



DAVITA DIALYSIS - 781K+ POPULATION - 2% INCREASES

518 KNORR ST, PHILADELPHIA, PA 19111

\$2,203,280

6.0% CAP

TRINITYREIS.COM

Actual Property



PHILADELPHIA, PA

\$2,203,280 | 6.0% CAP

- DaVita Dialysis Lease With 9.5+ Years Remaining on Current Term
- Located Less Than 11 Miles From Downtown Philadelphia - MSA Population of 6M+
- Tenant has Occupied Same Site for Over 27+ Years & Recently Extended Lease by 10 Years - Showing Continual Commitment to Location
- NN Lease - Tenant Wholly Responsible for Parking Lot
- Extremely Dense 5 Mile Demographics of 781,140+ Residents
- As the Leading Provider of Kidney Care in the US, DaVita Dialysis is a Fortune 500 Company and is a Highly Sought-After Tenant in the Net Lease Market

EXCLUSIVELY MARKETING BY:

JUSTIN DILLON

916.903.6026 | justin@trinityreis.com

PROPERTY DETAILS:

Building Area:	5,668 SF
Land Area:	+/- .28 AC
Year Built:	1988
Guarantor:	Davita, Inc.
Price (Psf):	\$388.72

LEASE OVERVIEW:

Remaining Lease Term:	9.5+ Years
Rent Commencement:	2/15/1993
Lease Expiration:	2/14/2030
Base Annual Rent:	\$132,197
Lease Type:	NN
Scheduled Rent Increases:	2% Annually
Options & Increases:	Two (2), 5-Year
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Landlord

LEASE ABSTRACT

518 KNORR ST | PHILADELPHIA, PA

ANNUALIZED OPERATING DATA

Options & Increases	Term	Annual Rent	Rent per SF	Cap Rate
Current Term	02/15/1993 - 02/14/2030	\$132,197	\$22.33	6.0%
Two (2), 5-Year; 2% Annually Options & Increases	02/15/2030 - 02/14/2035	\$158,711 - \$171,794	\$27.90 - \$30.20	7.20% - 7.80%
	02/15/2035 - 02/14/2040	\$175,230 - \$189,674	\$30.80 - \$33.35	7.95% - 8.60%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

TAXES: Tenant shall pay in each tax year during the term of this Lease all real estate taxes, use and occupancy taxes, ad valorem taxes and assessments.

INSURANCE: Tenant at its sole cost and expense, shall obtain and maintain in effect at all times during the term of this Lease commercial general liability insurance, naming the Tenant as the name insured and Landlord, if applicable, as additional insureds.

HVAC

PAID BY **LANDLORD**

If any structural, roofing, electrical, heating, air conditioning, sprinkler or plumbing repairs are required at a cost of \$1,000 per occurrence or less, Tenant shall make such repairs. Any such repairs costing in excess of \$1,000 shall be made by Landlord.

LL at its sole cost and expense, shall maintain the exterior of the building.

ROOF & STRUCTURE

PAID BY **LANDLORD**

If any structural, roofing, electrical, heating, air conditioning, sprinkler or plumbing repairs are required at a cost of \$1,000 per occurrence or less, Tenant shall make such repairs. Any such repairs costing in excess of \$1,000 shall be made by Landlord.

LL at its sole cost and expense, shall maintain the exterior of the building.

PARKING LOT


PAID BY **TENANT**

Parking Lot is Tenant responsibility.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

	1 Mile	3 Mile	5 Mile
 2010 Census	42,257	334,714	763,837
2020 Estimated	43,758	343,366	781,142
2025 Projected	44,225	346,691	790,031

POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
 2010 - 2020	3.55%	2.58%	2.27%
2020 - 2025	1.07%	0.97%	1.14%

HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
 Median	\$50,408	\$44,155	\$40,023
Average	\$62,571	\$62,218	\$60,379

Demographic data provided by CoStar

PHILADELPHIA

Philadelphia is the largest city in the state and the sixth most populous in the U.S. As the cultural and economic anchor of the greater Delaware Valley, the city is home to 5 Fortune 500 companies and is estimated to produce a gross metropolitan product of \$490B. In addition, Philly is known as an educational leader with 120K+ students enrolled in colleges and universities throughout the city.

2.1% Annually
2019 Population Growth



1.5 Million
2019 Total Population



\$46,100
2019 Median Household Income





RETAIL MAP

518 KNORR ST | PHILADELPHIA, PA

2 MILES AWAY



DOWNTOWN PHILADELPHIA
10.7 Miles Away



Actual Property



Key Demographics



Total Population
2020 - 3 Mile
343,366



Total Population
2020 - 5 Mile
781,142

PHILADELPHIA, PA



Defense Logistics Agency
Military Base

DOWNTOWN PHILADELPHIA
10.7 Miles Away



Davita

5,688 SF

Actual Property





26 Years
of Success



**Publicly
Traded Co.**
NYSE: DVA



BB
S&P Rated



\$9.84B
Market Cap



2,625+
Locations

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Actual Property



REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

BRADY CARROLL

KW Commercial

PA #RS318466

Actual Property