

Davita Dialysis

1808 S West Ave, Freeport, IL



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All property showings are by appointment only. Please consult with the listing agent for more details.

INVESTMENT OVERVIEW



LIST PRICE

\$1,699,000



ANNUAL RENT

\$115,185

BUILDING SIZE	6,515 Sq. Ft.
LOT SIZE	0.82 Acres
YEAR BUILT / EFFECTIVE AGE	1991 / 2012
TYPE OF OWNERSHIP	Fee Simple
TENANT NAME	Davita Dialysis
LEASE TYPE	Double Net
LANDLORD RESPONSIBILITIES	Roof & Structure
LEASE COMMENCEMENT	April 30, 2012
LEASE EXPIRATION	August 28, 2028
OPTIONS	Three, 5-Year
RENT INCREASES	2% Annually
GUARANTOR	Corporate

Andersen, Jung & CO. is pleased to present the exclusive fee simple offering for a prime Davita Dialysis at 1808 S West Ave in Freeport, IL.

Davita has occupied the property since 2012 and recently extended their lease through 2028 under a NNN lease with minimal Landlord responsibilities. Landlord is responsible for roof and structure only. Tenant reimburses for CAM and Operating Expenses including a management fee up to 4% of the CAM expenses.

The property is comprised of 6,515 square feet and sits on approximately 0.82 acre of land with ample parking. Originally built in 1991, the property was renovated in 2012 to meet Davita's brand image and function.

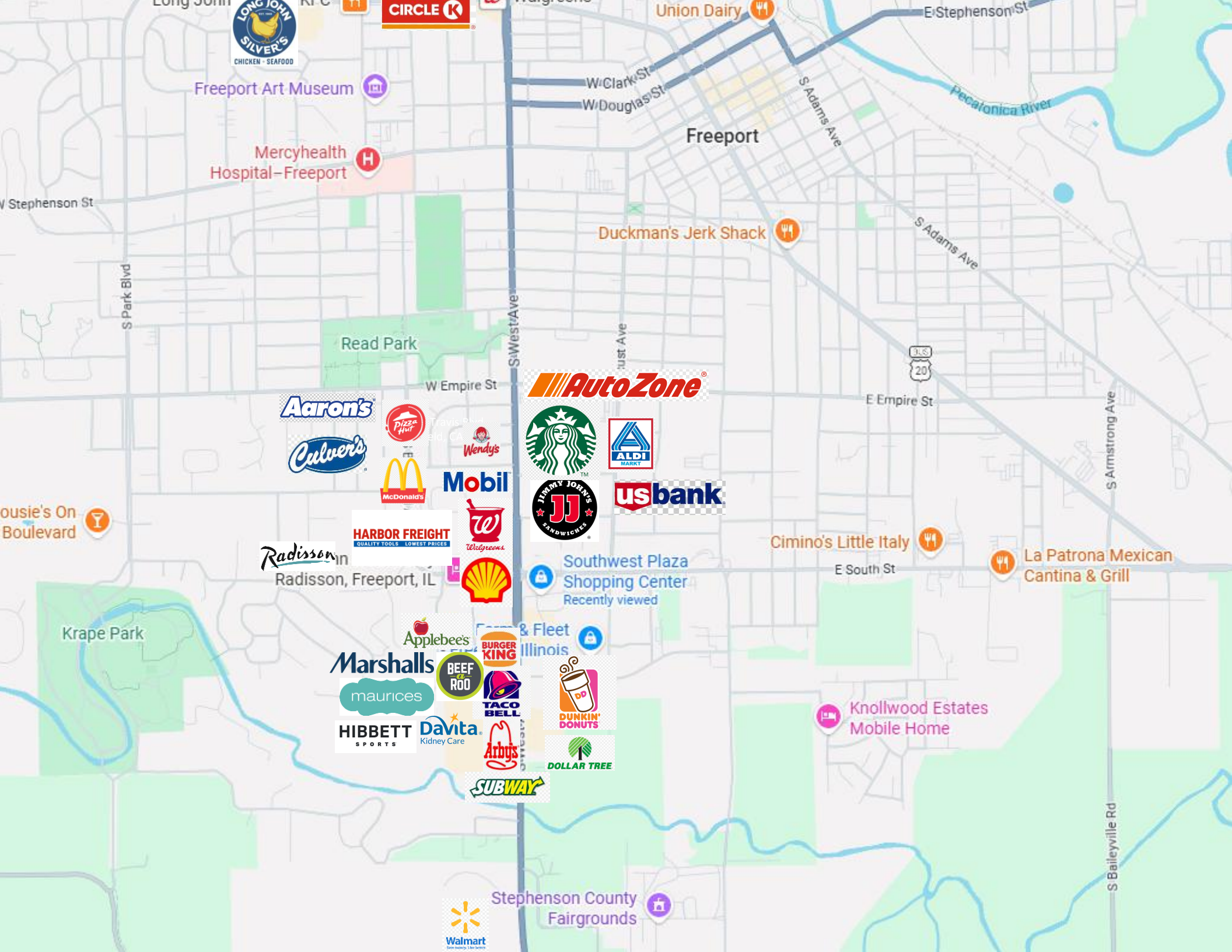
Ideally located in a dense major retail trade area full of commercial properties and immediately surrounded by Applebee's, Burger King, Cricket Wireless, Rent-A-Center, Dunkin Donuts, Dollar Tree, Anytime Fitness, and so much more.

Freeport is the largest city in Stephenson County and home to many Fortune 500 companies as well as many farms/agriculture, business, trade, and education.

Don't miss this great opportunity!







Freeport Art Museum

Mercyhealth Hospital-Freeport

Freeport

Duckman's Jerk Shack

Read Park

AutoZone

Aaron's

Culver's



Wendy's



Mobil

usbank



ousie's On Boulevard

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Radisson
Radisson, Freeport, IL



Southwest Plaza Shopping Center
Recently viewed

Cimino's Little Italy

La Patrona Mexican Cantina & Grill

Krape Park

Applebee's

Marshalls



maurices

BEEF 'N RIBS



HIBBETT SPORTS

Davita
Kidney Care



DOLLAR TREE

SUBWAY

Knollwood Estates Mobile Home



Stephenson County Fairgrounds

RENT ROLL

Term	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Option 1 (Current)	08/27/25	08/26/26	\$9,599	\$115,185	\$17.68	6.40%
	08/27/26	08/26/27	\$9,794	\$117,531	\$18.04	6.53%
	08/27/27	08/26/28	\$9,990	\$119,876	\$18.40	6.63%
Option 2	08/27/28	08/27/33	\$10,189	\$122,274	\$18.77	6.80%
Option 3	08/27/33	08/27/38	\$11,250	\$135,000	\$20.72	7.50%
Option 4	08/27/38	08/27/43	\$12,421	\$149,051	\$22.88	8.29%
* Landlord is responsible for Roof and Structure only.						

TENANT OVERVIEW

Company	Davita Inc.
Founded	1994
Locations	2,657
Total Revenue	\$13.65 Billion
Net Income	\$1.08 Billion
NYSE	DVA
Headquarters	Denver, CO



Unwavering Pursuit of a Healthier Tomorrow!

At DaVita, we're driven to deliver differential, equitable and holistic care to our patients throughout their entire kidney disease journey. Learn how we are making strides to transform kidney care today and beyond.

- **Service Excellence** - Serving others—our reason for existing. We continually seek to understand the needs of those who depend on us (our patients, doctors and fellow team members) and then to exceed their expectations.
- **Integrity** - We say what we believe, and we do what we say. We are trusted because we are trustworthy. In our personal, team, and organizational values, we strive for alignment in what we say and do.
- **Team** - One for All, and All for One! We work together, sharing a common purpose, a common culture and common goals. We genuinely care for and support not only those to whom we provide care, but also those with whom we work shoulder-to-shoulder. We work together to pursue achieving our Mission.
- **Continuous Improvement** - We never stand still; we are never satisfied. Individually, and as teams, we constantly look at what we do, and ask, "How can we do this better?" Then we use a systematic approach to take action.
- **Accountability** - We don't say, "It's not my fault," or "It's not my job." We take responsibility for meeting our commitments—our personal ones as well as those of the entire organization. We take ownership of the results.
- **Fulfillment** - We make a difference. We feel rewarded—personally and as a team—because what we do in our jobs is consistent with our goals and dreams. We believe "You must be the change you wish to see in the world." (Mahatma Gandhi) And when you are the change, that's fulfilling!
- **Fun** - We enjoy what we do. We know health care is hard work; but even hard work can be fun. We take our jobs seriously, but we feel a fun environment delivers better care to our patients while creating a better work environment for our teammates. We strive for excellence and we have fun.

FREEPORT, IL



Located in the heart of northwestern Illinois, the city of Freeport offers a compelling blend of small-town charm, economic accessibility, and strategic positioning that continues to attract residents, businesses, and investors alike.

Known as “Pretzel City, USA,” Freeport has a rich heritage rooted in manufacturing and industry, which has evolved into a diverse local economy supported by healthcare, education, and logistics. Its location along key regional transportation routes provides convenient access to larger metropolitan areas such as Rockford and Chicago, making it an appealing option for those seeking connectivity without the high costs of major urban centers.

The community is anchored by respected institutions like Highland Community College, contributing to a stable workforce and ongoing local development. Residents enjoy a high quality of life with access to scenic outdoor amenities, including the Pecatonica River, multiple parks, and recreational trails that enhance the city’s livability.

Freeport’s historic downtown features well-preserved architecture, locally owned businesses, and a growing sense of revitalization, offering both character and opportunity. With affordable housing, a business-friendly environment, and a strong sense of community, Freeport presents an attractive destination for long-term growth and investment in northern Illinois.

Stephenson County Residents Enjoy:

- A Perfect Blend of Charm and Accessibility.
- Plenty of Shopping, Attractions, World Class Restaurants, Outdoor Recreation and Arts & Culture.
- Craft Breweries, Museums, and Scenic Destinations.
- Conveniently Located In Northwestern Illinois and Nearby Route 20 and Albertus Airport.



DEMOGRAPHICS

	Zip Code	Freeport IL
POPULATION		
TOTAL POPULATION	29,055	23,140
MALES	48.8%	47.8%
FEMALES	51.2%	52.2%
MEDIAN AGE	46.1	43.2
AVERAGE HH SIZE	2.1	2.2
FINANCIAL		
MEDIAN HH INCOME	\$56,472	\$90,346
MEDIAN HOME VALUE	\$119,721	\$98,186
RACES		
WHITE	72.4%	66.7%
BLACK	12.2%	14.1%
HISPANIC	6.6%	7.8%
ASIAN	1.1%	1.3%
TWO OR MORE	6.9%	8.9%
OTHER	0.5%	0.6%
NATIVE AMERICAN	0.2%	0.3%

	1-Mile	3-Mile	5-Mile
POPULATION			
TOTAL POPULATION	24,449	26,912	33,190
TOTAL HOUSEHOLDS	10,815	11,911	14,525
FINANCIAL			
AVERAGE HH INCOME	\$60,896	\$62,628	\$66,238

	Zip Code	Freeport IL
EDUCATION		
HIGH SCHOOL OR HIGHER		91.5% 91.7%
BACHELOR'S DEGREE OR HIGHER		20.1% 19.0%
GRADUATE OR PROFESSIONAL		6.5% 6.2%
UNEMPLOYED		4.2% 8.0%
MEAN TRAVEL TIME TO WORK		18.1 Mins 15.0 Mins

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