

SINGLE TENANT NNN

Investment Opportunity



**FRESENIUS
MEDICAL CARE**

(S&P: BBB)



2802 S. 6th Avenue

TUCSON ARIZONA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

STEPHEN SULLIVAN

First Vice President

SRS National Net Lease Group

stephen.sullivan@srsre.com

D: 949.270.8229 | M: 310.714.9397

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01939096

PATRICK R. LUTHER, CCIM

Managing Principal

SRS Real Estate Partners-West, LLC

patrick.luther@srsre.com

D: 949.698.1115 | M: 480.221.4221

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

AZ License No. BR579712000

MATTHEW MOUSAVI

Managing Principal

SRS National Net Lease Group

matthew.mousavi@srsre.com

D: 949.698.1116 | M: 714.404.8849

610 Newport Center Drive, Suite 1500

Newport Beach, CA 92660

CA License No. 01732226

ED BEEH

Employing Broker

SRS Real Estate Partners-West, LLC

AZ License No. BR032807000



TABLE OF CONTENTS



5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

15

AREA OVERVIEW

Demographics

18

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO





SRS Real Estate Partners-West, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an NNN leased, freestanding, corporate signed, Fresenius investment property located in Tucson, Arizona. The tenant, Bio-Medical Applications of Arizona LLC, recently extended their lease and has approximately 5 years remaining with 2 (5-year) options to extend remaining, demonstrating their long-term commitment to the site. The lease is NNN with landlord responsibilities limited to roof, structure, and parking lot, making it an ideal, low-management investment opportunity for a passive. Fresenius Kidney Care, a division of Fresenius Medical Care North America (FMCNA), provides dialysis treatment and support services to more than 200,000 people with kidney disease every year whether in their own homes or at more than 2,600 facilities nationwide. Fresenius has operated at this location for over 15 years and recently exercised one of their options to extend.

Fresenius is located along South 6th Avenue (25,600 VPD), an arterial thoroughfare that serves the city of Tucson. Located in a dense retail corridor, Fresenius is within close proximity of multiple national/credit tenants including Costco, Walmart Supercenter, Food City, Goodwill, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site. Furthermore, the site benefits from nearby direct on/off ramp access to interstate 10, the fourth-longest interstate in the United States which serves over 149,000 vehicles per day. Fresenius is strategically positioned less than 5-miles from Tucson International Airport, which reported 3.8 million passengers in 2019. Close proximity to the airport positions Fresenius within a highly traveled corridor that experiences a great deal of consumer traffic. Moreover, the asset is located less than a mile north of Tucson VA Medical Center, a 295 staffed bed medical center, providing a direct consumer base from which to draw. The 5-mile subject trade area is home to more than 254,000 residents and 154,000 daytime employees with an average household income of \$61,000.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$3,207,694
Net Operating Income	\$189,254
Cap Rate	5.90%
Lease Signature	Corporate (S&P: BBB)
Tenant	Bio-Medical Applications of AZ, LLC (dba Fresenius Medical Care)
Lease Type	NNN
Landlord Responsibilities	Roof, Structure, & Parking Area*
Sales Reporting	No

*Tenant reimburses for roof, structure, and parking area maintenance costs incurred by Landlord. Parking area replacement and capital expenditures are not subject to tenant reimbursement.

PROPERTY SPECIFICATIONS

Rentable Area	9,369 SF
Land Area	0.67 Acres
Property Address	2802 S. 6th Avenue Tucson, Arizona 85713
Year Built / Renovated	2008 / 2018
Parcel Number	119-02-123E
Ownership	Fee Simple (Land & Building Ownership)

Corporate Signed Leased | Over 5 Years Remaining | Established Tenant

- The tenant, Bio-Medical Applications of Arizona LLC, recently extended their lease and has approximately 5 years remaining with 2 (5-year) options to extend remaining, demonstrating their long-term commitment to the site
- Fresenius Kidney Care, a division of Fresenius Medical Care North America (FMCNA), provides dialysis treatment and support services to more than 200,000 people with kidney disease every year whether in their own homes or at more than 2,600 facilities nationwide
- Fresenius has operated at this location for over 15 years and recently exercised one of their options to extend

Interstate 10 (149,000 VPD) | Tucson VA Medical Center (295 Beds) | Only 3 Miles From the University of Arizona (47,000 Students)

- The site benefits from nearby direct on/off ramp access to interstate 10, the fourth-longest interstate in the United States which serves over 149,000 vehicles per day
- The asset is located less than a mile north of Tucson VA Medical Center, a 295 staffed bed medical center, providing a direct consumer base from which to draw
- The site is located less than 3 miles south of The University of Arizona, a 380-acre campus that enrolls nearly 47,000 students and employs over 15,500 faculty/staff, making it one of the largest universities in the state of Arizona

Strong Demographics in 5-mile Trade Area

- More than 254,000 residents and 154,000 employees support the trade area
- \$61,000 average household income

Arterial Thoroughfare | Strong National/Credit Tenants | Tucson International Airport (3.8M Passengers)

- Fresenius is located along South 6th Avenue (25,600 VPD), an arterial thoroughfare that serves the city of Tucson
- Located in a dense retail corridor, Fresenius is within close proximity of multiple national/credit tenants including Costco, Walmart Supercenter, Food City, Goodwill, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Fresenius is strategically positioned less than 5-miles from Tucson International Airport, which reported 3.8 million passengers in 2019
- Close proximity to the airport positions Fresenius within a highly traveled corridor that experiences a great deal of consumer traffic

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- Landlord responsibilities limited to roof, structure, and the parking area
- Tenant reimburses for roof, structure, and parking area maintenance costs incurred by Landlord
- Ideal, low-management investment for a passive investor

PROPERTY OVERVIEW

LOCATION



Tucson, Arizona
Pima County

ACCESS



W. 38th Street: 1 Access Point

TRAFFIC COUNTS



S. 6th Avenue: 25,600 VPD
Interstate 10: 149,400 VPD

IMPROVEMENTS



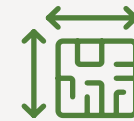
There is approximately 9,369 SF
of existing building area

PARKING



There are approximately 25 parking spaces
on the owned parcel.
The parking ratio is approximately 2.65 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 119-02-123E
Acres: 0.67
Square Feet: 29,111

CONSTRUCTION



Year Built: 2008
Renovated: 2018

ZONING

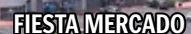
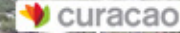


SB2A: General & Intensive Business





TUCSON SPECTRUM



170,100
VEHICLES PER DAY

31,100
VEHICLES PER DAY





W. 38TH ST.

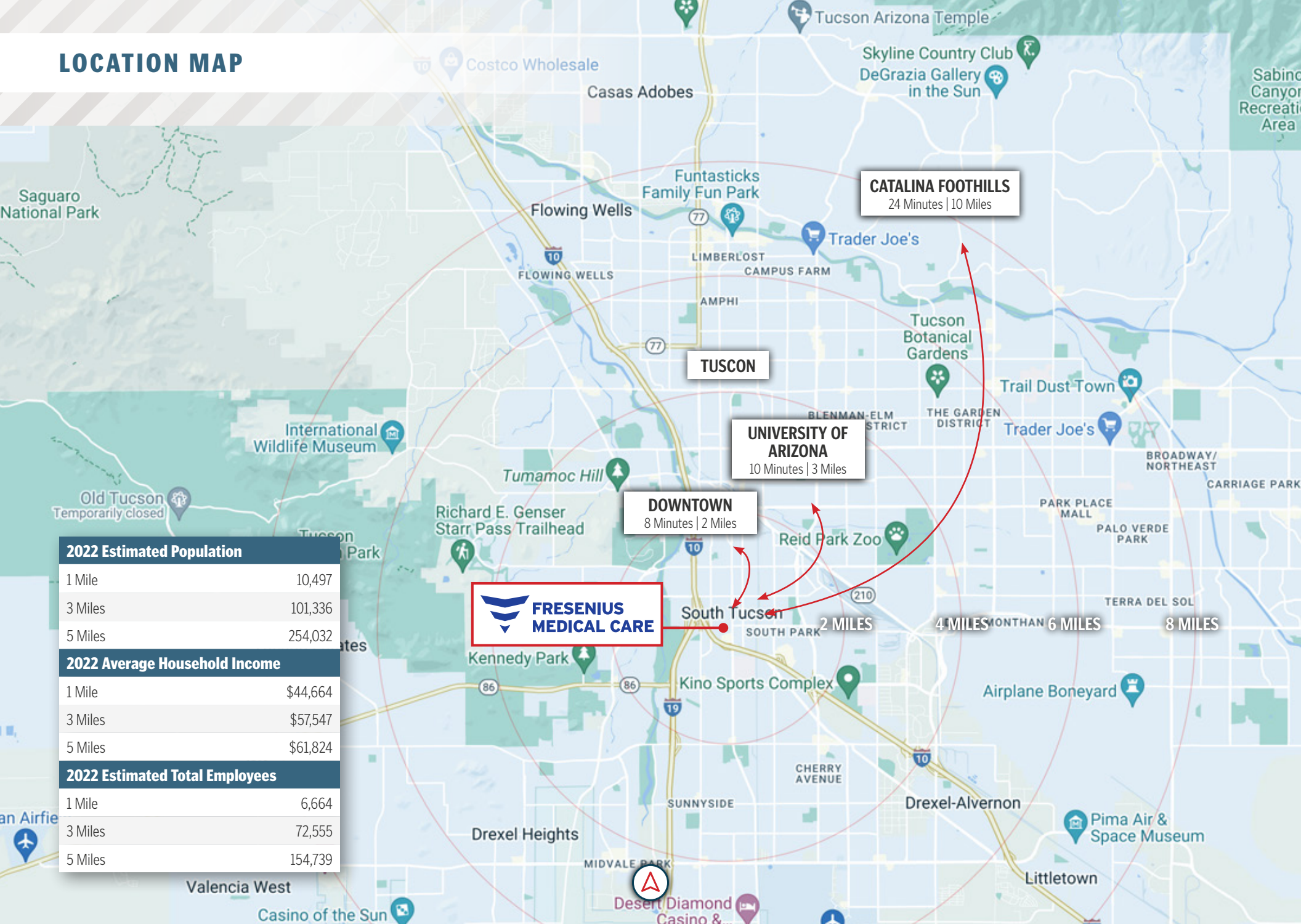
S. 6TH AVE.



25,600
VEHICLES PER DAY



LOCATION MAP





TUCSON, ARIZONA

Tucson is Southern Arizona's largest city and the second largest city in the State of Arizona. It is located 100 miles southeast of Phoenix and 60 miles north of the U.S. – Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges. The City is home to the University of Arizona and Davis-Monthan Air Force Base. The City's industries include electronics and missile production. Tucson is the seat of Pima County. The City of Tucson has a population of 561,126 as of 2021.

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. The manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, information technology, optics, solar, and water. Tucson has the highest concentration of startups of any U.S. city its size. Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico. Tucson has a broad based economy that is anchored in tourism, higher education, retail, military, government, various high – tech and health care employers.

The Tucson region is fast becoming one of the nation's most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. The aerospace and defense sector is a major contributor to the region's economy. The neighboring State of Sonora is quickly becoming one of Mexico's biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there. Tucson is ranked as one of the top 5 areas in the U.S. for these industries. Tucson's optics industry is world-renowned and composed of companies ranging from large aerospace corporations to research facilities and entrepreneurial start-ups. Recognized globally as a location of choice for solar energy activities, Tucson's emerging solar industry promises a bright future. The region has valuable resources for technology development, manufacturing and solar power generation.

AREA OVERVIEW



UNIVERSITY OF ARIZONA

The University of Arizona (Arizona, U of A, UArizona, or UA) is a public land-grant research university in Tucson, Arizona. Founded in 1885 by the 13th Arizona Territorial Legislature, the U of A was the first university in the Arizona Territory.

Currently the university enrolls nearly 47,000 students in 19 separate colleges/schools, including the University of Arizona College of Medicine in Tucson and Phoenix and the James E. Rogers College of Law, and is affiliated with two academic medical centers (Banner - University Medical Center Tucson and Banner - University Medical Center Phoenix). The University of Arizona is one of three universities governed by the Arizona Board of Regents. The university is part of the Association of American Universities and is the only member from Arizona, and also part of the Universities Research Association. The university is classified among “R1: Doctoral Universities – Very High Research Activity”.

Known as the Arizona Wildcats (often shortened to “Cats”), the UA’s intercollegiate athletic teams are members of the Pac-12 Conference of the NCAA. UA athletes have won national titles in several sports, most notably men’s basketball, baseball, and softball. The official colors of the university and its athletic teams are cardinal red and navy blue.

The main campus’ 179 buildings sit on 380 acres in central Tucson, about one mile northeast of downtown. Roy Place, a prominent Tucson architect, designed many of the early buildings, including the Arizona State Museum buildings (one of them the 1927 main library) and Centennial Hall. Place’s use of red brick set the tone for the red brick facades that are a basic part of nearly all UA buildings: almost every UA building has red brick as a major component of the design, or at the very least, a stylistic accent to harmonize it with the other campus buildings.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	10,497	101,336	254,032
2027 Projected Population	10,457	102,253	256,811
2010 Census Population	12,112	103,732	258,342
Households & Growth			
2022 Estimated Households	3,937	37,428	98,391
2027 Projected Households	3,942	38,236	100,446
2010 Census Households	3,828	34,334	91,988
Projected Annual Growth 2022 to 2027	0.03%	0.43%	0.41%
Historical Annual Growth 2010 to 2020	0.24%	0.74%	0.53%
Race & Ethnicity			
2022 Estimated White	47.56%	69.10%	70.69%
2022 Estimated Black or African American	3.46%	3.85%	4.19%
2022 Estimated Asian or Pacific Islander	0.81%	2.01%	2.46%
2022 Estimated American Indian or Native Alaskan	8.56%	4.93%	4.57%
2022 Estimated Other Races	34.24%	26.42%	22.89%
2022 Estimated Hispanic	78.70%	65.98%	59.68%
Income			
2022 Estimated Average Household Income	\$44,664	\$57,547	\$61,824
2022 Estimated Median Household Income	\$30,994	\$39,987	\$42,817
2022 Estimated Per Capita Income	\$17,139	\$21,780	\$24,226
Businesses & Employees			
2022 Estimated Total Businesses	514	4,622	9,875
2022 Estimated Total Employees	6,664	72,555	154,739



RENT ROLL

Tenant Name	LEASE TERM			RENTAL RATES							
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Bio-Medical Applications of AZ, LLC	9,369	7/3/2008	7/31/2028	Current	-	\$15,771	\$1.68	\$189,254	\$20.20	NNN	2 (5-Year) ⁽²⁾
(Corporate Signed)											

1) Tenant reimburses for roof, structure, and parking area maintenance costs incurred by Landlord. Parking area replacement and capital expenditures are not subject to tenant reimbursement.

2) Increases in the option periods are equal to the lesser of (i) FMV or (ii) 2.5% annual increases.

FINANCIAL INFORMATION

Price	\$3,207,694
Net Operating Income	\$189,254
Cap Rate	5.90%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built / Renovated	2008 / 2018
Rentable Area	9,369 SF
Land Area	0.67 Acres
Address	2802 S. 6th Avenue Tucson, Arizona 85713



BRAND PROFILE



FRESENIUS KIDNEY CARE

freseniuskidneycare.com

Company Type: Public (NYSE: FMS)

Locations: 4,116+

2022 Employees: 128,044

2022 Revenue: \$19.40 Billion

2022 Net Income: \$673.41 Million

2022 Assets: \$35.75 Billion

2022 Equity: \$13.99 Billion

Credit Rating: S&P: BBB

Fresenius Medical Care is the world's largest provider of products and services for individuals with renal diseases of which around 3.8 million patients worldwide regularly undergo dialysis treatment. Fresenius Kidney Care dialysis centers are part of Fresenius Medical Care North America. Some centers may be known as Fresenius Kidney Care or Fresenius Medical Care (FMC), as well as other names. Through its network of more than 4,116 dialysis clinics, Fresenius Medical Care provides dialysis treatments for 345,000 patients around the globe. Fresenius Medical Care is also the leading provider of dialysis products such as dialysis machines or dialyzers. Along with the core business, the company focuses on expanding the range of related medical services in the field of Care Coordination. Fresenius Medical Care is listed on the Frankfurt Stock Exchange (FME) and on the New York Stock Exchange (FMS). The company was founded in 1912 and is headquartered in Bad Homburg, Germany.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM of SRS Real Estate Partners-West, LLC

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

This document has been prepared by SRS Real Estate Partners-West, LLC (SRS) and has been approved for distribution by all necessary parties. Although effort has been made to provide accurate information, SRS and those represented by SRS make no guarantees, warranties, or representations as to the completeness of the materials presented herein or in any other written or oral communications transmitted or made available. Documents may have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither SRS or those represented by SRS represent that this document is all inclusive or contains all of the information you may require. Any financial projections and/or conclusions presented herein are provided strictly for reference and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in economic performance, local market conditions, economic and demographic statistics, or further business activities since the date of preparation of this document. Recipients of this document are urged to undertake their own independent evaluation of the subject and/or asset(s) being shared in this document.