

FOR SALE
NNN INVESTMENT OPPORTUNITY



DAVITA PORT ARTHUR

3723 GULFWAY DR.
PORT ARTHUR, TX

3730 DRYDEN RD.
PORT ARTHUR, TX

**AVISON
YOUNG**

+/- 38,466 rsf

+/- 3.8 acres

Two Parcels - Medical/Renal Center of Port Arthur & Parking Lot

A remodel/capital improvements in the amount of approximately \$1.2mm were completed in 2019.



Avison Young has been exclusively retained to offer for sale a desirable medical project encompassing a DaVita dialysis Center.

Upon completion of sale, there will be a new 10-year lease in place with 10% increases every five years; in addition, there are three, five year option periods. Tenant pays all operating expenses including HVAC and roof while Landlord is responsible for foundation and structure. DaVita will guaranty the lease for 10 years.

DaVita, Inc. (NYSE:DVA), is one of the fastest growing companies on the Fortune 200, with total stockholder's equity of \$3.7 billion and revenues of \$11.41 billion in 2018.

DaVita treats 42% of all dialysis patients in the U.S. which provides excellent tenant quality as a national credit tenant.

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