center
PREMISES	A Building of Approximately 5,000 SF
LEASE COMMENCEMENT	May 15, 2003
LEASE EXPIRATION	October 11, 2024
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	3% Every 2 Years
LEASE TYPE	Double Net (NNN)
PERMITTED USE	Dialysis Clinic
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image



# RENT ROLL

DaVita Dialysis Center | 1425 Hampton Ave | St. Louis, MO 63139



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
DaVita St. Louis Dialysis Center	5,000 SF	\$74,338	\$14.87	3%	Every 2 Years	05/15/2003	10/11/2024	2 x 5 Years



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum 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, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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Actual Property Image



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