

DAVITA DIALYSIS CENTER

1200 CRESTWOOD CIR, MENA, AR 71953



BRAND NEW
5-YEAR
EXTENSION



SINGLE TENANT DAVITA DIALYSIS FOR SALE



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OFFERING SUMMARY

Sale Price	\$1,221,300
Cap Rate	7%
NOI	\$85,491
Price/PSQF	\$246.43
Tenant	DaVita Dialysis Center
Guarantor	Mena Dialysis Center, LLC
Building Size	4,956 SF
Total Lot Size	0.51 Acres
Lease Commencement	9/27/2027
Lease Expiration	9/26/2032
Term Remaining	5+ Years
Rental Increases	2% Annual Increases
Renewal Options	(3), additional 5-year renewal options
Lease Type	NN
Landlord Obligations	Roof, Structure and HVAC
Roof	Landlord
Parking Lot	Tenant
HVAC	Landlord
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE	ANNUAL RENT	MONTHLY RENT
9/27/2027 - 9/26/2028 (\$17.25)	\$85,491.00	\$7,124.25
9/27/2028 - 9/26/2029 (\$17.60)	\$87,225.60	\$7,268.80
9/27/2029 - 9/26/2030 (\$17.95)	\$88,960.20	\$7,413.35
9/27/2030 - 9/26/2031 (\$18.31)	\$90,744.36	\$7,562.03
9/27/2031 - 9/26/2032 (\$18.68)	\$92,578.08	\$7,714.84
3.5 Year Options with 2% Annual Increases		

PROPERTY HIGHLIGHTS

- **Early Lease Renewal Reflects Strong Tenant Commitment** | Tenant recently executed an early lease renewal, extending the remaining lease term to over 6 years and demonstrating long-term confidence in the location.
- **Recent \$150K Tenant Renovation Investment** | DaVita invested approximately \$150,000 into property renovations and improvements in January 2026, reinforcing long-term operational commitment to the site.
- **Essential Healthcare Tenant with Recession-Resistant Demand** | DaVita provides life-sustaining dialysis services, creating stable and necessity-based demand that remains resilient through economic cycles.
- **High Barrier-to-Entry Healthcare Market** | Located in Arkansas, a Certificate of Need (CON) state, the property benefits from restricted competition and strong long-term healthcare demand fundamentals.
- **Long-Term Occupancy by National Healthcare Operator** | DaVita has successfully operated at the property for over 15 years and is one of the nation's largest dialysis providers, operating approximately 2,747 locations nationwide with billions in annual revenue.
- **Attractive NN Lease Structure with Limited Landlord Responsibilities** | Tenant reimburses taxes, insurance, CAM, and parking lot expenses, providing investors with a passive and management-light ownership opportunity.
- **Built-In Rental Escalations Provide Income Growth** | Lease includes 2% annual rent increases, creating steady NOI growth and long-term protection against inflation.
- **Multiple Renewal Options Enhance Long-Term Cash Flow Stability** | Tenant holds three additional 5-year renewal options, offering potential for extended occupancy and durable long-term income.
- **Strategically Located Near Major Retail & Healthcare Drivers** | Property is positioned near Mena Regional Health System, Walmart, Walgreens, McDonald's, Wendy's, and other national retailers that support strong daily traffic and regional accessibility.
- **Well-Maintained Asset with Recent HVAC Improvements** | Property has been professionally maintained with updated HVAC systems and quality building upkeep, helping minimize near-term capital expenditure risk for ownership.



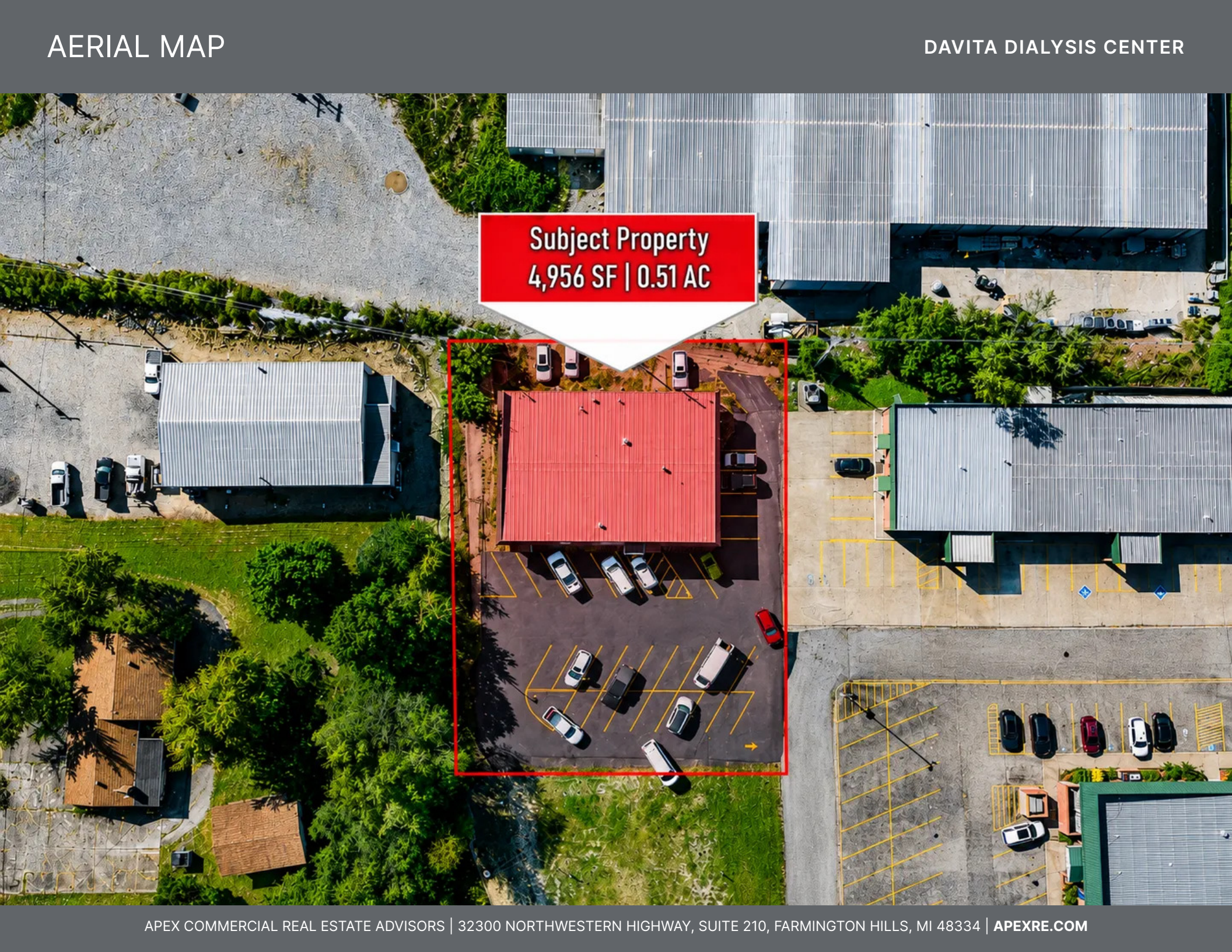
OVERVIEW

DaVita Inc. is a leading American healthcare company specializing in kidney care and is one of the largest dialysis providers in the United States. Headquartered in Denver, Colorado, the company operates a network of more than 2,500 dialysis centers nationwide and over 200 additional centers across 11 countries through its subsidiaries. Originally known as Total Renal Care, the company was restructured and rebranded as DaVita under the leadership of CEO Kent Thiry in 1999. DaVita offers a comprehensive range of kidney care services, including in-center and home hemodialysis, nocturnal dialysis, peritoneal dialysis, vascular access management, chronic kidney disease education, and renal nutrition support. The company operates through divisions such as DaVita Kidney Care and DaVita Clinical Research and has earned widespread recognition for its performance and reputation, including multiple appearances on the Fortune 500 and Fortune’s World’s Most Admired Companies list.

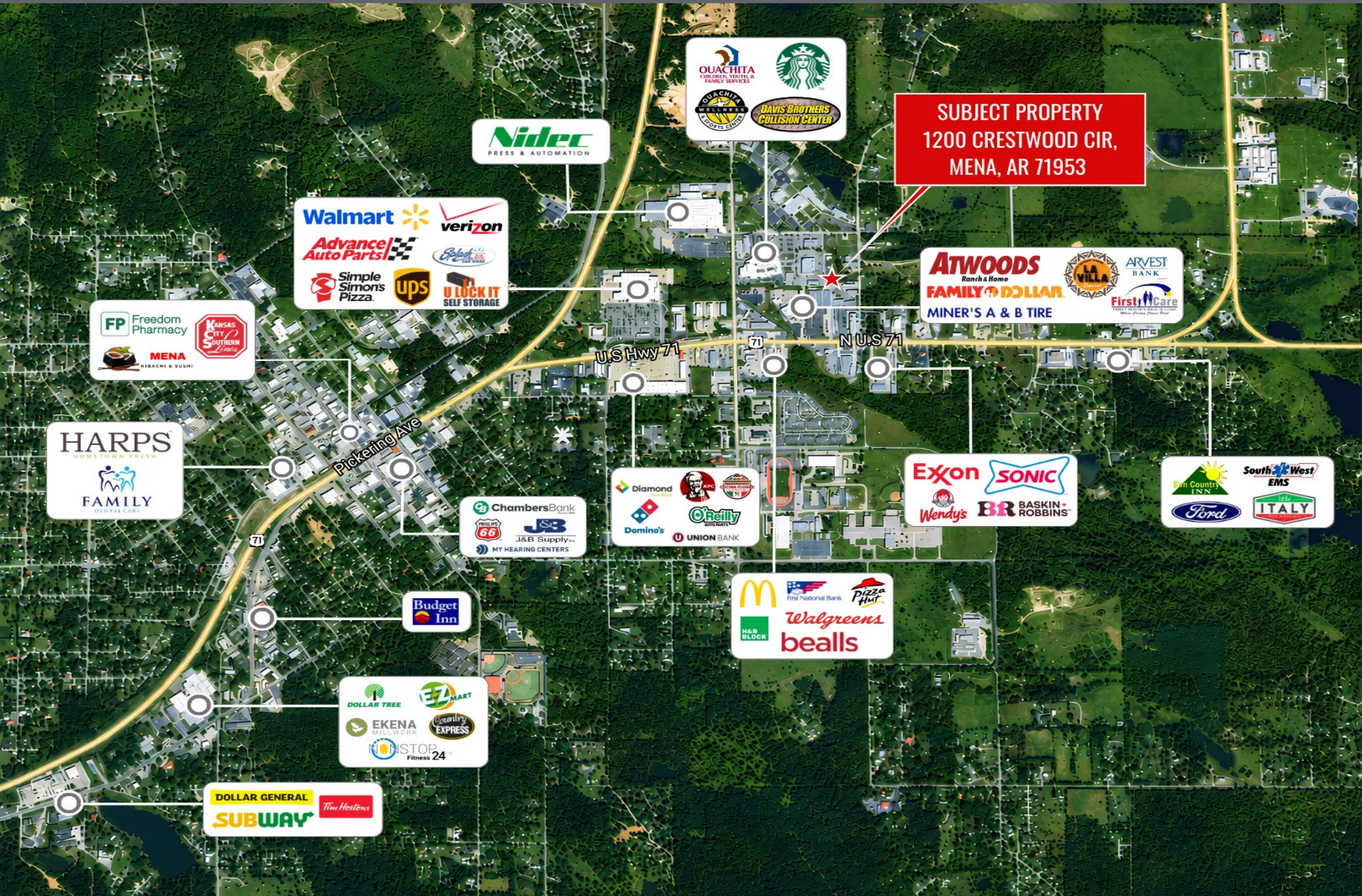
TENANT OVERVIEW

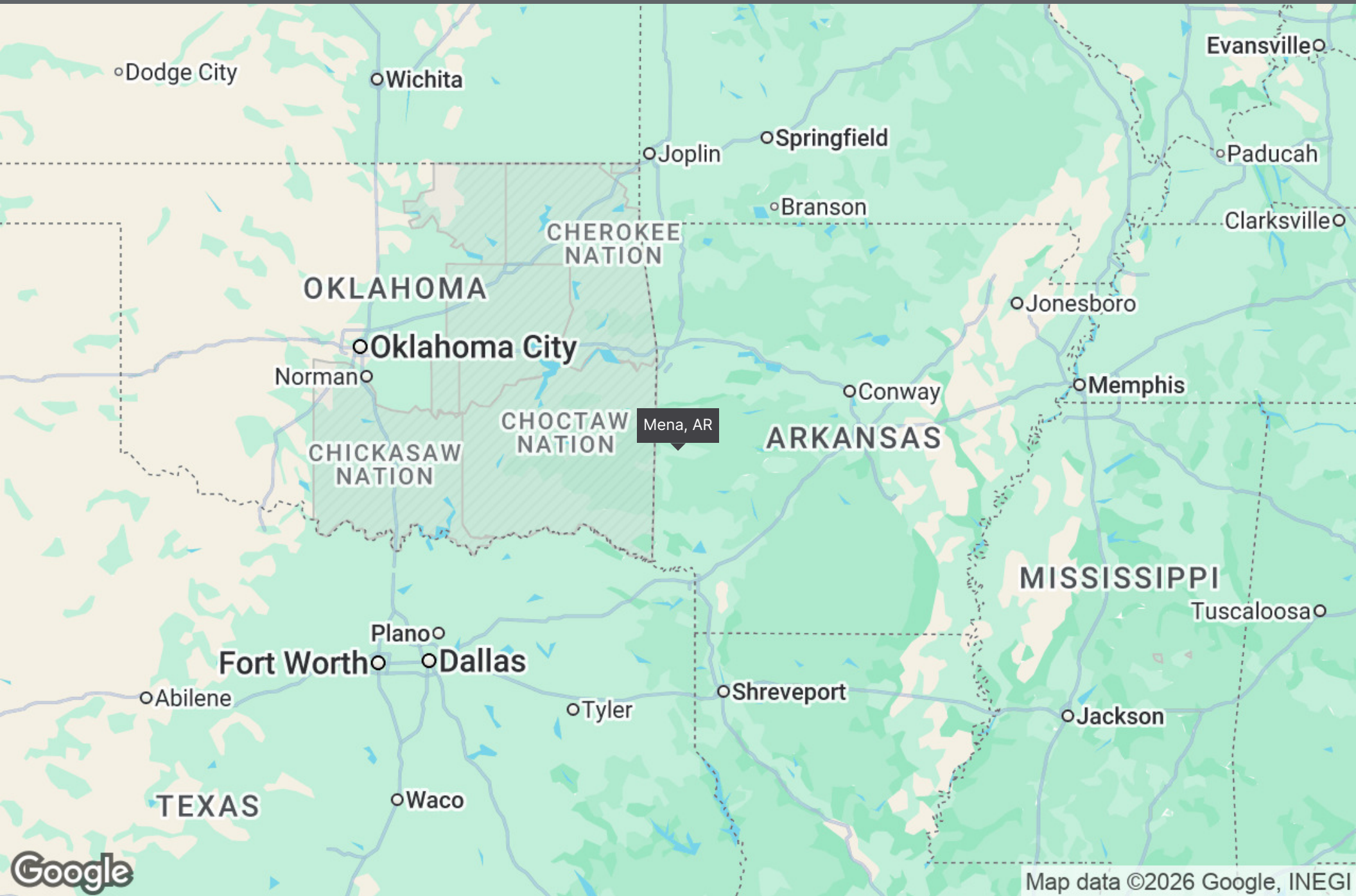
Company:	DaVita
Founded:	1992
Locations:	2,747
Total Revenue:	\$14.7 Billion
Headquarters:	Denver, Colorado
Website:	www.davita.com



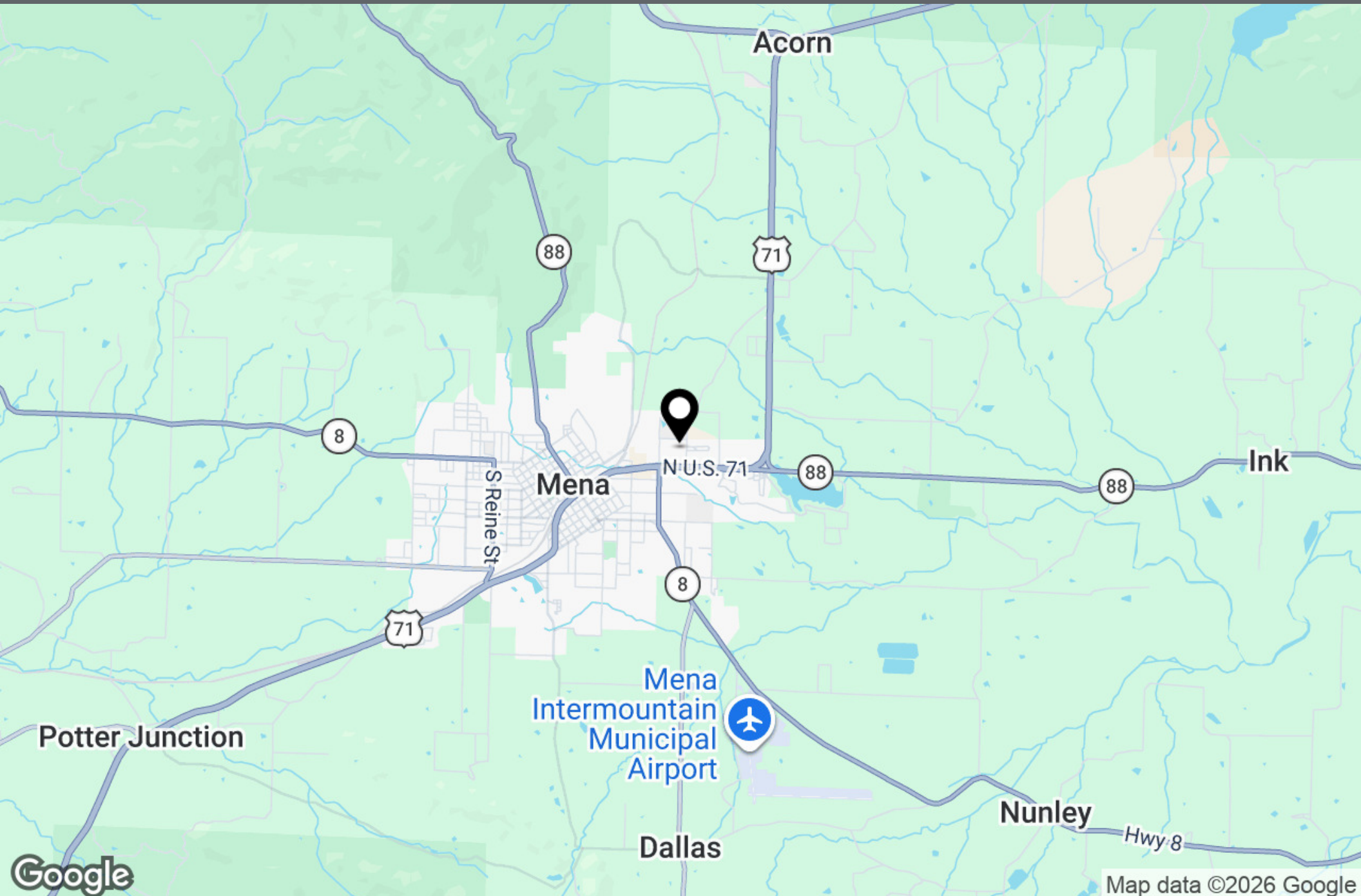
An aerial photograph of a commercial property. A red-roofed building is the central focus, enclosed in a red rectangular border. The building has a red metal roof and is surrounded by a paved parking lot with yellow parking lines. Several cars are parked in the lot. To the left of the building is a large, open gravel area. To the right is a larger building with a grey metal roof. The surrounding area includes green trees and other commercial structures.

Subject Property
4,956 SF | 0.51 AC





Map data ©2026 Google, INEGI



DEMOGRAPHICS MAP & REPORT

DAVITA DIALYSIS CENTER

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	387	3,565	6,248

Average Age	43.0	42.9	41.6
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Average Age (Male)	42.4	42.1	41.1
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Average Age (Female)	43.4	45.5	44.1
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	133	1,418	2,504

# of Persons per HH	2.9	2.5	2.5
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Average HH Income	\$71,566	\$68,951	\$70,244
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Average House Value	\$173,193	\$155,757	\$153,089
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RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	358	3,318	5,831

Total Population - Black	1	6	10
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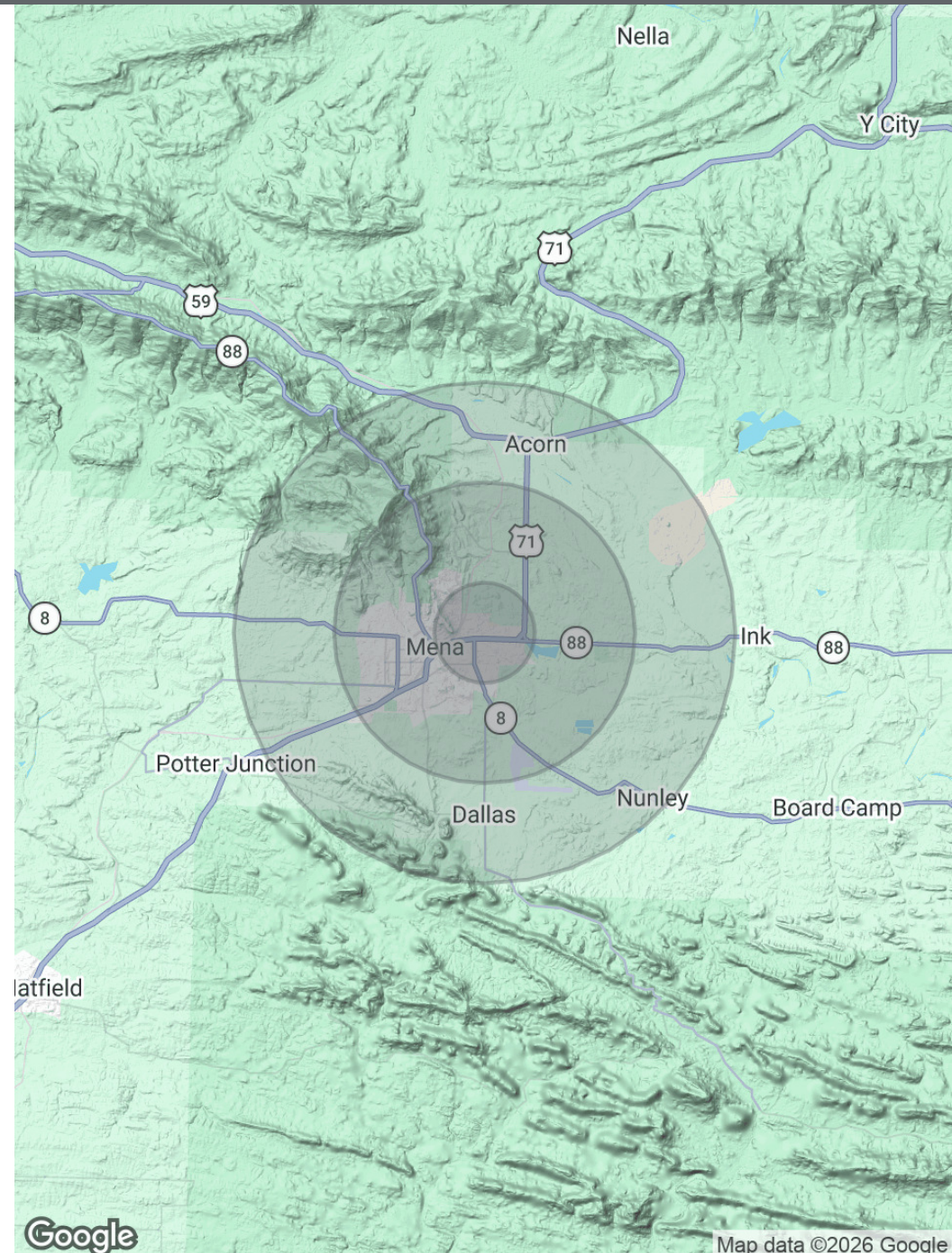
Total Population - Asian	0	0	0
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Total Population - Hawaiian	0	0	0
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Total Population - American Indian	13	77	103
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Total Population - Other	0	14	29
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2023 American Community Survey (ACS)





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