

Davita



4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



COLDWELL BANKER
COMMERCIAL

4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



NICHOLAS BORRELLI
COLDWELL BANKER COMMERCIAL
626.484.7975
nborrelli@nbcreinvestments.com
CalRE# 01481673



4223 Davita
EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



PROPERTY OVERVIEW

TENANTS	DaVita
GUARANTOR	DaVita, Inc.
LEASE TYPE	NNN (Roof & Structure)
OWNERSHIP TYPE	Fee Simple
LEASE COMMENCEMENT	March 21, 2020
LEASE EXPIRATION	March 20, 2035
ORIGINAL LEASE TERM	15 Years
REMAINING LEASE TERM	9 Years
RENT INCREASES	2.5% Annual
RENEWAL OPTIONS	Two, 5-Year

RENT ROLL

TERM	ANNUAL	MONTHLY
March 21, 2025 - March 20, 2026	\$561,530.06	\$46,794.17
March 21, 2026 - March 20, 2027	\$575,568.31	\$47,964.03
March 21, 2027 - March 20, 2028	\$589,957.52	\$49,163.13
March 21, 2028 - March 20, 2029	\$604,706.46	\$50,392.20
March 21, 2029 - March 20, 2030	\$619,824.12	\$51,652.01
March 21, 2030 - March 20, 2031	\$635,319.72	\$52,943.31
March 21, 2031 - March 20, 2032	\$651,202.71	\$54,266.89
March 21, 2032 - March 20, 2033	\$667,482.78	\$55,623.57
March 21, 2033 - March 20, 2034	\$684,169.85	\$57,014.15
March 21, 2034 - March 20, 2035	\$701,274.10	\$58,439.51



AERIAL OVERVIEW



DTLA

Ralphs
WINGSTON
Cart's Jr.
CHASE
Starbucks
TACO BELL
LAIFITNESS
KOHL'S

ExtraSpace Storage
Public Storage

COSTCO WHOLESALE

SYNERGY HomeCare

Chick-fil-C
CHASE
CRCL

WELLS FARGO
CVS
Chick-fil-C

Walgreens

KAISER PERMANENTE

LONG BEACH ANIMAL CARE SERVICES

Community Care Campus

exer URGENT CARE

E ANAHEIM ST

4223 Davita
EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA

FOOD 4 LESS
Little Caesars Pizza
McDonald's
DISCOUNT TIRE

MemorialCare Surgical Center

ULTA RACK
IN-N-OUT BURGER
OLD NAVY
HANDLES
NAVY FEDERAL Credit Union
Mendocino Farms
Urbane Cafe

WHOLE FOODS MARKET
PETSMART
sleep number
orangeTheory
DUNKIN'
GRITCYCLES

LONG BEACH CITY COLLEGE

KILROY
Homebase MEDICAL

scan

MANGAN INC.
SAFETY INSTRUMENTED SYSTEMS

blue CALIFORNIA
PROMISE

Ralphs
AutoZone
GRIT

LOWE'S

TARGET
CVS
TRADER JOE'S

Starbucks
CHASE
Panera BREAD

WELLS FARGO
LAIFITNESS
Sylvan Learning

VONS
Krispy Kreme
Marshall's
IN-N-OUT BURGER
CAVA
ROSS DRESS FOR LESS

SPROUTS FARMERS MARKET

MeDx Billing, LLC
Taking your billing to the next steps.

BAYSHORE DENTAL

Pacific Coast Highway

W LANEWOOD BLVD

LONG BEACH FWY

SAN DIEGO FWY

4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA

PRICE: \$10,695,000.00

CAP RATE: 5.4%

EXECUTIVE SUMMARY

PROPERTY ADDRESS:	4223 E. Anaheim Street, Long Beach
GUARANTOR:	DaVita, Inc.
NOI:	\$575,568.31
INCREASES:	2.5% Annual
REMAINING LEASE TERM:	9 Years
RENTABLE AREA:	11,747 SF
EXTENSION OPTIONS:	Two, 5-Year



4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



COLDWELL BANKER
COMMERCIAL

EXECUTIVE SUMMARY

Coldwell Banker Commercial is pleased to present 4223 Anaheim Street, Long Beach, California, a single-tenant, build-to-suit dialysis facility leased to DaVita, Inc. This state-of-the-art medical asset was completed in 2020 and is strategically positioned within a dense healthcare corridor, directly serving a strong and growing patient base.

The two-story facility is thoughtfully designed to accommodate both operational efficiency and patient care. The first floor is dedicated to administrative and employee functions, while the second floor houses the clinical operations, including 24 patient stations and three private treatment rooms. The layout reflects modern dialysis facility standards, providing a high-quality treatment environment.

This investment is secured by a long-term lease with approximately 9 years remaining on the original 15-year term, along with two (2) five-year renewal options. The lease features rare 2.5% annual rent escalations, offering consistent and predictable income growth over the hold period. The lease is backed by a corporate guaranty from DaVita, Inc., a national leader in dialysis services with annual revenues exceeding \$11.5 billion and credit ratings of BB (S&P) and Ba3 (Moody's). DaVita operates over 2,700 locations nationwide and provides care to more than 200,000 patients annually, reinforcing the stability and reliability of the tenant. Healthcare real estate, particularly dialysis clinics, has historically demonstrated strong recession resistance due to the non-discretionary nature of medical services.

The property benefits from a highly visible infill location at the signalized intersection of East Anaheim Street and Bennett Avenue, with traffic counts of approximately 30,000 vehicles per day. It is centrally located near major healthcare providers, including the VA Long Beach Healthcare System, Dignity Health St. Mary Medical Center, and Long Beach Memorial Medical Center, creating strong referral synergies.

Additionally, the site offers excellent regional accessibility, located less than 3 miles from Long Beach Airport and approximately 22 miles from Los Angeles International Airport. Positioned within the Los Angeles MSA—one of the largest and most dynamic economic regions in the country—the asset benefits from a diverse and resilient economic base, with healthcare playing a significant and growing role.

The surrounding demographics further support long-term performance, with over 460,000 residents within a 5-mile radius and average household incomes exceeding \$106,000 within a 1-mile radius. The combination of strong population density, favorable income levels, and a healthcare-driven location makes this an exceptional net-leased investment opportunity.

4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA

EXECUTIVE SUMMARY

BUILD-TO-SUIT INVESTMENT OPPORTUNITY

A state-of-the-art dialysis clinic purpose-built for DaVita in 2020. The facility spans two floors: the ground level dedicated to administrative and staff operations, and the upper level exclusively for patient care. The clinic features 24 patient stations and three private treatment rooms, offering a modern, fully equipped healthcare environment.

LONG-TERM LEASE

9 years remain on the original 15-year lease term, with two additional 5-year renewal options, providing investors with exceptional lease longevity and stability.

ANNUAL RENT ESCALATIONS

The lease is backed by a full corporate guaranty from DaVita, Inc., rated “BB” by S&P and “Ba3” by Moody’s. DaVita generates annual revenues exceeding \$11.61 billion, underscoring the financial strength behind this investment.

SECURE TENANT

DaVita is one of the nation’s foremost providers of dialysis care, operating more than 2,795 locations and serving over 205,000 patients annually. With revenues surpassing \$11.5 billion, DaVita represents one of the most dependable tenants in the healthcare sector.

RECESSION RESILIENCE

Healthcare real estate has consistently demonstrated stability through economic downturns. The essential, non-discretionary nature of dialysis treatment ensures sustained patient demand regardless of broader market conditions, making this asset a strong hedge against recession.

HIGHLY VISIBLE LONG BEACH INFILL

The subject property commands a dominant presence at the signaled inter-

section of E Anaheim Street and Bennett Avenue, one of Long Beach’s most heavily trafficked commercial corridors. With approximately 30,000 vehicles passing daily, the site offers unparalleled visibility and effortless accessibility — critical attributes for a healthcare facility serving a high patient-volume operator like DaVita.

PROXIMATE TO MAJOR REGIONAL HOSPITALS

DaVita’s Long Beach clinic occupies a strategically central position within one of Southern California’s most concentrated healthcare corridors, situated between three major acute care institutions: the VA Long Beach Healthcare System, Dignity Health St. Mary Medical Center (389 beds), and Long Beach Memorial Medical Center (420 beds). This proximity establishes the clinic as a natural extension of the regional care continuum, supporting consistent and sustained patient referral pipelines.

SUPERIOR AIRPORT ACCESS

The property enjoys exceptional connectivity to two of Southern California’s primary aviation gateways. Long Beach Airport (LGB) sits less than 3 miles to the north, offering direct, convenient access for staff, corporate visitors, and patients traveling from outside the immediate market. Los Angeles International Airport (LAX) — among the busiest and most globally connected airports in the world — is located approximately 22 miles north, providing unmatched regional and national reach.

HEALTHCARE-ORIENTED LOCAL ECONOMY

Long Beach has emerged as one of Southern California’s fastest-growing healthcare markets, with sustained expansion across medical employment, facility investment, and patient service demand. The healthcare sector has become a defining pillar of the city’s economic identity, underpinning stable occupancy fundamentals and long-term demand for medical real estate. As an essential, non-elective service provider, DaVita is uniquely positioned to benefit from — and contribute to — this continued growth trajectory.

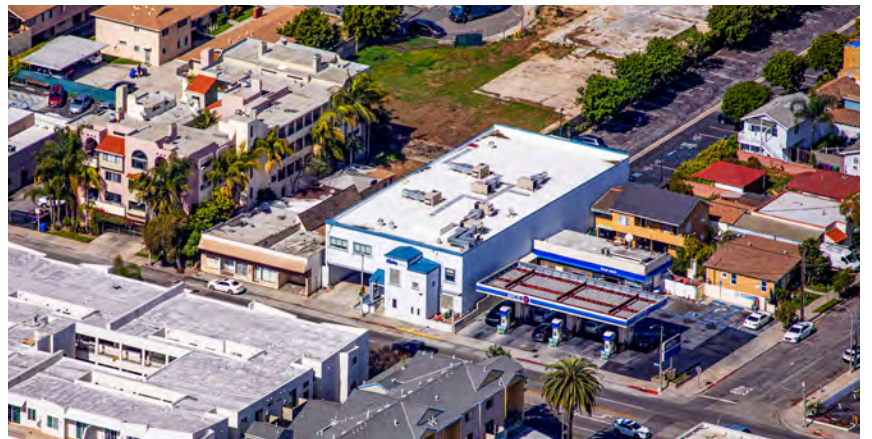
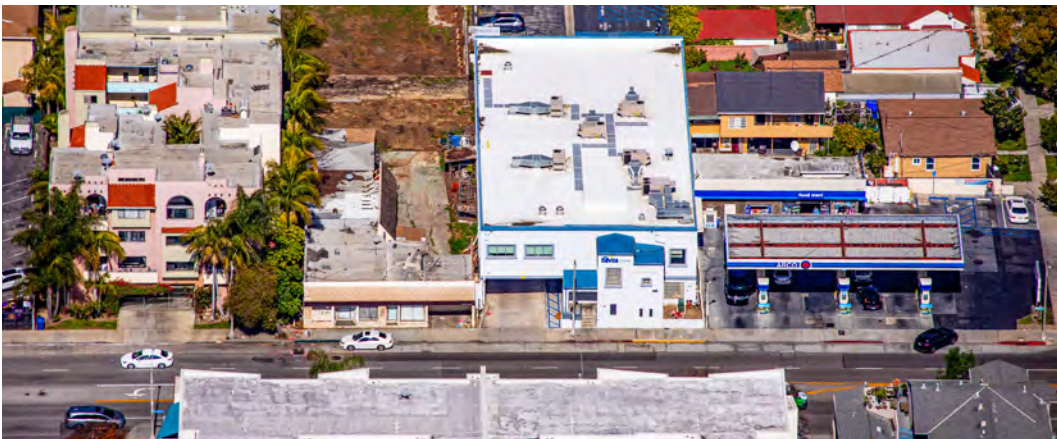
EXCEPTIONAL DEMOGRAPHIC PROFILE

The subject property is encircled by a dense, high-income residential base that supports robust healthcare utilization. Over 460,000 residents reside within a 5-mile radius, while the average household income within 1 mile exceeds \$106,000 — well above national benchmarks. At the city level, 36% of all Long Beach households report annual incomes exceeding \$100,000, a figure projected to grow by an additional 13% by 2028. These demographic trends signal a strengthening local economy and an expanding patient population with the financial means to access and sustain quality healthcare services.



ADDITIONAL
PICTURES

4223
EAST ANAHEIM ST.
LONG BEACH
CALIFORNIA





ADDITIONAL PICTURES

4223
EAST ANAHEIM ST.
LONG BEACH
CALIFORNIA

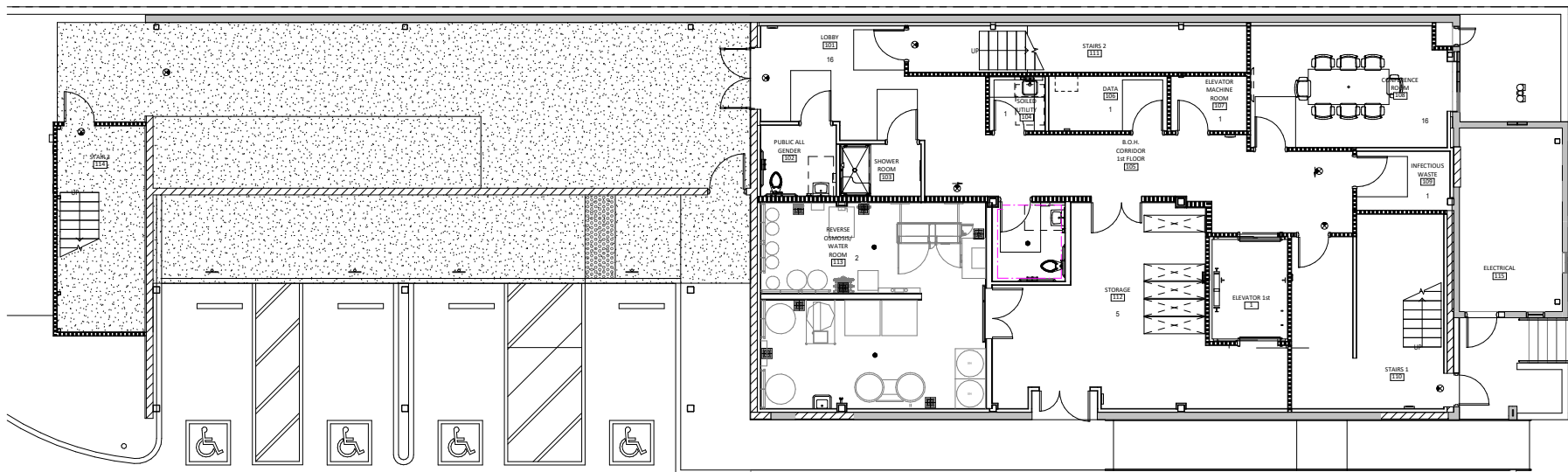


4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



FLOOR PLAN | FIRST FLOOR

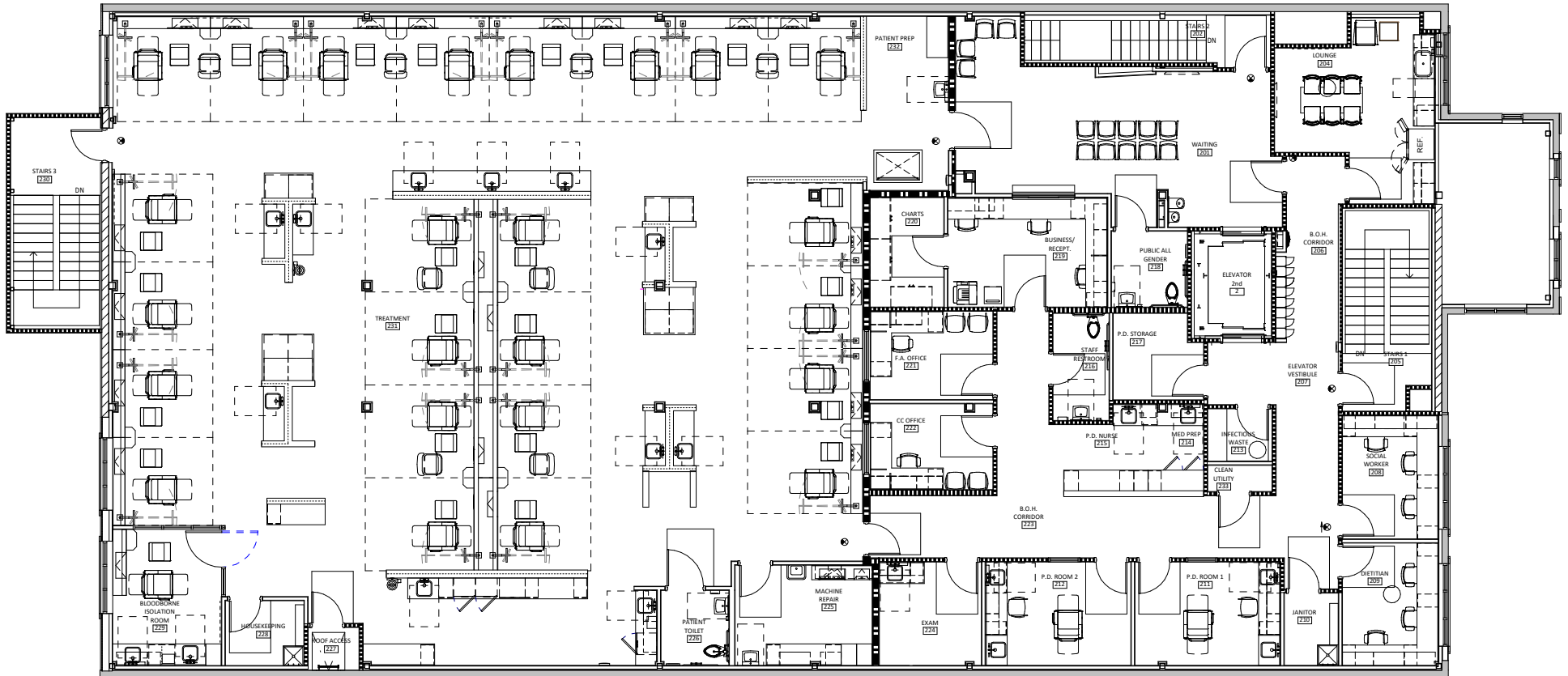


4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



FLOOR PLAN | SECOND FLOOR



TARGET.

**CALIFORNIA STATE UNIVERSITY
LONG BEACH**

**U.S. Department
of Veterans Affairs**
VA Long Beach HealthCare System

TRADER JOE'S
Mobil
five BELOW
CHASE **STARBUCKS**

605 SAN GABRIEL RIVER FWY

BEACHSIDE COLLEGE
OFF-CAMPUS HOUSING



ALAMITOS BAY

405 SAN DIEGO FWY

Ralphs
AutoZone
GRIT

PACIFIC COAST HWY

WELLS FARGO **CVS**
Chick-fil-A

E ANAHEIM

VONS
IN-N-OUT BURGER
Krispy Kreme
Marshall's **CAVA**
ROSS
DRESS FOR LESS

4223 Davita
EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA

COMPANY OVERVIEW

DaVita Inc. (NYSE: DVA)



DaVita Inc. (NYSE: DVA) is the largest independent kidney care company in the United States, providing life-sustaining dialysis services to patients with end-stage renal disease (ESRD) and chronic kidney disease (CKD). Founded in 1994 and rebranded in 2000 — with the name derived from the Italian ‘Dare Vita,’ meaning ‘to give life’ — DaVita is headquartered in Denver, Colorado, and incorporated in Delaware. The company is a component of the S&P; 500 and ranked #331 on the Fortune 500. As of December 31, 2025, DaVita served approximately 295,000 patients across 3,242 outpatient dialysis centers in the U.S. and 14 countries worldwide.

FY 2025 FINANCIAL HIGHLIGHTS

Consolidated revenues were \$3.620 billion and \$13.643 billion for the three months and full year ended December 31, 2025, respectively. Operating income was \$2,044 million and adjusted operating income was \$2,094 million for the full year 2025.

METRIC

FY 2025

Total Revenue	\$13.643 billion
Q4 2025 Revenue	\$3.620 billion
Adjusted Operating Income (FY)	\$2.094 billion
Adjusted EPS (FY)	\$10.78
Q4 Adjusted EPS	\$3.40
Q4 Adjusted Operating Margin	20.4%
Cash & Short-Term Investments (Q4 end)	\$700.7 million

Full-year adjusted EPS was \$10.78, reflecting an 11.4% increase from the prior year. Q4 revenues of \$3.62 billion increased 9.9% year over year, exceeding Wall Street estimates by 2.7%.

BUSINESS SEGMENTS

U.S. Dialysis Services — The core business. Total U.S. dialysis treatments for Q4 2025 were 7,264,520, or 91,608 per day on average. Dialysis patient service revenues were \$3.39 billion in Q4, up 8.9% year over year.

Integrated Kidney Care (IKC) — A milestone segment. As of December 31, 2025, DaVita had approximately 66,000 patients in risk-based integrated care arrangements representing approximately \$5.6 billion in annualized medical spend, plus an additional 9,400 patients in other integrated care arrangements. CompaniesMarketCap Notably, the IKC business turned profitable for the first time in 2025, a milestone originally not expected until 2026.

KEY CORPORATE STATISTICS

TICKER

NYSE: DVA

HEADQUARTER

DENVER, CO

EMPLOYEES

~70,000+

FORTUNE 500

#331

STRATEGIC PARTNERSHIP (NEW IN 2025) — DaVita announced a ~\$200 million minority investment in Elara Caring to build a kidney-specific home care model, a direct bet on reducing hospitalizations and expanding beyond the clinic.

CAPITAL ALLOCATION & SHARE REPURCHASES

DaVita completed large multi-year share repurchase programs totaling over \$7.20 billion. PitchBook In Q3 2025 alone, the company repurchased 3.3 million shares at an average price of \$140.67 per share, and also refinanced existing Term Loan B-1 with a new \$1.9 billion Term Loan B-2. Investor The company has shrunk its share count by approximately 38.5% over five years, materially boosting per-share metrics.

2026 GUIDANCE

DaVita initiated 2026 guidance expecting Revenue Per Treatment (RPT) growth of 1%–2%, with treatment volume expected to be flat compared to 2025. Adjusted EPS from continuing operations is projected in the range of \$13.60–\$15.00, versus the prior analyst consensus of \$12.65 — a 33% jump over 2025 results.

KEY RISK FACTORS

Cybersecurity: DaVita experienced a cybersecurity incident in 2025 that disrupted network and operations. CompaniesMarketCap Management has since invested in remediation.

Regulatory/Reimbursement Risk: Potential impacts from the One Big Beautiful Bill Act (OBBBA) and federal government policy changes, including with respect to Medicare, Medicare Advantage, and Medicaid reimbursement rates, remain key risks. CompaniesMarketCap.

Tariffs & Supply Chain: Evolving trade policies and tariffs could affect the availability or cost of clinical supplies, including home dialysis supplies.

Leverage: DaVita's debt-to-equity ratio is notably higher than the industry average, at approximately 99.63x, indicating elevated financial leverage. Davita

INVESTMENT HIGHLIGHTS

Defensive, Recurring Revenue — Dialysis is a life-sustaining treatment required three times per week. Revenue is non-discretionary, with ~two-thirds of U.S. revenue backed by Medicare reimbursement.

SCALE & MARKET LEADERSHIP — ~35% U.S. market share, 2,657 domestic centers, and a growing international footprint across 14 countries.

IKC PROFITABILITY INFLECTION — The IKC segment reaching profitability a year ahead of schedule signals strong execution and a broader growth platform beyond dialysis.

STRONG 2026 EPS GUIDANCE — Projected adjusted EPS of \$13.60–\$15.00 represents a ~33% jump, driven by capital returns, IKC maturation, and rate increases.

BERKSHIRE HATHAWAY OWNERSHIP — Berkshire Hathaway owns approximately 45% of DaVita Davita, providing a significant institutional validation of the long-term thesis.

ANALYST UPGRADES — TD Cowen raised its price target to \$144 and UBS lifted theirs to \$190, signaling Wall Street is repricing DaVita as a growth story, not just a dialysis utility.





Davita®

4223

EAST ANAHEIM ST.

BENNETT

E ANAHEIM

DaVita: HOME DIALYSIS SERVICES

DaVita Inc. is one of the dominant players in the U.S. dialysis market, operating in what is essentially a duopoly. The company provides life-sustaining treatment for patients with end-stage renal disease (ESRD), a condition that requires ongoing dialysis multiple times per week. Because dialysis is non-discretionary and largely covered by Medicare, DaVita benefits from highly recurring, predictable revenue streams. This creates a relatively defensive business model compared to many other healthcare segments.

A major differentiator for DaVita is its leadership in home dialysis programs, including peritoneal dialysis and home hemodialysis. The company operates the largest home dialysis platform in the country. This is strategically important because federal healthcare policy has increasingly encouraged home-based treatment, which can lower overall costs and improve patient quality of life. As reimbursement models shift toward value-based care, companies that can efficiently deliver home treatment stand to benefit from both policy tailwinds and operating leverage.

DaVita has also built a significant competitive moat through its technology infrastructure and data assets. Over more than 25 years of kidney care delivery, the company has accumulated extensive longitudinal patient data. This data supports clinical optimization, risk modeling, and improved treatment protocols. Combined with its integrated care systems and digital tools, this allows DaVita to better manage patient outcomes and align with value-based reimbursement models.

Another strength lies in DaVita's physician relationships and education infrastructure. Dialysis care is highly referral-driven, and nephrologists play a central role in guiding patients to providers. By investing in physician partnerships and training, DaVita strengthens its referral pipeline and embeds itself within the broader kidney-care ecosystem. This integration helps reinforce patient retention and operational stability.

Overall, DaVita operates in a high-barrier, recurring-revenue industry with structural support from federal healthcare programs. Its scale, home dialysis leadership, data infrastructure, and physician alignment position it as a durable operator within the dialysis space. However, its heavy reliance on government reimbursement means that policy changes and rate pressures remain key variables in assessing its long-term outlook.



MEDICARE & MEDICAID DATA REPORT

LOS ANGELES COUNTY MARKET

KEY MEDICARE & MEDICAID METRICS AT A GLANCE

89% Govt. Payer Patients of DaVita patients (2025)	68% Govt. Revenue Share of DaVita revenues (2025)	32% Commercial Revenue generates ~all profit	\$273.82 Medicare PPS Rate per treatment (CY 2025)
---	--	---	---

\$6.6B U.S. ESRD Total Spend Medicare pays to ESRD facilities (2025)	\$400.14 Rev/Treatment (Q1 2025) DaVita blended average	75% CA Dialysis Market DaVita + Fresenius market share	>80% Medicare CA Coverage of CA dialysis treatments
---	---	--	--

DAVITA PAYER MIX – NATIONAL OVERVIEW

DaVita's revenue and profitability are profoundly shaped by payer mix. Government payers — primarily Medicare and Medicaid — cover the overwhelming majority of patients but reimburse at significantly lower rates than commercial insurers. The table below breaks down the estimated payer composition and revenue implications:

Payer Type	% of Patients	% of Revenue	Avg. Reimbursement vs. Medicare	Notes
Medicare (Original FFS)	~55%	~42%	Baseline (~\$274/tx)	ESRD PPS bundled rate; 80% paid by Medicare, 20% coinsurance
Medicare Advantage (MA)	~20%	~22%	Higher than FFS	MA plans negotiate separately; not subject to ESRD PPS bundle
Medicaid / Medi-Cal	~14%	~4%	Below Medicare	Secondary payer for dual-eligible; sole payer for low-income only
Commercial Insurance	~11%	~32%	3–5x Medicare rates	Generates nearly all profit; ~\$14,399/patient/month (private avg.)
Other / Uninsured	<1%	<1%	Minimal	Bad debt; some recovered via Medicare bad debt program

THE COMMERCIAL PAYER PREMIUM – THE CRITICAL PROFIT DRIVER

Despite commercial patients representing only approximately 11% of DaVita's patient base nationally, commercial reimbursement generates nearly all of the company's profit. Private insurance companies historically spend an average of \$14,399 per patient per month on ESRD services — far exceeding Medicare's effective bundled rate. This stark imbalance is why DaVita aggressively manages payer mix and has historically supported patient assistance programs to help patients maintain commercial coverage during the 30-month coordination period before Medicare becomes the primary payer.

MEDICARE REIMBURSEMENT – ESRD PPS FRAMEWORK

HOW MEDICARE PAYS FOR DIALYSIS

Medicare covers dialysis through the End-Stage Renal Disease Prospective Payment System (ESRD PPS), a bundled per-treatment payment established in 2011. Under this system:

- CMS pays a single bundled rate per dialysis treatment that includes all renal dialysis services, labs, drugs, supplies, and equipment.
- The base rate is case-mix adjusted for patient characteristics such as age, body surface area, comorbidities, and onset of dialysis (new patients receive a higher rate for the first 120 days).
- Facility-level adjustments apply for rural location, low patient volume, and geographic wage index (LA County receives an above-average wage index premium as an urban market).
- Medicare Part B pays 80% of the approved amount; the patient (or secondary payer like Medi-Cal or Medigap) is responsible for the 20% coinsurance.
- The 2025 annual Part B deductible is \$257 before Medicare begins paying its 80% share.

ESRD PPS BASE RATE – HISTORICAL TREND

Calendar Year	ESRD PPS Base Rate	YoY Change	Key Policy Change
CY 2021	\$253.56	–	COVID-era stability; home dialysis expansion
CY 2022	\$257.90	+1.7%	Increased home dialysis training add-ons
CY 2023	\$265.57	+3.0%	Calcimimetics fully in bundle; market basket adj.
CY 2024	\$271.02	+2.1%	New pediatric add-on payment (TPEAPA) added
CY 2025	\$273.82	+1.0%	Oral-only phosphate binders added to bundle (+\$870M system-wide)
CY 2026 (Proposed)	~\$278+ (est.)	~+1.5–2%	AKI home dialysis extension; ETC model updates

The 2025 rule represented a particularly significant change: oral-only phosphate binders were added to the PPS bundle effective January 1, 2025, increasing system-wide Medicare spending on phosphate binders by approximately \$870 million while reducing Part D spending by approximately \$690 million. This shift directly increased DaVita's revenue per treatment in Q1 2025 — the company cited phosphate binder bundling as a primary driver of the year-over-year revenue per treatment increase.

MEDICARE ADVANTAGE (MA) – A GROWING AND HIGHER-VALUE

Medicare Advantage plans are an increasingly important payer category for DaVita. Unlike Original Medicare, MA plans:

- Are NOT subject to the ESRD PPS bundled payment — MA plans negotiate rates directly with dialysis providers, typically at rates above the ESRD PPS base rate.
- Tend to attract slightly younger, healthier, more commercially active patients who may have longer treatment histories.
- Allow DaVita to bill separately for services that would otherwise be bundled under Original Medicare FFS.
- Have grown significantly as CMS has expanded MA to ESRD patients — since 2021, ESRD patients can enroll in MA plans, a major policy shift.

DaVita's earnings have benefited from favorable MA payer mix trends. In Q4 2023 and through 2024, the company repeatedly cited 'favorable changes in commercial and MA mix' as a driver of revenue per treatment growth.

MEDICAID / MEDI-CAL STRUCTURE FOR DIALYSIS PATIENTS

In California, the Medicaid program is called Medi-Cal. Medi-Cal plays two distinct roles in dialysis reimbursement:

Role 1: Secondary Payer (Dual-Eligible Patients)

Most dialysis patients who qualify for Medi-Cal also qualify for Medicare (since federal law grants Medicare eligibility to all ESRD patients regardless of age). For these 'dual-eligible' patients, Medicare is the primary payer and covers approximately 80% of the allowed amount. Medi-Cal then covers the remaining 20% coinsurance — effectively eliminating out-of-pocket costs for the patient and ensuring DaVita receives close to full Medicare reimbursement.

Role 2: Sole Payer (Low-Income Patients Without Medicare)

For low-income patients who qualify for Medi-Cal but not yet Medicare (typically those who are younger and have not met the 24-month Medicare waiting period, or who are undocumented), Medi-Cal is the sole payer. These patients are covered under Medi-Cal Special Treatment Programs — a dedicated program for dialysis and total parenteral nutrition (TPN) in California. Medi-Cal reimbursement rates for dialysis are generally below Medicare rates, making these patients less financially attractive for providers.

LA COUNTY — A HIGH MEDI-CAL CONCENTRATION MARKET

Los Angeles County is the largest single-county Medi-Cal enrollment area in California, with over 4 million residents enrolled. Given that:

- LA County has very high rates of diabetes (22% in safety-net patients) and hypertension (34%) — both leading causes of ESRD
- LA County has a large immigrant and low-income Hispanic population with elevated kidney disease risk and lower Medicare uptake
- Undocumented residents may be covered under Medi-Cal for Emergency Dialysis, a costly and suboptimal care pathway
- DaVita's LA County patient mix likely skews more heavily toward Medicaid/Medi-Cal than the national average, which compresses revenue per treatment but sustains high patient volume. The dual-eligible secondary payer role of Medi-Cal actually benefits DaVita by filling the 20% Medicare coinsurance gap.

THE 30-MONTH COORDINATION OF BENEFITS — A CRITICAL REVENUE WINDOW

Federal law creates a 30-month period after an ESRD patient's Medicare eligibility begins during which a group insurer (employer plan) remains the primary payer. During this window, DaVita bills the commercial plan at significantly higher rates — often 3 to 5 times Medicare reimbursement. Historically, DaVita has supported premium assistance programs (PAPs) to help patients maintain commercial coverage during this period, a practice that has drawn regulatory scrutiny but remains a significant revenue optimization strategy.



CALIFORNIA & LA COUNTY MARKET DATA

Payer Type	% of Patients	% of Revenue	Avg. Reimbursement vs. Medicare	Notes
Medicare (Original FFS)	~55%	~42%	Baseline (~\$274/bx)	ESRD PPS bundled rate; 80% paid by Medicare, 20% coinsurance
Medicare Advantage (MA)	~20%	~22%	Higher than FFS	MA plans negotiate separately; not subject to ESRD PPS bundle
Medicaid / Medi-Cal	~14%	~4%	Below Medicare	Secondary payer for dual-eligible; sole payer for low-income only
Commercial Insurance	~11%	~32%	3–5x Medicare rates	Generates nearly all profit; ~\$14,399/patient/month (private avg.)
Other / Uninsured	<1%	<1%	Minimal	Bad debt; some recovered via Medicare bad debt program

DaVita and Fresenius Medical Care together control approximately 75% of California's licensed chronic dialysis clinics (CDCs), giving DaVita substantial market power in negotiating with commercial payers and managing referral networks across LA County.

DAVITA FINANCIAL PERFORMANCE — RECENT QUARTERS

The table below summarizes DaVita's recent quarterly financial performance, illustrating the impact of Medicare rate increases, payer mix shifts, and the Q1 2025 phosphate binder bundling change on revenue per treatment:

Period	Total Revenue	Dialysis Revenue	Rev/Treatment	Cost/Treatment	Operating Income
Q1 2024	\$3.07B	\$2.76B	\$384.54	\$255.13	--
Q2 2024	\$3.19B	\$3.06B	\$390.22	\$255.25	--
Q3 2024	\$3.26B	\$3.14B	\$394.49	\$257.46	--
Q4 2024	\$3.30B	\$3.14B	\$395.87	\$263.19	\$565M
Q1 2025	\$3.22B	\$2.82B	\$400.14	est. \$265+	\$439M
Q2 2025	\$3.38B	\$3.21B	est. \$408+	est. \$267+	--
Q3 2025	\$3.42B	\$3.30B	est. \$412+	est. \$268+	--

REVENUE PER TREATMENT — TREND ANALYSIS

Average revenue per treatment has grown consistently from approximately \$365 in 2022 to over \$400 in Q1 2025, a cumulative increase of roughly 10% over three years. Key drivers:

- Annual Medicare ESRD PPS base rate increases of approximately 1–3% per year
- Favorable Medicare Advantage mix growth (MA rates exceed FFS)
- Revenue cycle improvements and collections optimization
- Q1 2025 step-up from phosphate binder bundling into the ESRD PPS
- Seasonal patterns: Q1 is typically the lowest revenue quarter due to coinsurance resets; Q2–Q4 are progressively higher



OCEAN BOULEVARD BRIDGE

710 LONG BEACH FWY



PACIFIC COAST HWY

E ANAHEIM

4223 Davita
EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA

DIGNITY HEALTH ST. MARY MEDICAL CENTER

0.4 MILES FROM SUBJECT

Kaiser Permanente Modesto Medical Center is the primary acute care hospital for Kaiser Permanente's Central Valley service area, consolidated operationally with the Kaiser Foundation Hospital in Manteca. The facility operates 24 hours a day, seven days a week, and houses a broad spectrum of inpatient and outpatient specialty services under one roof at the main 4601 Dale Road campus, with additional medical offices at 4531 Dale Road.

For 2025, the hospital received top marks across every major national safety rating program — including a Leapfrog "A" Hospital Safety Grade, Top Hospital status, and Healthgrades' Patient Safety Excellence Award — reflecting consistent performance on infection control, nursing staffing, medication safety, and operational quality.

NET REVENUE BY PAYER (2023 REPORT PERIOD)

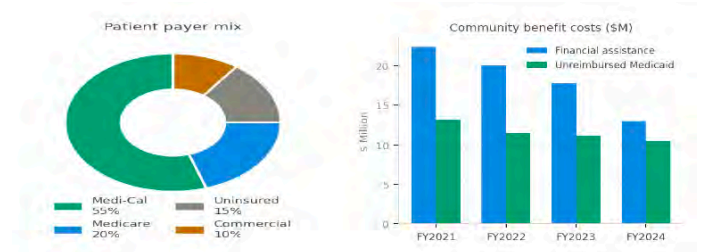
The most recent publicly filed revenue data from California's Health Care Access and Information (HCAI) annual disclosure covers January 1 through December 31, 2023 and is reported consolidated with Kaiser Foundation Hospital – Manteca. Total net patient revenue across all payers reached approximately \$318.8 million. Third-party managed care — primarily Kaiser Permanente's own health plan — dominates the revenue mix at 66%, followed by Medicare managed care at 27%.

At the system level, Kaiser Foundation Health Plan, Hospitals, and Risant Health reported combined operating revenues of \$127.7 billion in full-year 2025, up from \$115.8 billion in 2024, with an operating income of \$1.4 billion and net income of \$9.3 billion.

NURSING STAFFING METRICS (2025 LEAPFROG SURVEY)

Kaiser Permanente Modesto achieved the Leapfrog standard for nursing staffing across all measured categories in 2025. The facility logged 11.72 total nursing hours per patient day, of which 9.13 hours were performed by Registered Nurses — a ratio reflecting a deeply RN-heavy staffing model. 77.89% of all nursing hours are covered by RNs, and the hospital scored a perfect 120 out of 120 on both Effective Leadership to Prevent Errors and Staff Culture of Safety measures.

The barcode medication administration (BCMA) system achieved 100% implementation across all care units, with 99% compliance on patient and medication scans prior to administration — virtually eliminating a significant category of preventable medication errors.



Operating budget	Licensed beds	Employees	Patients served annually
\$400M+	389	1,350+	58,000+
Annual (est.)	All private rooms	+ 600 physicians	~13% of Long Beach population

Financial assistance (FY24)	Medical residents	Founded
\$13M+	34 FTEs	1923
Patient financial aid provided	Teaching hospital program	101+ years serving Long Beach



4223 Davita.
EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



E ANAHEIM

AREA OVERVIEW

LONG BEACH CALIFORNIA

Long Beach, California is a dynamic coastal city of approximately 451,000 residents located 20 miles south of downtown Los Angeles. It is the 7th-largest city in California, the 2nd-largest city in Los Angeles County, and the 44th-most populous city in the United States. Long Beach sits at the intersection of some of the most powerful economic forces in Southern California: the Port of Long Beach — the second-busiest container port in the United States — drives massive trade and logistics employment, while a diverse, underserved population with high rates of diabetes, hypertension, and chronic kidney disease (CKD) creates sustained, growing demand for dialysis services.

This Offering Memorandum provides a comprehensive analysis of the Long Beach market across all dimensions relevant to a dialysis facility investment: demographics, economic base, real estate, healthcare infrastructure, ESRD patient pipeline, payer mix, and competitive positioning.

Long Beach occupies 50.4 square miles of land area along the southeastern coast of Los Angeles County, fronting San Pedro Bay. It borders the cities of Los Angeles, Compton, Lakewood, Signal Hill, Bellflower, and Carson. The city is 100% urban with a population density of approximately 8,940 people per square mile — one of the denser mid-sized cities on the West Coast. Long Beach Airport (LGB) serves regional air travel, while the Port of Long Beach connects the city to global trade routes.

KEY FACTS AT A GLANCE

Official Name	City of Long Beach, California
County	Los Angeles County
Incorporated	1897 (Charter City)
Land Area	50.4 sq mi (all urban)
Population (2024 est.)	~450,901 – 458,000
Population Density	~8,940 per sq mi
State Rank	7th most populous city in California
National Rank	44th most populous city in the U.S.
Distance to Downtown LA	~20 miles north
Metro Area	Los Angeles-Long Beach-Anaheim MSA
Median Age	37.1 years
Cost of Living Index	141.4 (U.S. avg = 100)
Zip Codes (primary)	90802, 90803, 90804, 90806, 90807, 90808, 90813, 90814, 90815



ECONOMY & MAJOR EMPLOYER

LONG BEACH, CALIFORNIA



ECONOMIC OVERVIEW

Long Beach has one of the most diverse economies of any mid-sized American city, anchored by international trade and logistics through the Port of Long Beach, healthcare, aerospace, education, and technology. The city's Gross Regional Product contributes materially to the greater LA-Long Beach-Anaheim MSA, which has a combined GDP exceeding \$1.2 trillion — comparable to the economies of Australia or Spain.

PORT OF LONG BEACH — THE ECONOMIC ENGINE

2025 Total Volume (record)	9.9 million TEUs (all-time record)
2024 Total Volume (prior record)	9,649,724 TEUs (+20.3% YoY)
U.S. Rank	2nd busiest container port in the United States
Global Rank (with Port of LA)	San Pedro Bay complex ranked #9 in the world (2024)
Jobs Supported — 5-County SoCal	691,000 direct, indirect & induced jobs
Jobs Supported — LA + Orange	543,000 jobs (1 in 17 jobs in these counties)
Jobs Supported — California	1.1 million jobs statewide
Agricultural Exports	>\$8 billion annually (top 12 U.S. ag port)
2050 Capacity Target	Double current volume (~20M TEUs); zero carbon emissions
Pier B Rail Project	\$1B+ on-dock rail facility; reduces 7.3M truck trips; completion 2032
Trade Diversification	China share down from 70% to 60%; Southeast Asia growing

COMPETITIVE ASSESSMENT

LA-LB-Anaheim MSA Unemployment (2024)	5.4%	BLS / FRED annual average
CA Healthcare Jobs Added (2024)	+200,000+ statewide	PPIC / EDD — one of only growing sectors
Trade & Transportation Added (2024)	One of top 3 growing sectors	EDD California
Average Hourly Earnings (CA, 2025 YTD)	+4.3% YoY	Above inflation; wage growth sustained
Long Beach Cost of Living Index	141.4	Very high vs. U.S. avg of 100
Foreign-Born Labor Force	~24.7% of residents	Key pool for healthcare support workers

TOP EMPLOYERS

EMPLOYER	SECTOR	ESTIMATED EMPLOYMENT
City of Long Beach	Government / Municipal	~6,000+
Long Beach Unified School District	Education (K-12)	~14,000+
Port of Long Beach	Trade / Logistics	~1,400 direct; 691K regional
California State Univ. Long Beach	Higher Education	~5,000+ staff
MemorialCare Health System	Healthcare	~8,600 in Long Beach alone
Dignity Health – St. Mary Medical Center	Healthcare	~1,535
VA Long Beach Healthcare System	Federal Healthcare	~2,000+
Gulfstream Aerospace	Aerospace / MRO	~800
Boeing (historical; now Boeing suppliers)	Aerospace	Legacy employer
Amazon (fulfillment / logistics)	E-commerce / Logistics	Growing
Molina Healthcare	Health Insurance	HQ in Long Beach
Epson America	Technology	HQ in Long Beach
SCAN Health Plan	Health Insurance / Managed Care	HQ in Long Beach

COMMERCIAL & HEALTHCARE REAL ESTATE

Downtown Long Beach has experienced significant commercial revitalization. The Downtown Long Beach Alliance (DTLB) publishes quarterly market snapshots covering office, retail, and residential — the South Bay-Long Beach sub-market has been identified as having a particularly tight multifamily rental market relative to greater LA. Healthcare real estate — medical office buildings, outpatient clinics, and dialysis centers — has proven to be one of the most resilient commercial property types through market cycles.

- Dialysis center leases typically run 10–15 years with NNN structures, providing strong credit-tenant income
- MemorialCare's planned Children's Village development and ongoing VA construction signal long-term healthcare real estate expansion in Long Beach
- Lower interest rates forecast for 2026 are expected to stimulate commercial real estate transactions across the South Bay-Long Beach corridor

COMPETITIVE ASSESSMENT

The Long Beach dialysis market is shared primarily between DaVita and Fresenius (consistent with their combined ~75% California market share), with smaller independent providers filling specific geographic gaps. Key competitive observations:

- DaVita operates 2 centers directly in Long Beach (Harbor and Nephron), plus multiple adjacent centers in Cerritos, Los Alamitos, Lakewood, Compton, and Paramount that draw from the Long Beach catchment area.
- Fresenius has 3+ locations in Long Beach proper and a strategic partnership with MemorialCare that gives it hospital-affiliated branding and referral advantage at the Long Beach Medical Center campus.
- U.S. Renal Care and Quest Dialysis represent smaller independent competitors with limited capacity; not expected to be primary competitive threats at scale.
- North and Central Long Beach (zip codes 90805, 90806, 90807, 90813) appear underserved relative to the size and CKD risk of the resident population — a potential gap for new facility development.

LONG BEACH PAYER MIX ANALYSIS

OVERVIEW

Long Beach's payer mix for dialysis services is heavily skewed toward government payers — Medicare and Medi-Cal — consistent with DaVita's national average of 89% government-insured patients, but likely even more weighted toward Medi-Cal given the city's demographics. The following analysis applies national dialysis payer mix data to the Long Beach context.

MEDICARE — ESRD PPS RATES APPLICABLE TO LONG BEACH

Long Beach is located in the greater Los Angeles metropolitan statistical area (MSA), which has one of the highest wage indices applied to the ESRD PPS base rate. The CY 2025 national base rate of \$273.82 is adjusted upward for the LA area's above-average wages, meaning per-treatment Medicare reimbursement in Long Beach will exceed the national base rate. The exact wage index-adjusted rate for the Los Angeles CBSA is typically among the highest in the nation.

COMMERCIAL PAYER OPPORTUNITY

Long Beach is located in the greater Los Angeles metropolitan statistical area (MSA), which has one of the highest wage indices applied to the ESRD PPS base rate. The CY 2025 national base rate of \$273.82 is adjusted upward for the LA area's above-average wages, meaning per-treatment Medicare reimbursement in Long Beach will exceed the national base rate. The exact wage index-adjusted rate for the Los Angeles CBSA is typically among the highest in the nation.

POPULATION TREND

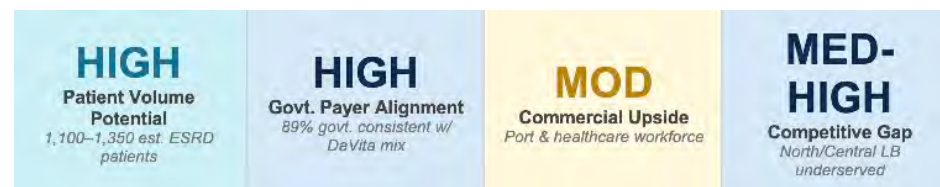
Long Beach has experienced modest population decline since 2019 (-2.4% through 2024). While this does not materially reduce the dialysis patient pipeline in the near term — ESRD patients are highly geographically stable and dependent on proximate treatment facilities — new facility development should account for demographic projections in the specific target zip codes rather than city-wide trends.

PORT & TRADE VOLATILITY

The Port of Long Beach's record cargo volumes in 2024–2025 were partly driven by tariff front-loading, which is not sustainable. A moderation in trade volumes would reduce port-sector employment and could compress the commercially insured patient base in Long Beach. However, healthcare employment (which continued to grow in CA through 2024–2025) provides a more stable economic foundation.

MEDI-CAL IN LONG BEACH — KEY CONSIDERATIONS

- Los Angeles County has the largest Medi-Cal enrollment of any county in California — over 4 million residents, including a substantial share in Long Beach.
- Many Long Beach dialysis patients will be dual-eligible for both Medicare and Medi-Cal. For these patients, Medicare pays ~80% of the ESRD PPS rate and Medi-Cal covers the 20% coinsurance, ensuring DaVita receives near-full reimbursement.
- Undocumented residents in Long Beach may access Emergency Medi-Cal for dialysis — a reimbursement pathway that is typically lower than standard Medi-Cal and significantly below Medicare.
- Molina Healthcare and LA Care — the two dominant Medi-Cal managed care plans in Long Beach — each manage Medi-Cal dialysis patients. Relationships with these MCOs are important for patient referral and authorization.



FRESENIUS-MEMORIALCARE PARTNERSHIP

The existing Fresenius Kidney Care presence at the MemorialCare campus, combined with MemorialCare's 8,600+ Long Beach employees and 5,300+ referring nephrologists nationally, represents a meaningful competitive entrenchment. DaVita must invest in nephrologist relationships and geographic positioning to compete effectively.

FTC ANTITRUST SCRUTINY

The Federal Trade Commission's 2024 investigation into DaVita and Fresenius for alleged anticompetitive practices is an ongoing regulatory risk. In California, where the two operators control ~75% of licensed dialysis clinics, any enforcement action limiting acquisitions could constrain growth strategy.

LONG BEACH AIRPORT (LGB) MEDICAL TRAVEL INTELLIGENCE REPORT

Where healing journeys begin at 35,000 feet



2.4M+
TOTAL PASSENGERS
Record — 2024

~96K
MEDICAL ARRIVALS
Est. annually, inbound

24
NONSTOP ROUTES
Most in LGB's history

+18.6%
YTD GROWTH 2024
vs. industry avg +6%

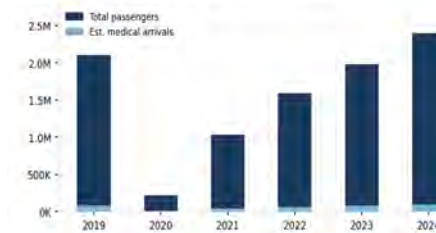
Every year, an estimated 96,000 inbound travelers arrive at Long Beach Airport with a singular purpose: accessing world-class medical care. Drawn by MemorialCare Long Beach Medical Center — ranked #13 in California and #7 in Los Angeles County by U.S. News & World Report — along with a dense network of specialty institutes, these medical travelers represent one of the most economically significant passenger segments in Southern California aviation.

"Long Beach Airport is not merely a transit point. For thousands of patients each year, it is the first step toward life-changing treatment, hope, and recovery."

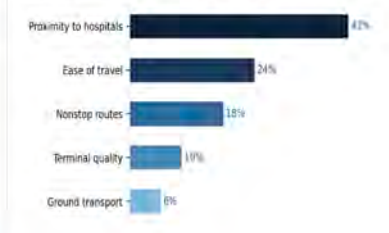
The medical traveler profile is distinct: they arrive with companions, require ground transportation, extended accommodations, and repeat visits. They contribute disproportionately to the local economy — and they choose LGB because proximity to care is not a preference, it is a necessity.

PASSENGER DATA & WHY PATIENTS CHOOSE LGB

ANNUAL PASSENGER GROWTH — LGB

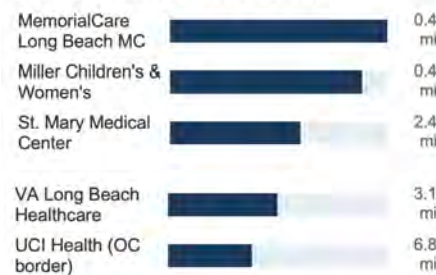


WHY PATIENTS CHOOSE LGB



MEDICAL INFRASTRUCTURE & INVESTMENT OPPORTUNITY

MEDICAL CENTERS WITHIN 7 MILES



Specialties served:
[Cardiology](#) | [Oncology](#) | [Orthopedics](#) | [Neuroscience](#)
| [Pediatrics](#)

MemorialCare LB MC: #13 in CA, #7 in LA — nationally ranked in cancer, cardiology, orthopedics & neuroscience.

INVESTMENT THESIS HIGHLIGHTS

- > LGB's 2024 summer traffic shattered every prior record, including the 2018 pre-pandemic peak of 1.06M passengers
- > Medical tourism growing 15-25% annually — California is a top-tier U.S. destination hub
- > Southwest expanded to 50 of 58 slots; Delta & Hawaiian serve 24 nonstop domestic markets
- > \$125M terminal renovation completed 2024 — elevated passenger experience from curb to gate
- > MemorialCare ED serves 100,000+ patients per year — a proven, recurring demand driver for air arrivals



LAX VS. LGB COMPARISON

MEDICAL TRAVEL INTELLIGENCE REPORT

Two airports, one critical question: Which serves kidney patients better?

With over 91,000 Californians living with End-Stage Renal Disease and nearly 18,000 on the kidney transplant waitlist, airport proximity to nephrology care is a life-or-death variable. This report compares Los Angeles International (LAX) and Long Beach Airport (LGB) across the metrics that matter most to dialysis patients, transplant candidates, and their families.

Side-by-side airport comparison – kidney patient metrics

LGB		LAX	
Long Beach Airport 3 mi from downtown Long Beach		LA International Airport 18 mi from Long Beach medical hub	
Annual passengers (2024)	2.4M Record	Annual passengers (2023)	88M
Est. medical arrivals/yr	~96,000	Est. medical arrivals/yr	~440,000
Est. kidney-related arrivals	~14,400 Est.	Est. kidney-related arrivals	~66,000
Nearest dialysis center	0.4 mi	Nearest dialysis center	~2.5 mi
Nearest transplant hospital	0.4 mi	Nearest transplant hospital	~8 mi (UCLA)
MemorialCare dialysis clinics	15 sites	Nearby dialysis clinics	30+ in LA
Avg. travel time to nephrology	~8 min	Avg. travel time to nephrology	~35 min
Hospital US News rank (CA)	#13	Nearest hospital rank (CA)	UCLA #2
Terminal congestion	Low	Terminal congestion	Very High
Dialysis machine carry-on	Permitted	Dialysis machine carry-on	Permitted

Key metrics – visual comparison



Category winners

PROXIMITY TO CARE LGB wins 4x closer to dialysis	ROUTE VOLUME LAX wins 37x more passengers	PATIENT EXPERIENCE LGB wins Low stress, fast egress
TRANSPLANT HOSPITAL RANK LAX wins UCLA ranked #2 in CA	DIALYSIS NETWORK LGB wins Integrated MemorialCare system	GROWTH TRAJECTORY LGB wins +18.6% vs industry +6%

Why LGB is the smarter choice for kidney patients

For a dialysis patient, every minute between the plane and the treatment chair matters. Kidney failure patients on hemodialysis typically require treatment three times per week, with each session lasting 3–5 hours. Missing or delaying a session carries serious health consequences. At LGB, the Fresenius Kidney Care Long Beach center — part of MemorialCare’s 15-clinic dialysis network — sits just 0.4 miles from the terminal. A patient can deplane and begin treatment in under 20 minutes.

“For dialysis patients, the airport is not just a gateway — it is part of the treatment ecosystem. At LGB, that ecosystem is extraordinarily tight.”

Contrast this with LAX, where the nearest dialysis facility is a 22-minute drive in light traffic — easily 45+ minutes during peak hours on the 405. For transplant candidates, the calculus shifts: UCLA Medical Center, ranked #2 in California, anchors the LAX corridor, though it sits 8 miles away in heavy traffic. Meanwhile, MemorialCare Long Beach Medical Center — ranked #13 in California and #7 in Los Angeles — offers nationally recognized nephrology, transplant surgery, and a rare 15-clinic integrated dialysis network, all within walking distance of LGB arrivals.

With 91,287 ESRD patients statewide, nearly 18,000 Californians on the kidney transplant waitlist, and research showing each new airline route increases inter-regional kidney sharing by 7.3%, LGB’s expanding network of 24 nonstop destinations represents a measurable, compounding advantage for Southern California’s kidney patient population.



DEMOGRAPHICS

LONG BEACH, CALIFORNIA

1-MILE RING	Downtown core	3-MILE RING	Primary trade area	5-MILE RING	Extended trade area
57,200		220,900		433,100	
total population - 2024 est.					
Households	26,800	Households	86,700	Households	168,900
Med. HH income	\$52,400	Med. HH income	\$64,800	Med. HH income	\$91,000
Med. home value	\$618,000	Med. home value	\$685,700	Med. home value	\$717,400
Median age	35.8 yrs	Median age	37.4 yrs	Median age	38.5 yrs
Owner-occupied	24%	Owner-occupied	38%	Owner-occupied	48%
Renter-occupied	71%	Renter-occupied	58%	Renter-occupied	48%
Poverty rate	22.4%	Poverty rate	16.8%	Poverty rate	13.5%

Metric	1-Mile Ring	3-Mile Ring	5-Mile Ring
POPULATION & GROWTH			
2024 total population	57,200	220,900	433,100
2029 projected population	55,300	213,700	418,900
Pop. growth 2024-2029	-3.3%	-3.3%	-3.3%
Population density (per sq mi)	18,220	7,820	7,668
Daytime population	-68,400	-195,000	-412,000
Daytime workers	-32,000	-74,000	-161,000
HOUSEHOLDS & HOUSING			
Total households	26,800	86,700	168,900
2029 projected households	25,900	83,800	163,400
Avg. household size	2.13	2.55	2.56
Total housing units	28,400	92,300	178,600
Owner-occupied	24%	38%	48%
Renter-occupied	71%	58%	48%
Vacant units	5%	4%	4%
Median home value	\$618,000	\$685,700	\$717,400
Median gross rent	\$1,640	\$1,780	\$1,831



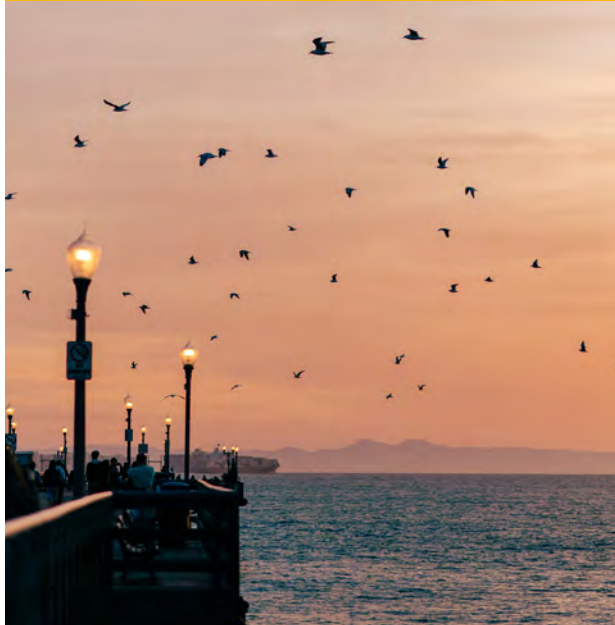
NEIGHBORING CITIES

LONG BEACH, CALIFORNIA

SIGNAL HILL – 0.8 MI



SEAL BEACH – 5.1 MI



CARSON – 6.4 MI



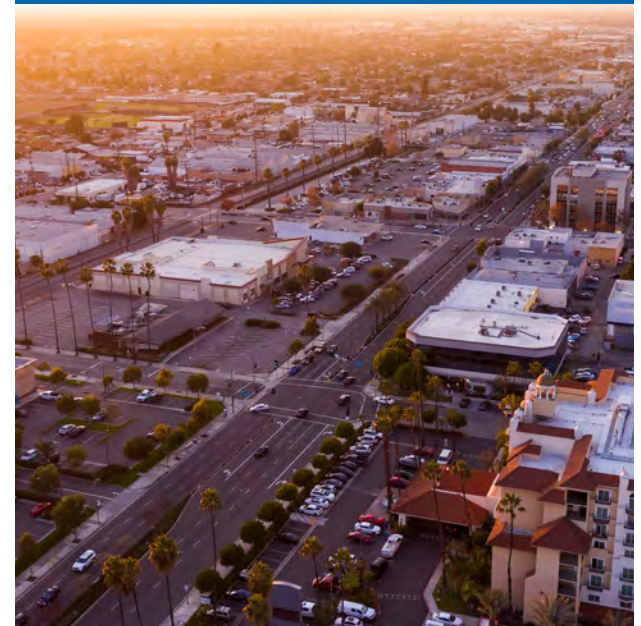
TORRANCE – 9.6 MI



CERRITOS – 11.4 MI



DOWNEY – 12.8 MI



Davita

Davita Kidney Care

4223

EAST ANAHEIM STREET
LONG BEACH, CALIFORNIA



COLDWELL BANKER
COMMERCIAL