

FOR SALE: DAVITA DIALYSIS MONUMENTAL CHIROPRACTIC SUB LEASE

198 PONDEROSA RD, COLVILLE, WA 99114 | \$114,000 NOI 7.73% CAP

RECENT PRICE REDUCTION, 7.73% CAP



SALE PRICE \$1,475,000



ANDREW BLACK

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FOR SALE

198 PONDEROSA RD
COLVILLE, WA 99114



\$1,475,000
Sale Price



6,043 SF
Building Size



1.28 Acres
Lot Size

NAI Black is pleased to present the exclusive offering of a stand-alone medical facility currently leased to Davita Dialysis and subleased in its entirety to Monumental Chiropractic. Originally built in 2002 and fully redeveloped in 2015, the property totals 6,043 SF on 1.28 Acres. The site benefits from excellent frontage along Highway 395, the primary north-south corridor connecting Colville to Spokane.

With over 5 years remaining on the corporate-guaranteed lease, the property delivers secure cash flow with scheduled rent increases and minimal landlord obligations. Its strategic location near medical and senior housing provides further enhances tenant stability and investment security.

Colville, WA is a vibrant community in Stevens County, located 73 miles north of Spokane. The area offers a business-friendly environment with strong community roots and connectivity via Highway 395 and Colville Municipal Airport. This location combines scenic living with consistent healthcare demand, making it ideal for long-term medical investment.



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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PROPERTY HIGHLIGHTS

- Investment Grade Guarantee
- Corporate Guarantee
- Recent 10% Rental Increase for Strong Cash Flow
- Property Completely Redeveloped in 2015
- Absolute NNN Lease, Minimal Landlord Responsibility
- NOI \$114,000 and 7.73% Cap Rate

LEASE ABSTRACT

- Guarantee: Corporate Guarantee - DaVita Healthcare Partners, Inc.
- Tenant: DaVita Healthcare Partners, Inc.
- Subtenant: Monumental Chiropractic, LLC
- Lease Type: NNN (Tenant responsible for taxes, insurance, utilities, and nearly all repairs & capital expenditures)

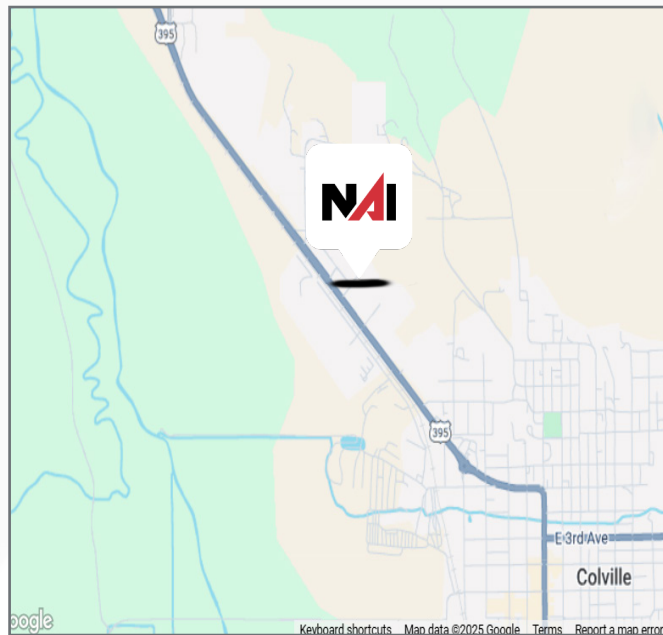
Commencement: June 15, 2025

Expiration: June 14, 2030

Remaining Term: 3 Years, 10 Months

Renewal Option: Two (2) x 5-Year Options

ROFR / ROFO: None



SALE PRICE \$1,475,000.00

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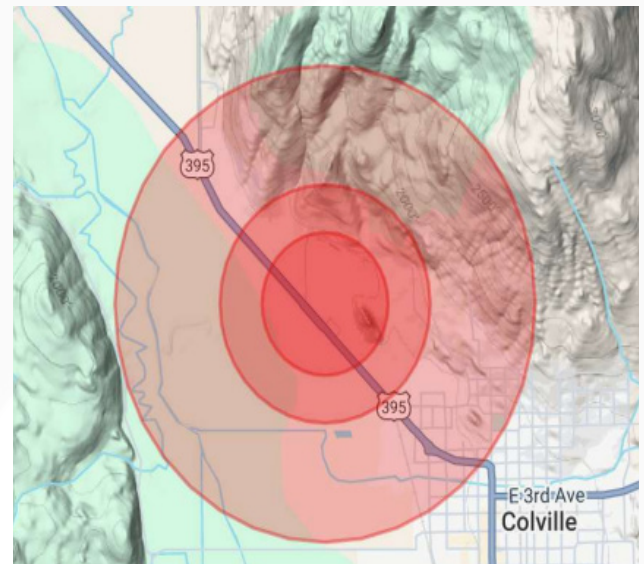
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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	14,382	84,748	158,859
Avg. Age	44	42	40
Avg. Age (Male)	42	40	40
Avg. Age (Female)	45	43	41
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	6,186	35,202	66,387
# of Persons per HH	2.3	2.4	2.4
Avg. HH Income	\$104,390	\$109,017	\$96,668
Avg. House Value	\$528,045	\$499,388	\$461,677



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