OFFERING MEMORANDUM

Davita Dialysis

NNN Medical Office Condo

DaVita Kidney Care

2438 N Ponderosa, Camarillo, CA

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DAVITA DIALYSIS | CAMARILLO, CA

Executive Summary

Ryan Reid of Colliers is pleased to exclusively offer for sale the Davita Dialysis Medical Office condo Located at 2438 N Ponderosa, Camarillo, CA. The Property is a 5,400 SF medical office Condo 100% occupied by Total Renal Care Inc. d/b/a Davita Dialysis (NYSE: DVA). DaVita carries a Moody's credit rating of Ba2 and S&P rating of BB+.

The Property presents an opportunity to acquire a dialysis center that is strategically located both next to a Nephrology office which sits in the same building, and directly across the street from a hospital. The tenant has recently executed a 5-year extension that goes through 10/31/2031 which has contractual rent increases of 1.5% annually. The practice has been operating at this location since 2004 and was acquired by DaVita in 2010. DaVita is on a rare NNN lease where they are responsible for all expenses and there are no landlord responsibilities.

This locations operates 16 dialysis stations that are open Monday, Wednesday, and Friday from 4:30AM-6:30PM.

DAVITA DIALYSIS | CAMARILLO, CA

Investment Highlights

Strategic Location - Directly Across the Street From Dignity Health St. John's Hospital Camarillo in a Dense Medical Corridor

Corporate-Backed Healthcare Credit with Essential Services Use

Contractual Rent Growth of 1.5% Annually

Long Term Operating History – 100% Leased to Total Renal Care Inc. (DaVita) since 2010 - DaVita Acquired the Practice That Had Occupied The Property Since 2004

Strong Local Demographics with 397,685 Residents Within 10-Mile Radius of Property

Triple-Net Lease Structure – Tenant is Responsible for Property All Operating Expenses Under a NNN Lease Structure, With No Landlord Responsibilities Providing Predictable Cash Flow

Purpose-Built Dialysis Facility Configured for Specialized Renal Care Operations

DAVITA DIALYSIS | CAMARILLO, CA

Property Overview

Price	$3,490,000
NOI	$229,508
Cap Rate	6.58%
Year Built	1982
SF	5,400
Tenant	DaVita Dialysis
Lease Type	NNN

DAVITA DIALYSIS | CAMARILLO, CA

Location Overview

Located at 2438 N. Ponderosa Drive in Camarillo, California, this facility occupies a strategic position within one of Ventura County's premier healthcare corridors. The property is situated directly across the street from St John's Hospital - Camarillo, a full-service acute care hospital operated by Dignity Health that serves as a major healthcare provider for the region. This immediate proximity creates strong referral synergies and enhances convenience for patients requiring ongoing renal care and related medical services.

The facility benefits from its location within an established medical campus environment, surrounded by healthcare providers and assisted living, while maintaining convenient access to U.S. Highway 101 and major regional thoroughfares.

Camarillo is an affluent and growing Ventura County community characterized by strong household incomes, favorable demographics, and an expanding senior population, all of which support long-term demand for essential outpatient healthcare services.

Metric	2 Miles	5 Miles	10 Miles
Total Population	37,678	81,757	397,685
Total Households	12,750	29,982	123,748
Average Household Income	$151,343	$146,460	$113,135
Median Age	43.2	43.6	39.4

Market Overview

Located in Ventura County, California, Camarillo is a thriving suburban community known for its strong economic fundamentals, highly skilled workforce, and desirable quality of life. Positioned along the U.S. Highway 101 corridor between Los Angeles and Santa Barbara, Camarillo benefits from regional connectivity and serves as a key employment and commercial hub within Ventura County. The city's diverse economy is supported by major industries including healthcare, biotechnology, aerospace and defense, advanced manufacturing, education, and technology. Major employers in the region include Dignity Health St. John's Hospital Camarillo, California State University Channel Islands, Meissner Filtration Products, Teledyne Technologies, Deckers Brands, and Point Mugu Naval Air Station, contributing to a stable employment base and continued economic activity.

Camarillo has experienced sustained investment driven by its business-friendly environment, access to a highly educated labor pool, and proximity to major transportation infrastructure. The city continues to attract companies seeking a lower-cost alternative to larger coastal markets while maintaining access to the broader Southern California economy. Ongoing commercial and residential development, combined with strong household incomes, limited land availability, and growing demand for essential services such as healthcare, supports the long-term strength and resiliency of the Camarillo market.

Tenant Profile

DaVita Inc. is one of the nation's leading providers of comprehensive kidney care services, specializing in dialysis treatment for patients with chronic kidney disease (CKD) and end-stage renal disease (ESRD). Headquartered in Denver, Colorado, the company operates one of the largest outpatient dialysis networks in the world, serving more than 282,000 patients through approximately 2,650 U.S. dialysis centers, in addition to an extensive international presence.

Dialysis treatment is a critical, life-sustaining medical service that typically requires patients to receive care three times per week, creating highly recurring patient demand and consistent facility utilization. This essential healthcare model results in stable operating performance and long-term occupancy characteristics that are attractive to commercial real estate investors.

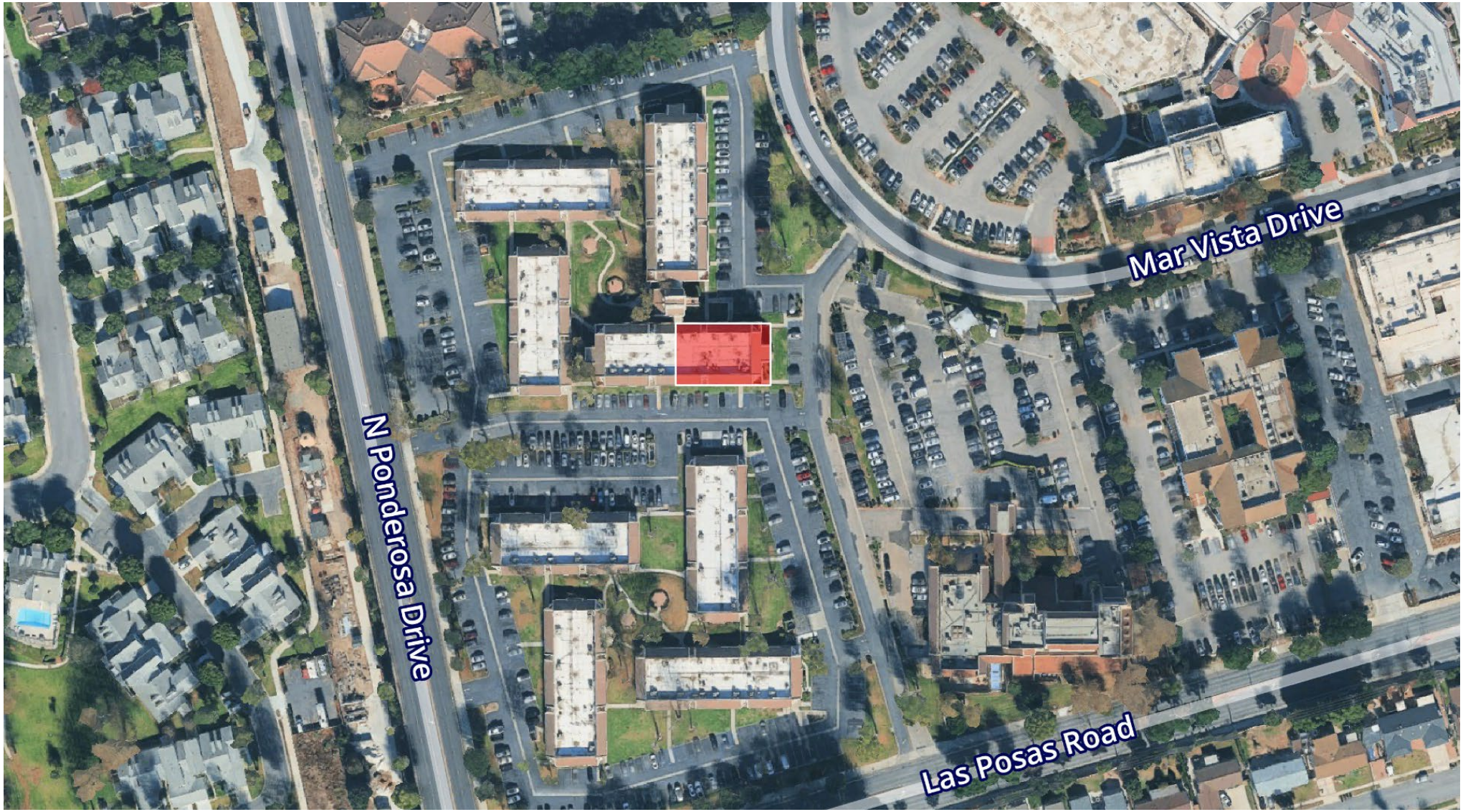
Driven by favorable demographic trends including an aging population and increasing prevalence of diabetes and hypertension, demand for dialysis services continues to demonstrate long-term stability. As a result, DaVita remains a leading healthcare operator with an established track record, significant scale, and a mission-critical service offering that supports dependable occupancy.

Revenue	$13.64B
Net Income	$747M
Locations	3,173+
Credit Rating	S&P: BB+
Employees	78,000

DAVITA DIALYSIS | CAMARILLO, CA

Nearby Medical Tenants

Property Aerial



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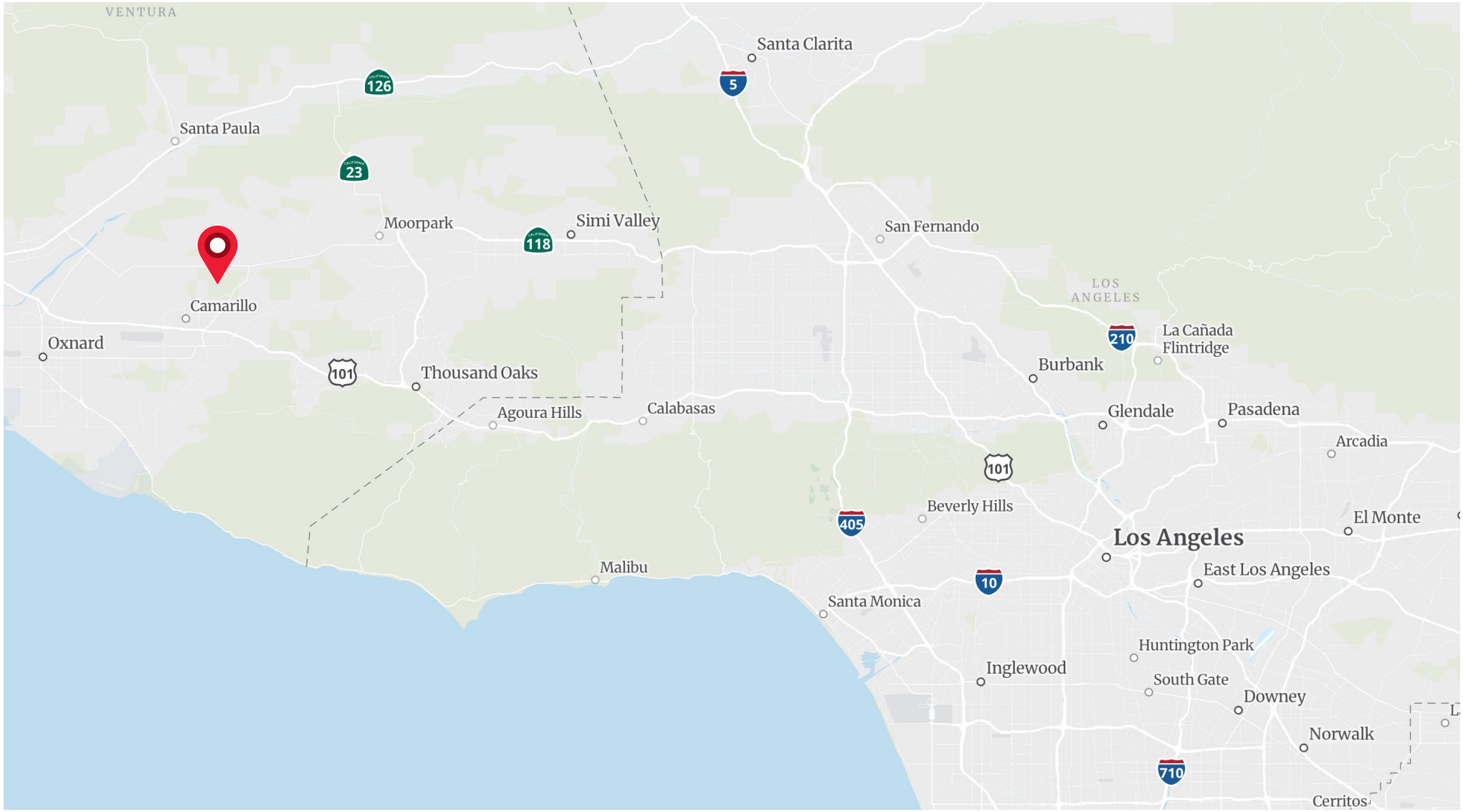
Location Map



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