



# DAVITA DIALYSIS

5820 Road 68 | Pasco, WA 99301

Asking Price: \$6,800,000 | Cap Rate: 6.00%

[CLICK TO VIEW OFFERING MEMORANDUM](#)



## INVESTMENT HIGHLIGHTS

- ◆ **Long-Term Lease with 13+ Years Remaining:** DaVita is committed through March 31, 2040, providing stable, long-term cash flow with additional extension options.
- ◆ **New 2025 Build-to-Suit Construction:** Freestanding dialysis facility designed specifically for tenant operations, minimizing near-term capital needs.
- ◆ **Attractive Contractual Rent Growth:** Lease features 8% rental increases every five years, providing consistent income growth throughout the lease term and option periods.
- ◆ **Leading National Healthcare Tenant:** Leased to DaVita Dialysis, the largest dialysis provider in the United States, operating an extensive outpatient network serving a recurring patient base with over 2,600 clinics.
- ◆ **Freestanding Single-Tenant Asset:** Simplified ownership structure with no shared tenancy, offering operational efficiency and clear long-term leasing profile.
- ◆ **Proximate to New Medical Facility Along Road 68:** Located directly across from the newly delivered 35,000-square-foot Columbia Basin Health Association clinic along Road 68, a primary Pasco thoroughfare serving a growing residential trade area.



**Northmarq**  
130 Nickerson St, Suite 200  
Seattle, WA 98109  
northmarq.com

**Sean Mack**  
Senior Vice President  
smack@northmarq.com  
503.957.7945  
WA Lic. #47330

**Kevin Adatto**  
Managing Director  
kadatto@northmarq.com  
503.675.7726  
WA Lic. #21038208