

ABSOLUTE NNN INVESTMENT PROPERTY FOR SALE

# 8275 BRUCEVILLE ROAD

SACRAMENTO, CALIFORNIA 95823



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**COMPASS  
COMMERCIAL**

5330 Camden Avenue, San Jose, CA 95124 | [www.csrcommercial.com](http://www.csrcommercial.com)

# 2 CONFIDENTIALITY & DISCLAIMER

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## CONFIDENTIALITY & DISCLAIMER

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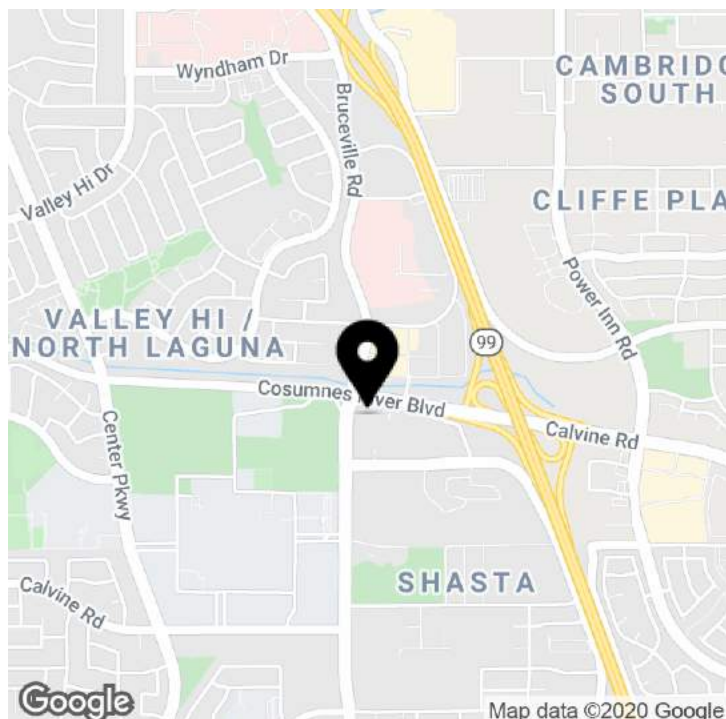
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# 3 EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Not Disclosed
Building Size:	14,820 SF
Lot Size:	2.06 Acres
Cap Rate:	TBD
NOI:	\$575,000
Year Built:	2009
Renovated:	2019
Submarket:	South Sacramento Ret

## PROPERTY OVERVIEW

Compass Commercial is pleased to present a subleased DaVita Kidney Care with a rare absolute NNN lease. The property was initially built in 2009 for Walgreens. Due to a merger/acquisition with Rite Aid, Walgreens consolidated locations and subleased to DaVita Kidney Care, a division of DaVita Health Care Partners, a Fortune 500 Company, in 2018. DaVita totally remodeled the property to fit their concept. The sublease and lease do not expire until 2034. Ten percent (10%) increase in 2029.

## PROPERTY HIGHLIGHTS

- 100% Fee Simple Interest
- Fully Leased Absolute NNN Investment
- Credited National Tenant - Fortune 500 Company
- Strategic Location - Near Hospitals and Health Clinics
- Strong Demographics
- Signalized Corner

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# 4 PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Compass Commercial is pleased to present a subleased Davita Kidney Care with a rare absolute NNN lease. The property was initially built in 2009 for Walgreens. Due to a merger/acquisition with Rite Aid, Walgreens consolidated locations and subleased to Davita Kidney Care, a division of DaVita Health Care Partners, a Fortune 500 Company, in 2018. Davita totally remodeled the property to fit their concept. The sublease and lease do not expire until 2034. Ten percent (10%) increase in 2029.

## LOCATION DESCRIPTION

Located at the heavily traveled intersection of Bruceville Road and Cosumnes River Boulevard in the Shops at College Square. Blocks away from Methodist Hospital, Sierra Vista Hospital and Kaiser Permanente. Close proximity to Highway 99. Cosumnes River College is located across the street.



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# 5 COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	DaVita
Street Address	8275 Bruceville Road
City, State, Zip	Sacramento, CA 95823
County	Sacramento
Sub-market	South Sacramento Ret
Cross-Streets	Cosumnes River Boulevard
Signal Intersection	No

## BUILDING INFORMATION

NOI	\$575,000.00
Cap Rate	TBD
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	14,820 SF
Year Built	2009
Year Last Renovated	2020
Free Standing	Yes

## PROPERTY HIGHLIGHTS

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# 6 ADDITIONAL PHOTOS



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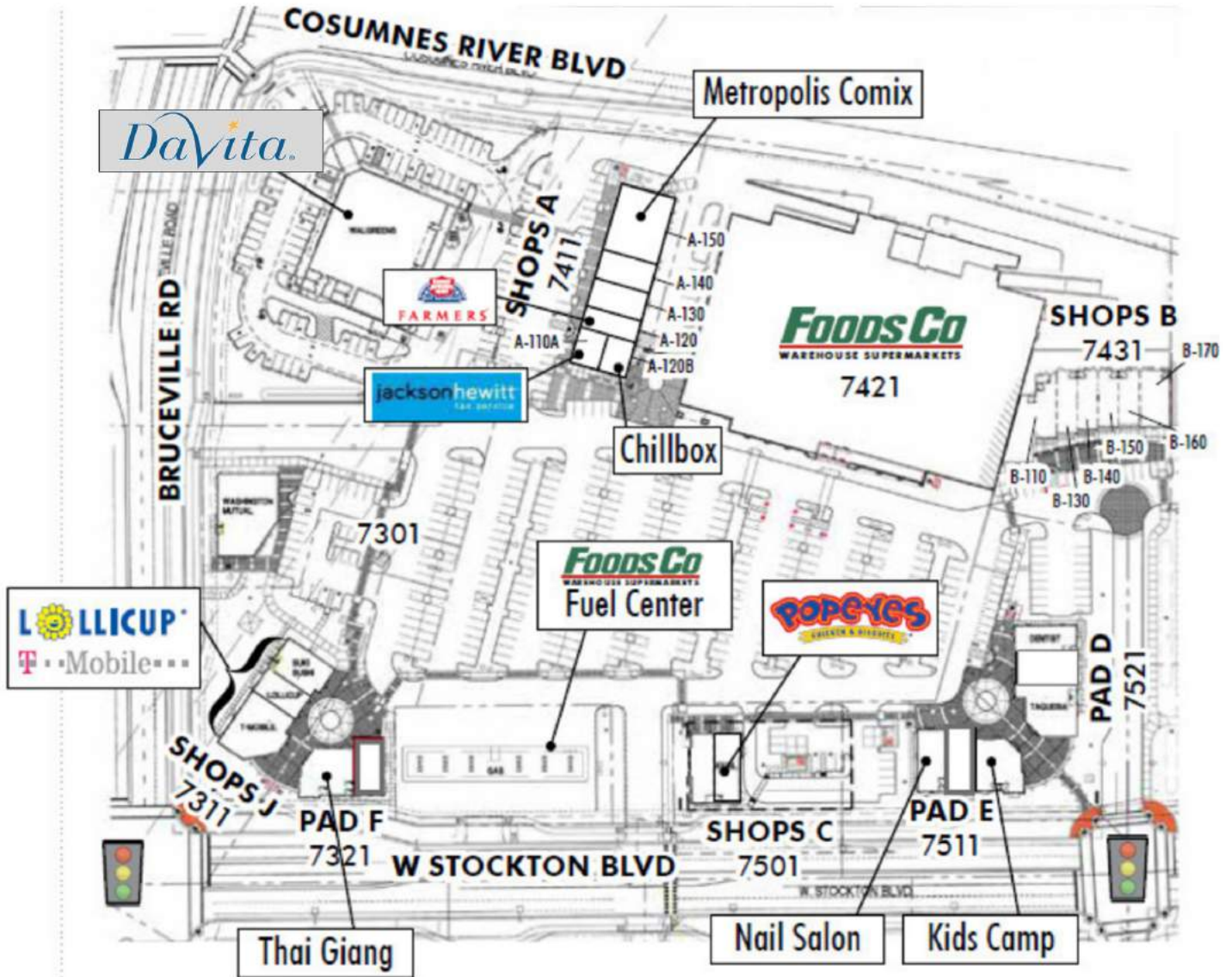
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# 7 SITE PLAN



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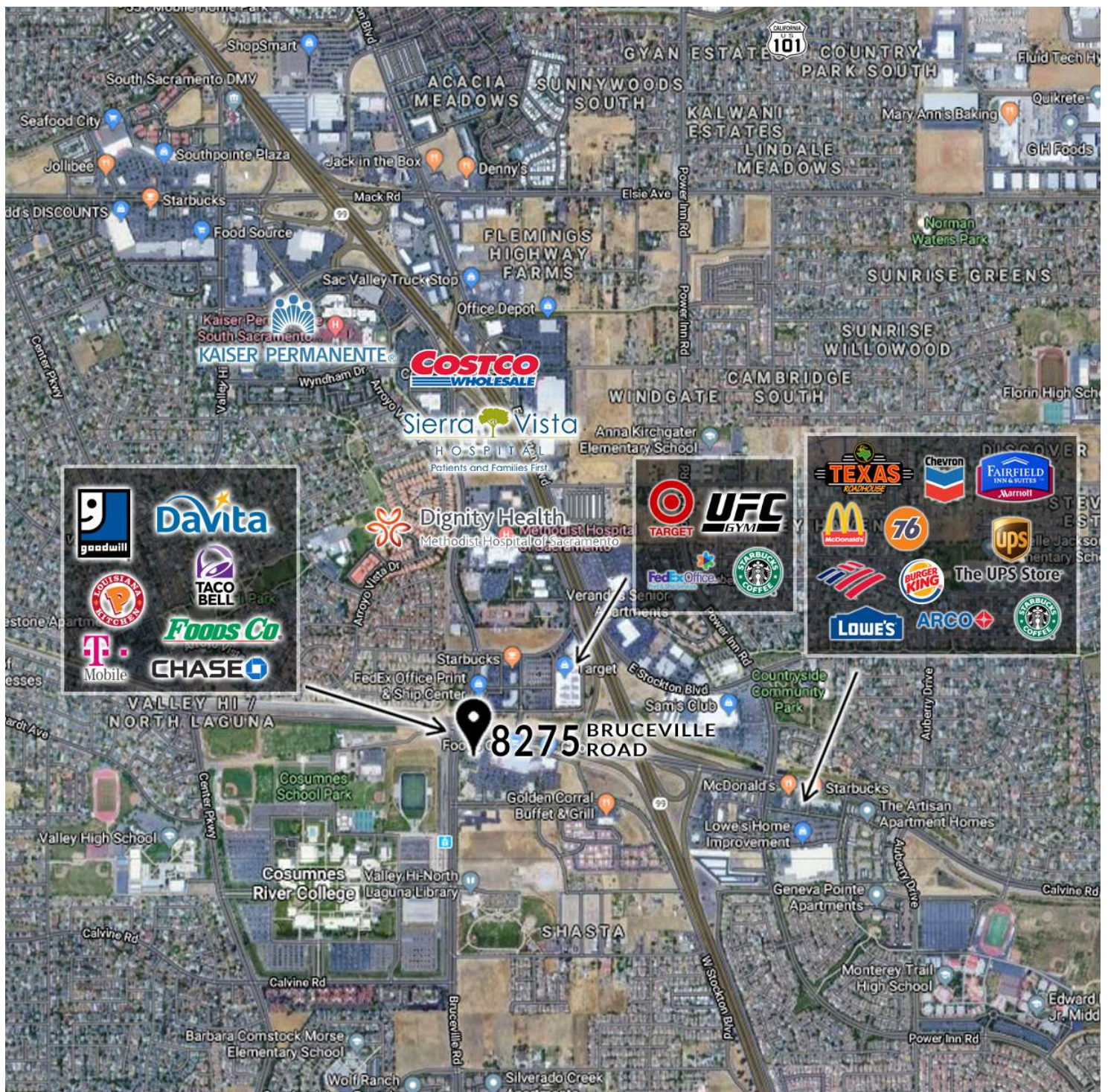
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# 8 RETAIL MAP



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# 9 TENANT INFO RENT ROLL



## ABOUT

DaVita Kidney Care is a division of DaVita HealthCare Partners Inc., a Fortune 500® company that, through its operating divisions, provides a variety of health care services to patient populations throughout the United States and abroad. A leading provider of dialysis services in the United States, DaVita Kidney Care treats patients with chronic kidney failure and end stage renal disease. DaVita Kidney Care strives to improve patients' quality of life by innovating clinical care, and by offering integrated treatment plans, personalized care teams and convenient health-management services. As of June 30, 2015, DaVita Kidney Care operated or provided administrative services at 2,210 outpatient dialysis centers located in the United States serving approximately 176,000 patients. The company also operated 96 outpatient dialysis centers located in 10 countries outside the United States.

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Davita Kidney Care	1	14,820	1/1/2009	5/31/2034	\$575,000	100.0	\$38.80
TOTALS/AVERAGES		14,820			\$575,000		\$38.80

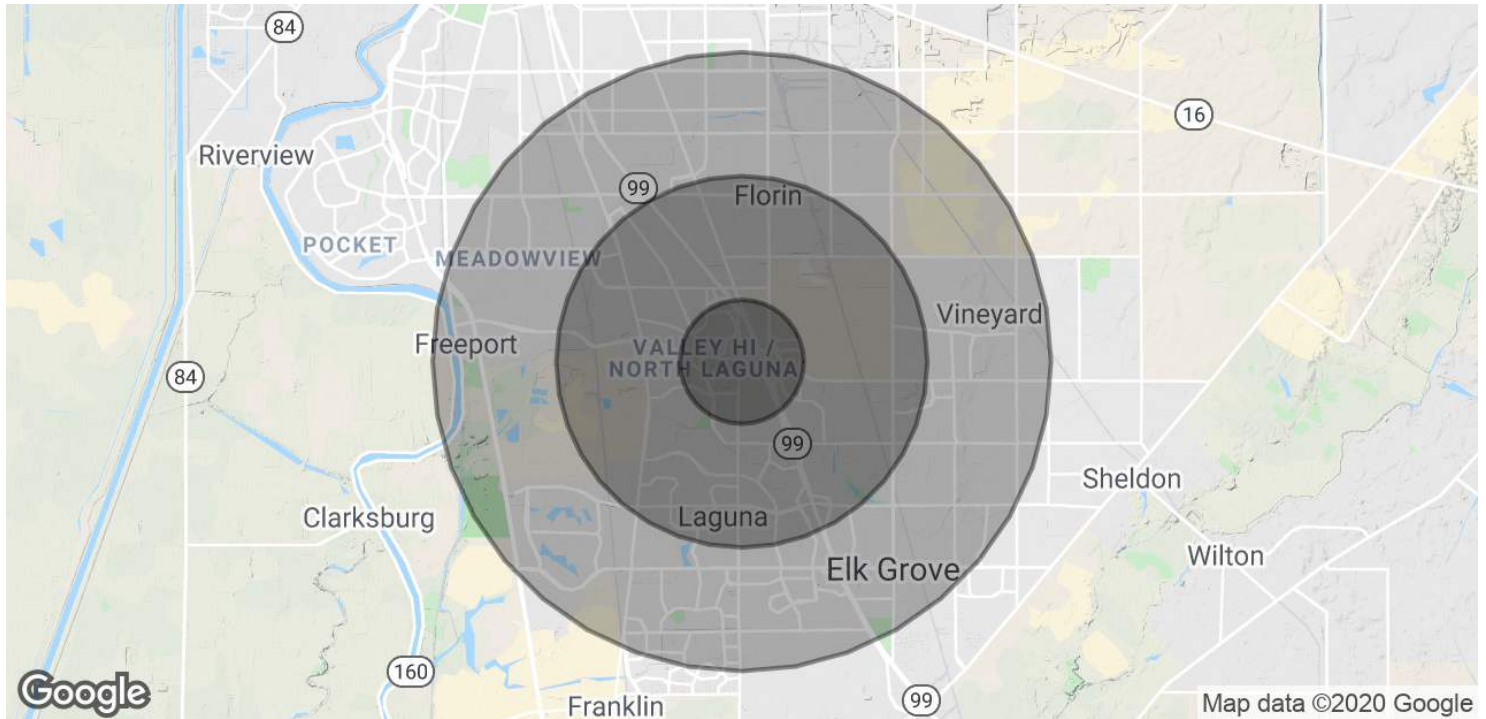
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# 10 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,400	167,484	361,691
Median age	29.1	31.0	31.2
Median age (Male)	28.6	29.9	29.9
Median age (Female)	31.8	32.6	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,590	51,745	111,168
# of persons per HH	3.3	3.2	3.3
Average HH income	\$61,771	\$64,800	\$66,721
Average house value	\$318,686	\$263,454	\$311,253

\* Demographic data derived from 2010 US Census

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# 11 ADVISOR BIO 1



## TONY ODOM

Sr. Vice President / Managing Director

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## PROFESSIONAL BACKGROUND

Tony is now the Sr. Vice President and Managing Director of Compass Commercial - Silicon Valley, following Compass's acquisition of CSR. Prior to this, he was the founder and CEO of CSR Commercial Real Estate Services. Tony finds that living in the Bay Area and working with unique people every day make his job extremely rewarding. This enjoyment is exemplified in his expert negotiation skills and the great pride he takes in being a relentless advocate for his clients. He is also on the Board of Directors for CSR Cares Foundation, that strives to support local children and their families. Outside of the office, Tony enjoys spending time with his four kids, traveling, golf, fine wine, and true Southern comfort food.

Tony is experienced in all aspects of commercial real estate, including leases, sub leases, property development, design options and the buying or selling of commercial property. He's worked in this field for over 20 years and brings with him a wealth of experience in commercial real estate. Whether it is general office space, retail space, medical, industrial, R&D, advanced manufacturing, investment, owner-user or mixed use properties, Tony can assist clients with all types of properties. His extensive knowledge of building plans, drawings and permits also allows him to work with architects, general contractors and other service providers to assist clients in obtaining exactly what it is they are looking for.

A graduate from Washington State University, Tony moved to the Bay Area in 1989. Along with his wife and 5 children, he now resides in San Jose. As a local resident, Tony has a very good understanding of commercial real estate in this area and strives to leverage his experience in every transaction.

## EDUCATION

Washington State University - BA

## MEMBERSHIPS

National Association of Realtors  
Santa Clara County Association of Realtors  
Association of Silicon Valley Brokers  
President & Chairman of the Board of Directors, CSR Cares Foundation

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Senior Vice President

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### PROFESSIONAL BACKGROUND

Passionate about delivering the highest level of client service, Mr. Hanhan works across departments documenting, creating, and implementing systems of operations to deliver consistent and predictable results.

Unique in his ability to understand business from a Marketing, Client Service, and Technological standpoint, Jonathan rolls them up in to simple, focused, scalable systems of operation.

Jonathan's success lies in his habits of listening attentively and developing actionable plans around the highest priority tasks. CSR and its' clients rely on Jonathan to master what is routinely needed and find the best, most efficient route of executing any task, project, or strategy.

Mr. Hanhan brokers sales, leases and land development transactions to investors, businesses, landlords, and tenants.

### MEMBERSHIPS

Board of Directors, Memberships | VNARP

Committee Member, University Recruiting | CREW

Lifetime Member | CHP 11-99 Foundation

Member | AIR Association of Industrial Real Estate

Member | Commercial Brokers Association

Member | Campbell Chamber of Commerce

Member | Santa Clara County Association of Realtors

Member | California Association of Realtors

Member | National Association of Realtors

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