

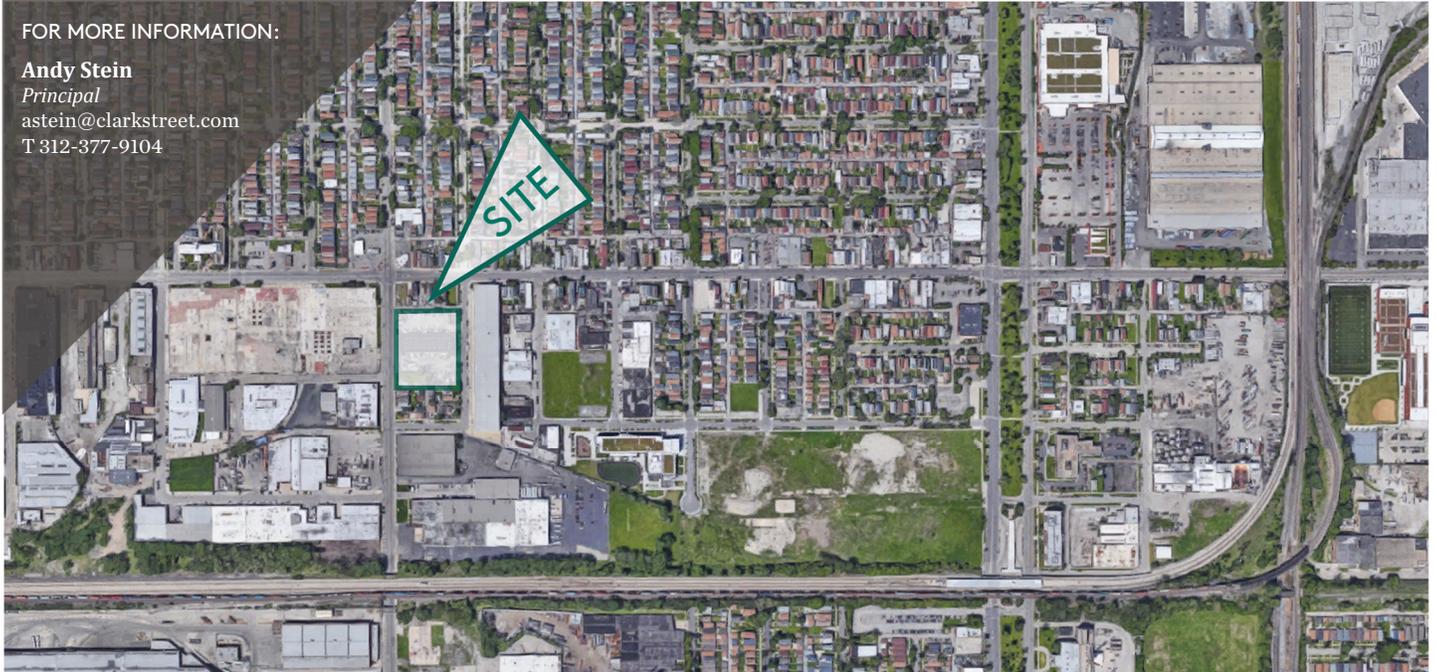
FOR MORE INFORMATION:

Andy Stein

Principal

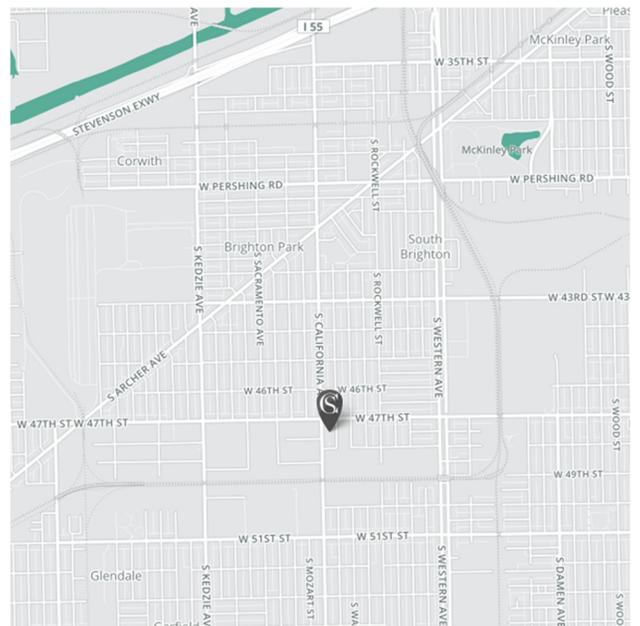
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MEDICAL BUILD-TO-SUIT

- New ground-up build-to-suit for DaVita Dialysis at the SEC of 47th & California in the City of Chicago's Brighton Park neighborhood.
- The new building will be 7,757 SF with 32 parking spaces and 20 dialysis stations.
- Construction set to begin summer of 2017 with an anticipated opening of winter 2017/2018.
- DaVita Healthcare Partners is a Fortune 500 company, one the largest and most innovative healthcare communities that trades on the New York Stock Exchange under the symbol DVA.



PROPERTY NAME:

DaVita Dialysis - Brighton Park

PHYSICAL ADDRESS:

4737 S. California Ave
Chicago, IL 60633

TOTAL BLDG SIZE/GLA:

7,757 SF

TOTAL POPULATION:

1 Mile – 58,402
3 Mile – 354,802
5 Mile – 879,529

AVERAGE HHI:

1 Mile - \$46,638
3 Mile - \$48,728
5 Mile - \$52,471

DaVita Dialysis – Brighton Park ► ELEVATIONS

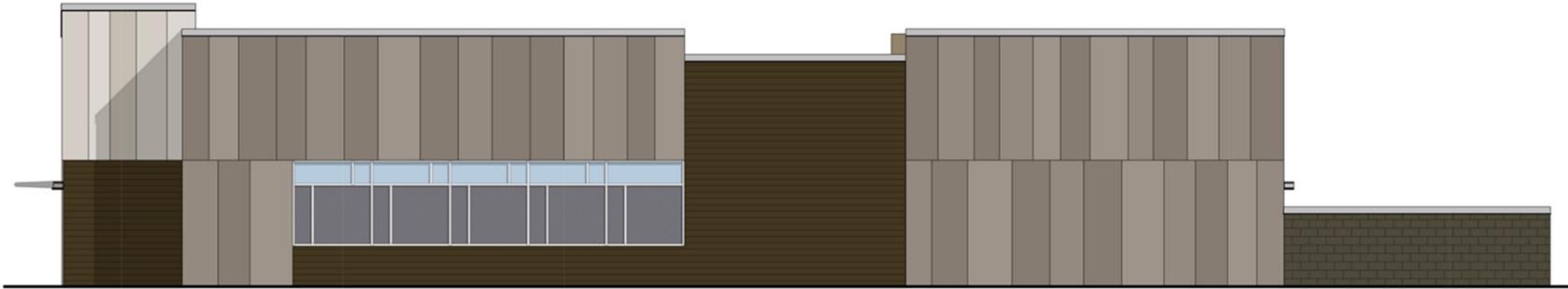
Chicago, IL



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

DaVita Dialysis – Brighton Park ► SITE PLAN

Chicago, IL



ARCHITECTURAL SITE PLAN
1" = 20'-0"

SUMMARY DEMOGRAPHIC PROFILE

Project: DaVita Dialysis - Brighton Park

Location: Chicago, IL



May 2017

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
Population						
2022 Projection	59,296		354,903		882,689	
2017 Estimate	58,402		354,802		879,529	
2010 Census	56,761		355,704		875,880	
Households						
2022 Projection	15,581		96,858		285,639	
2017 Estimate	15,273		96,375		282,428	
2010 Census	14,625		95,551		276,738	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Population by Race						
White Alone	26,423	45.24%	141,864	39.98%	295,145	33.56%
Black or African American Alone	1,623	2.78%	72,594	20.46%	314,469	35.75%
American Indian and Alaska Native Alone	430	0.74%	2,812	0.79%	5,387	0.61%
Asian Alone	1,568	2.68%	11,525	3.25%	46,891	5.33%
Native Hawaiian and Other Pacific Islander	24	0.04%	82	0.02%	231	0.03%
Some Other Race Alone	26,687	45.70%	116,334	32.79%	193,571	22.01%
Two or More Races	1,647	2.82%	9,592	2.70%	23,853	2.71%
Population Hispanic or Latino						
Hispanic or Latino	52,328	89.60%	242,352	68.31%	419,030	47.64%
Not Hispanic or Latino	6,074	10.40%	112,450	31.69%	460,499	52.36%
Households by Income						
< \$15,000	2,153	14.10%	15,907	16.51%	59,085	20.92%
\$15,000 - \$24,999	2,382	15.60%	15,160	15.73%	40,655	14.39%
\$25,000 - \$34,999	2,802	18.35%	14,213	14.75%	35,516	12.58%
\$35,000 - \$49,999	2,930	19.18%	17,036	17.68%	40,442	14.32%
\$50,000 - \$74,999	2,569	16.82%	15,759	16.35%	44,571	15.78%
\$75,000 - \$99,999	1,268	8.30%	8,710	9.04%	26,401	9.35%
\$100,000 - \$124,999	581	3.80%	4,620	4.79%	15,181	5.38%
\$125,000 - \$149,999	308	2.02%	2,422	2.51%	8,291	2.94%
\$150,000 - \$199,999	177	1.16%	1,752	1.82%	7,142	2.53%
\$200,000 - \$249,999	52	0.34%	445	0.46%	2,453	0.87%
\$250,000 - \$499,999	39	0.26%	278	0.29%	2,002	0.71%
\$500,000+	11	0.07%	74	0.08%	688	0.24%
Households by Tenure						
Owner Occupied	6,821	44.66%	45,700	47.42%	121,973	43.19%
Renter Occupied	8,452	55.34%	50,675	52.58%	160,455	56.81%
Income						
Average Household Income	\$46,638		\$48,728		\$52,471	
Median Household Income	\$36,531		\$37,560		\$37,210	

Source: Claritas, Inc.