



DaVita, Inc.

1520 North Broadway | Santa Maria, California 93454



Offering Price:
\$8,716,753



Cap Rate:
4.65%

The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office located in Santa Maria, CA. It consists of 1.05 acres and a one-story, 10,150-SF medical office building built-to-suit in 2021. The immediate area is high-density, with 137,000 in population in the five-mile radius earning an average household income in excess of \$86,000 annually.

Highlights

- No Early Termination or Kick-Out Clause
- Leading Operator & Strong Guarantee
- Growing Industry Insulated from Macroeconomic Changes
- New "Hope" Prototype Design
- Long-Term, Passive Lease with Rent Growth
- Strong Demographics



Click here
to download
Offering
Memorandum

Offered Exclusively by

Scott Briggs
Senior Director & Partner
sbriggs@stanjohnsonco.com

Kelly Largent
Associate Director
klargent@stanjohnsonco.com

Sarah Martin
Lead Marketing & Operations Analyst
smartin@stanjohnsonco.com

In Association With:
Milo Spector
CA Lic #01959211

Stan Johnson Company
6120 South Yale Avenue | Suite 300
Tulsa, Oklahoma 74136
P: 918.494.2690

stanjohnsonco.com



Stan Johnson Co.