



FOR SALE

1523 E. March Lane
Stockton, CA 95210

DENTAL/MEDICAL 100% NNN LEASED

DAVITA DIALYSIS & DELTA SURGICAL

OFFERING PRICE \$6,450,000

CAP RATE 6.00%



FOR SALE

1523 E. March Lane

STOCKTON, CA

Kidder Mathews is pleased to present this rare opportunity to acquire a 100% NNN Leased Two-Tenant Medical-Dental Building featuring DaVita Dialysis in Stockton, CA.

THE OPPORTUNITY

1523 E. March Lane is a Medical/Dental $\pm 13,549$ square foot building located along Highway 99 near the intersection of March Lane and West Lane in Stockton, CA. Built in 2007, the property has great curb appeal with its tiled rock façade along with a bright stucco paint finish and prominent signage along the busy March Lane ($\pm 60,000$ cars/day).

The subject property is fully occupied by DaVita Dialysis and Delta Surgical. DaVita Dialysis occupies approximately 40% of the overall square footage and has been a tenant at the property since it was built in 2007. Delta Surgical occupies the other 60% of the building and has been a tenant at the property since 2018. Both tenants have very successful businesses at the site.

Located in the middle of a very busy commercial and residential corridor, 1523 E. March Lane is zoned CO (Office Commercial). This area of Stockton is home to dozens of medical tenants and businesses, especially along March Lane to the east of the subject property. Nearby there are major retailers and restaurants that create high traffic counts and visibility. The demand for these medical services is strong and should always remain that way based upon the dense surrounding population.

DaVita Dialysis, which carries a Ba2 credit rating with Moody's, treats 42% of all dialysis patients in the United States. Last year there was over 750,000 cases of End Stage Renal Disease in America, so dialysis clinics like DaVita have become essential services and in rapid growth. This particular DaVita location has been at full capacity for over a decade and continues to expand and serve its community.



PROPERTY OVERVIEW	
Address	1523 E. March Lane Stockton CA 95210
Offering Price	\$6,450,000
CAP Rate	6.00%
Occupancy	100%
Tenancy	Two (2) Tenants
Parcel No.	096-140-620-000
Year Built	2007
Buildng SF	$\pm 13,549$ SF
Tenants	DaVita Dialysis Delta Surgical
Zoning	CO (Office Commercial)



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DAVITA DIALYSIS

DaVita is a Fortune 500 (#188 in 2019) health care provider specializing in renal care delivery with the goal of improving the quality of life for patients around the world. DaVita is the largest provider of kidney care services in the U.S. and has been a leader in clinical quality and innovation for over 20 years. Through DaVita Kidney Care, the company treats patients with chronic kidney failure and end stage renal disease. DaVita is committed to bold, patient-centric care models, implementing the latest technologies and moving toward integrated care offerings for all. DaVita serves over 225,000 patients at 2,700+ outpatient dialysis centers throughout 9 countries across the world. DaVita is treats 42% of the all dialysis patients in the United States and dominates in renal care marketplace share.



2019

FORTUNE #188

2007

YEAR MOVED IN

AUG 2022

LEASE EXPIRATION**

****Tenant has reached out regarding possible 5 to 10 year extension within the building**

VIEW WEBSITE

DELTA SURGICAL

Delta Surgical was established in response to the increasing number of children in need of pediatric dental care under general anesthesia.

Delta Surgical approaches pediatric dental surgery unlike anyone else. The doctors are trained in the safe administration of pediatric dental care under general anesthesia. The state-of-the-art facility is accredited by the Joint Commission as a certified ambulatory surgery center and equipped with the most modern, advanced dental technology and instrumentation.

**DELTA
SURGICAL**

MAY 2028

LEASE EXPIRATION

±8,100

SQUARE FEET

2018

YEAR MOVED IN

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Mathews**

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STOCKTON, CA



Stockton is currently the 13th largest city in California with a dynamic, multi-ethnic and multi-cultural population of about 310,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to San Diego, Phoenix, Las Vegas, Los Angeles, Sacramento, Oakland and San Francisco.

Stockton offers an excellent quality of life for its residents. The City has a number of beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. With over 100,000 trees, Stockton has been recognized by Sunset Magazine as the "Best Tree City" in the western United States. In 1999, 2004, 2015, 2017, and 2018, Stockton was designated an All-America City by the National Civic League.

The city is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, as well as a variety of private and vocational schools.

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