



Investment Grade Credit (NYSE: DVA; S&P: BB) | Highly Trafficked - 36,000+ CPD

VICTORIA MALL
4,590,000 Visits/Year | 678,996 Sq Ft
80th Percentile Nationwide
#9 out of 42 in TX – 80th Percentile
placer.ai

Subject Property
Davita Kidney Care
Citizens Medical Center



CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

Senior Managing Director

CHICAGO OAKBROOK

Tel: (630) 570-2171

DSulo@marcusmillichap.com

License: IL 475.134920

Co-Listed With:

Ben Bach

Advisor

Tel: (630) 903-9630

ben@bachcre.com

License: IL 475.183424

Broker of Record:

Tim Speck

Dallas, TX

License: 9002994

Marcus & Millichap

Oakbrook, IL

1 Mid America Plaza #200

Oakbrook Terrace, IL 60181

P: +1 630-570-2200

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

INFORMATION ABOUT BROKERAGE SERVICES



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
IABS 1-0

OFFERING SUMMARY

PROPERTY ADDRESS

DaVita & Citizen's Medical

8206 N Navarro Street

Victoria, TX 77904

OFFERING SUMMARY	
Price:	\$2,168,000
Cap Rate:	6.75%
Net Operating Income:	\$146,303
Building Square Footage:	8,829 Sq Ft
Price Per Square Foot	\$245.55
Year Built Renovated	1995 2021
Lot Size:	+/- 0.61 Acres

PRO FORMA	
SCHEDULED BASE RENTAL REVENUE	\$154,415
VACANT RENTAL REVENUE	\$0
TOTAL RENTAL REVENUE	\$154,415
CAM Reimbursement	\$5,000
Tax Reimbursement	\$20,745
Insurance Reimbursement	\$22,639
TOTAL REIMBURSEMENT REVENUE	\$48,384
EFFECTIVE GROSS REVENUE	\$202,799
EXPENSES	
CAM	\$5,000
Taxes	\$20,745
Insurance	\$22,639
Management Fee (4.00% of EGR)	\$8,112
TOTAL EXPENSES	\$56,496
NET OPERATING INCOME	\$146,303

RENT ROLL

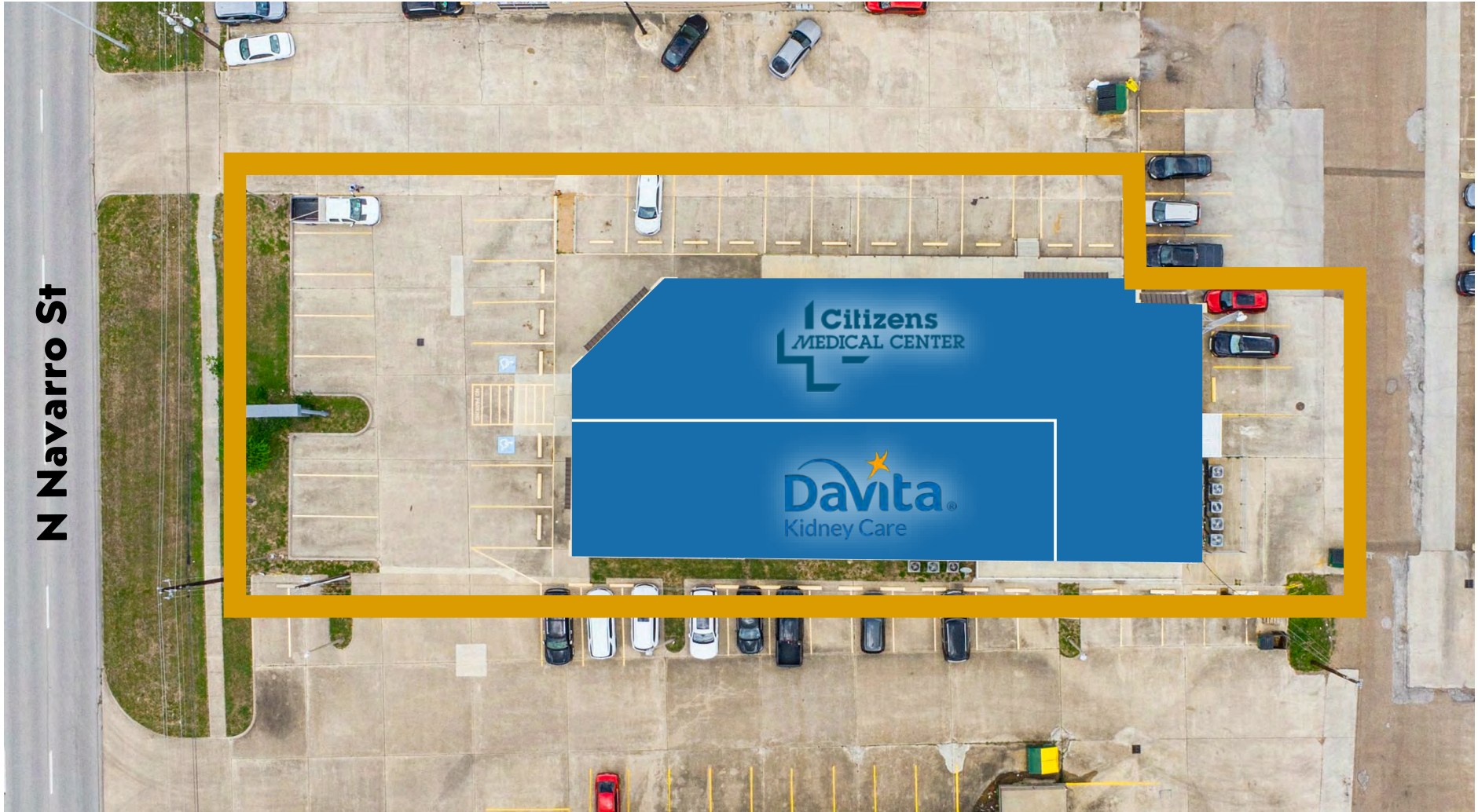
TENANT	GLA	% OF GLA	LEASE COMMENCEMENT	LEASE TERM		BEGIN	MINIMUM RENT		EXPENSE RECOVERY METHOD
				START	END		PSF	ANNUAL	
DaVita	3,410	38.62%	4/12/2021	4/12/2021	4/30/2031	Current	\$13.50	\$46,035	NNN
						Options - Three, Five-Year			
						Option 1 - 5/1/2031	\$14.85	\$50,639	
						Option 2 - 5/1/2036	\$16.34	\$55,702	
						Option 3 - 5/1/2041	\$17.97	\$61,273	
Citizen's Medical	5,419	61.38%	6/1/2023	6/1/2023	5/31/2030	Current	\$20.00	\$108,380	NNN
						Options - Two, Seven-Year			
						Option 1 - 6/1/2030	\$20.40	\$110,548	
						6/1/2031	\$20.81	\$112,759	
						6/1/2032	\$21.22	\$115,014	
						6/1/2033	\$21.65	\$117,314	
						6/1/2034	\$22.08	\$119,660	
						6/1/2035	\$22.52	\$122,054	
						6/1/2036	\$22.97	\$124,495	
						Option 2 - 6/1/2037	\$23.43	\$126,984	
						6/1/2038	\$23.90	\$129,524	
						6/1/2039	\$24.38	\$132,115	
						6/1/2040	\$24.87	\$134,757	
						6/1/2041	\$25.36	\$137,452	
6/1/2042	\$25.87	\$140,201							
6/1/2043	\$26.39	\$143,005							
OCCUPIED	8,829	100.00%					\$17.49	\$154,415	
VACANT	0	0.00%					\$0	\$0	
TOTAL	8,829	100.00%					\$17.49	\$154,415	

INVESTMENT HIGHLIGHTS

- **Investment Grade Credit from DaVita (NYSE: DVA; S&P: BB)**
 - DaVita is a leading provider of dialysis treatment, ranking as one of the largest in the world. DaVita features a S&P Credit Rating of “BB”, a Moody’s Rating of “Ba3” with Annual Revenues in Excess of \$12.14B and Ranked #341 on Fortune 500.
 - As of 2024, DaVita serves patients at over 3,100 dialysis centers nationwide and in 13 countries outside of the U.S.
 - Citizen’s Medical Center is a healthcare system headquartered in Victoria, TX with revenue exceeding \$735M in 2023.
 - Citizen’s operates 306 hospital beds, surgery centers, cancer centers, emergency services, imaging centers, rehabilitation and physical therapy, and urgent care to name several of their patient centered revenue streams.
- **Highly Trafficked Area w/ 36,000+ CPD in Primary Retail Thoroughfare**
 - The property is located less than a mile from Walmart, Lowe’s, Target, Sam’s Club Academy Sports + Outdoors, and sits adjacent to the Victoria Mall (678,996 Sq Ft)
 - Victoria Mall is only enclosed mall within 100-mile radius and has no, for lease space available, with over 70 tenants occupying.
 - The site benefits from a combined 36,000 CPD with 4 access points to the center.
- **Future Rental Upside - Average Rent/SF of \$17.49**
 - DaVita is paying \$13.50 per square foot in rent with firm lease term until 2031 with 2- 5 year option periods with 10% rental increases in each option.
 - Citizen’s Medical just signed brand new 7-year lease in 2023 at \$20 per square foot with annual 2% increases in the option periods.
 - Property was recently renovated in 2021 and there is currently only a 3% retail vacancy in the market (Costar).
- **Located in Regional Hub in Business-Friendly State of Texas**
 - The subject property is a 2-hour drive or less from major Texas cities: Austin, Houston, San Antonio and Laredo.
 - Critical location due to the presence of major economic drivers in the area such as Eagle Ford Shale, Victoria Express Pipeline, and Port of Victoria.
 - Surrounded by major industrial/energy employers: Formosa Plastics, Inteplast Group, Dow Chemical, Invista, Caterpillar, Alcoa, etc.
 - Victoria has a city population of over 65,000 people, and there are over 200,000 in the immediate region.
 - Texas has the 8th largest economy in the world with a GDP of \$2.6 trillion in 2023.
 - Texas has no corporate income tax or personal income tax.



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



VICTORIA MALL
 4,590,000 Visits/Year | 678,996 Sq Ft
 80th Percentile Nationwide
 #9 out of 42 in TX - 80th Percentile
 placera.i

Dillard's
 JCPenney
 BEST BUY
 Hallmark
 CATO
 HIBBETT SPORTS
 MURDOCH'S
 VICTORIA'S SECRET
 CHUCK E. CHEESE'S

Victoria Trails Apartments
 160 Units

Hilton Garden Inn

Days Inn

Hampton Inn

Starbucks

Candlewood Suites

Olive Garden

IHOP

Target
 Ross Dress for Less
 Furniture
 Kirkland's
 PetSmart

Super 8

Baymont Inn & Suites

Longhorn Steakhouse

Fairfield Inn

AspenDental

Frost Bank

McDonald's

Fake S

Tree logo

Taco Bell

Buffalo Wild Wings

Daylight Donuts

Twisted Clipperz

Discount Tire

Advance Auto Parts

N Navarro St
 36,631 CPD

E Larkspur St

Homestead

Aaron's

Subject Property
 Davita Kidney Care
 Citizens Medical Center

TENANT PROFILE

DaVita means “to give life,” reflecting our proud history as leaders in dialysis—an essential, life-sustaining treatment for those living with end stage kidney disease (ESKD). Today, their mission is to minimize the devastating impacts of kidney disease across the full spectrum of kidney health care.

It offers outpatient, hospital inpatient, and home-based hemodialysis services; operates clinical laboratories that provide routine laboratory tests for dialysis and other physician-prescribed laboratory tests for ESRD patients; and management and administrative services to outpatient dialysis centers. In addition, the company offers integrated care and disease management services to patients in risk-based and other integrated care arrangements; clinical research programs; physician services; and comprehensive kidney care services. Further, it engages in the provision of inpatient dialysis services and related laboratory services; and transplant software business.

At DaVita, they're a community first and a company second. They care for their teammates with the same intensity with which they care for their patients—and encourage their teammates to bring their hearts to work. That is, we can be the same people inside and outside of work because for them, it's not work, it's their passion.

Company Type: Public
Location: Denver, Colorado (3,100 Nationwide and in 13 Countries Outside the U.S.)
Website: <https://www.davita.com/>

\$12.14B
2024
Revenue

NYSE: DVA; S&P: BB
Investment
Grade Credit

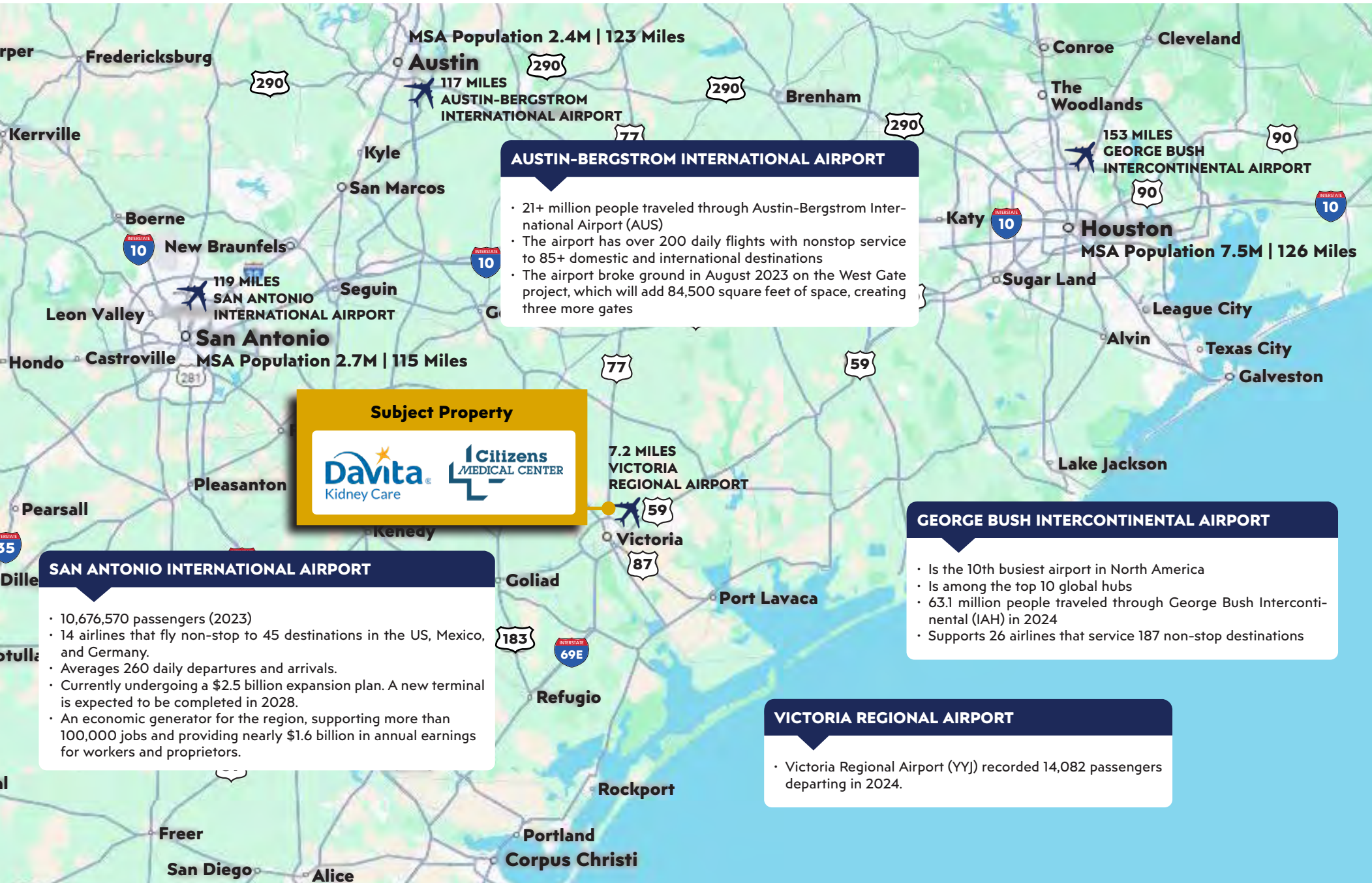
#341
Ranking on
Fortune 500



PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

VICTORIA


- Perfectly situated in the middle of everywhere, the Greater Victoria region is defined by a talented and diverse population. More than 5,000,000 prospective employees can be found within a two-hour radius of Victoria, all with unique experiences and talents. The Greater Victoria Region is home of nearly 200,000 people and the center of approximately 14 million customers and clients within two hours.
- Victoria, Texas, often called the “Crossroads of South Texas,” is a dynamic city with a rich historical heritage and a promising future. Located at the convergence of major highways connecting San Antonio, Houston, and Corpus Christi, Victoria is a strategic spot for businesses and tourists. Known for its bustling community, historical significance, and expanding economic development opportunities, Victoria offers many resources for businesses looking to establish roots in this rapidly growing region.
- Victoria is more than just a city with a rich past—it’s also a community focused on the future. With its prime location and diverse economy, Victoria has established itself as a key center for business in South Texas. The Victoria Economic Development Corporation (VEDC) plays a pivotal role in fostering a pro-business environment, offering incentives for companies looking to expand or relocate to the area.
- The city’s strategic location at the crossroads of U.S. Highway 59 and U.S. Highway 77 provides businesses with easy access to major markets across Texas, making it an ideal place for logistics, manufacturing, and distribution. Victoria also boasts a growing healthcare industry, a robust retail sector, and opportunities in oil and gas, making it a hub for job growth and business development.
- Victoria’s unique combination of strategic location, business-friendly environment, and rich history makes it an ideal location for companies across various industries. Its proximity to major urban centers and transportation routes allows businesses to efficiently connect with customers and suppliers throughout Texas. The city’s focus on workforce development and its expanding healthcare, manufacturing, and energy sectors offer a solid foundation for sustained growth.
- In addition, the Port of Victoria—a major inland port along the Gulf Coast—continues to play a crucial role in the city’s economy, creating transportation, logistics, and shipping jobs. This ongoing growth ensures that Victoria remains a key player in Texas’ economic landscape.
- Victoria offers diverse attractions for tourists and locals alike. With its location near the Gulf Coast, the city is a gateway to outdoor adventures, including fishing, boating, and birdwatching. Riverside Park, a 562-acre area along the Guadalupe River, offers walking trails, golf, and the famous Texas Zoo, making it a central spot for family-friendly activities.



DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	4,381	26,682	53,901
2020 Population	5,752	30,534	57,703
2024 Population	6,100	31,095	58,527
2029 Population	6,252	31,620	59,201
HOUSEHOLDS			
2010 Households	1,942	10,491	20,727
2020 Households	2,555	12,089	22,387
2024 Households	2,698	12,490	22,950
2029 Households	2,801	12,782	23,355
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	62.0%	57.2%	55.7%
2020 Owner Occupied Housing Units	44.2%	51.3%	51.5%
2024 Owner Occupied Housing Units	43.9%	51.3%	51.5%
2029 Owner Occupied Housing Units	43.7%	51.4%	51.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	33.6%	36.0%	36.3%
2020 Renter Occupied Housing Units	44.5%	38.3%	37.1%
2024 Renter Occupied Housing Units	44.8%	38.2%	37.1%
2029 Renter Occupied Housing Units	44.9%	38.2%	37.0%
AVERAGE HOUSEHOLD INCOME	\$99,643	\$100,073	\$91,098

AREA SNAPSHOT




58,527

POPULATION (5-MILE)




55,843

DAYTIME POPULATION (10-MILE)



22,950

HOUSEHOLDS (5-MILE)



\$99,643

AVERAGE HOUSEHOLD INCOME (1-MILE)