DENTIVE

7521 W Deschutes Ave, Kennewick, WA

Dental Anchored Investment Opportunity

Offering Memorandum

$1,538,414 | NNN Anchor Lease | 7.00% Cap Rate | 2% Annual Increases | 8 Year WALT

MATTHEWS™

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Property Overview

Dentive
7521 W Deschutes Ave,
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Investment Highlights

Tenant & Industry

- **Best-in-class Tenant –** Dentive is a leading dental support organization with 100+ locations across 15 states.
- **Streamlined Expansion –** Dentive expands by acquiring existing practices that are already successful and established within the community. This business model allowed them to quickly become one of the largest DSOs in the country.
- **Healthcare Real Estate –** Healthcare real estate remains highly sought after due to its historically defensive demand characteristics and limited exposure to e-commerce disruption.

Property & Location

- **Strategic Location –** The property is ideally positioned along W. Deschutes Avenue near Columbia Center Boulevard, one of Kennewick busiest commercial corridors, providing strong visibility and convenient access. The site also benefits from proximity to Columbia Center Mall and SR-240.
- **Retail Corridor –** The property is located just minutes from the Columbia Center retail corridor, one of the Tri-Cities' primary shopping destinations, surrounded by major national retailers and restaurants including Target, Lowe's, Chick-fil-A, McDonald's, Applebee's, and Jimmy John's, further supporting traffic and long-term demand in the area.
- **No Income Tax –** Washington is one of nine states with no income tax.
- **Strong Demographic Profile –** There are over 149,000 residents in a 5-mile radius and an average household income above $109,000.
- **Tenant Investment in Location –** Dental support organizations rarely relocate due to high build-out costs and difficulty in retaining the same patients after moving.
- **High-Growth Market –** Kennewick and the broader Tri-Cities region have experienced strong population growth, supporting continued demand for healthcare and dental services throughout the market.


N
Columbia Center
JCPenney
BARNES&NOBLE
OLD NAVY
COSTCO WHOLESALE
amc
HomeGoods
DICK'S SPORTING GOODS
macy's
Columbia Square
T.J.maxx
Red Lobster
FedEx Ship Center
Burlington
CHIPOTLE MEXICAN GRILL
the Habit BURGER GRILL
BURGER KING
Arby's
MEN'S WEARHOUSE
HOBBY LOBBY
BEST BUY
Chick-fil-A
Panera BREAD
OUTBACK STEAKHOUSE
IHOP
Michaels
empowered HEALTH
target
Hilton Garden Inn
at home
The Home Décor Superstore
LOWE'S
Village At Grandridge
±232 Units
TRI-CITIES PERIODONTICS & IMPLANTS
DR H KIRBY SKAVDAHL DDS
N Columbia Center Blvd ± 28,700 VPD
Vista Park
N Colorado St
ExamWorks
Tri-Cities Senior Living
Memory Care
Mister CAR WASH
Undeveloped Commercial Pad
Future Retail/Restaurant Unannounced
Trios Health
A UW Medicine Community Health Partner
Pizza Hut
Subject Property
W Deschutes Ave ± 7,600 VPD
N Delaware St
Sporthaus
SOUND RETINA PS
Experienced. Innovative. Compassionate.
RENEW
DERMATOLOGY

7521 W Deschutes Ave,
Kennewick, WA 99336

±4,229 SF
GLA

1993
Year Built

±8.06 Years
WALT

NNN
Lease Type

7.00%
Cap Rate

Financial Overview

Dentive
7521 W Deschutes Ave,
Kennewick, WA 99336

Rent Roll

SUITE #	TENANT	LEASE START	LEASE END	GLA (SF)	% OF NRA	CONTRACT RENTAL RATE ANNUAL	CONTRACT RENTAL RATE MONTHLY	RENT PSF	RENTAL INCREASES	OPTIONS REMAINING	TERM REMAINING (YRS)	LEASE STRUCTURE
A	Dentive	9/1/25	8/31/35	3,483	82%	$89,217	$7,435	$25.62	2% Annual	Two, 5-Year Options	±9.03	NNN
B	AOC Dental Lab	9/1/25	8/31/30	~746	18%	$21,420	$1,785	$28.71	2% Annual	None	±4.03	Gross
TOTALS				**4,229**	**100%**	**$110,637**	**$9,220**	**$26.16**				
WALT (YRS)				**±8.06**								

Financial Overview

Financial Overview

	Year 1
INCOME	**TOTAL**
Rental Income	$110,637
Reimbursement Income	$13,766
EFFECTIVE GROSS REVENUE	**$124,403**
EXPENSES	
Property Tax	$6,190
Insurance	$2,400
Snow Removal	$1,500
Landscaping	$1,824
Utilities	$4,800
TOTAL OPERATING EXPENSES	**$16,714**
NET OPERATING INCOME	**$107,689**

*Expenses are based on the owner's estimates. Prospective buyers should conduct their own due diligence to confirm all expenses and operating information.

Financial Overview

$1,538,414	**7.00%**	**2% Annual**	**±8.06 Years**
List Price	Cap Rate	Rental Increases	WALT

Investment Summary

List Price	$1,538,414
NOI	$107,689
Cap Rate	7.00%
Price PSF	$363.78
Net Rent PSF	$25.46
Address	7521 W Deschutes Ave, Kennewick, WA
Year Built	1993
GLA of Building	±4,229 SF
Lot Size	±0.29 AC

FINANCING INQUIRIES
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Tenant Overview

Year Founded
2019

Headquarters
Utah

Website
dentive.com

Growth Strategy
Acquisitions

Services Provided
Business Support

Operational Focus
Autonomy Preservation

DENTIVE

Tenant Overview

Dentive is a rapidly evolving Dental Service Organization (DSO) and dental partner organization (DPO) that provides non-clinical business support and practice management services to entrepreneurial, doctor-run general and specialty dental practices across the United States. Founded in 2019, Dentive's partnership model emphasizes clinical autonomy for affiliated practices while delivering strategic operational resources and back-office support to drive growth, efficiency, and practice value.

Why Invest in Dentive?

- **Attractive Sector Fundamentals:** Operating in the resilient U.S. dental care market, which benefits from stable, non-cyclical demand, population growth, and increasing dental care awareness.
- **Differentiated Business Model:** Combines the operational advantages of a DSO with a doctor-centric ownership structure that preserves clinical autonomy—an increasingly attractive model in a consolidating industry.
- **Fragmented Market Opportunity:** Positioned to capitalize on significant consolidation potential across the U.S. dental industry, with thousands of independent practices seeking scale, operational support, and succession planning.

Tenant Overview

Headquarters
Coeur d'Alene

Website
emaxdentallab.com

Services Provided
Dental Laboratory Services

Tenant Overview

AOC Dental Lab is a specialized dental laboratory serving dental professionals with crown-and-bridge restorations, implant solutions, veneers, and other restorative products. The company maintains a Washington location in Kennewick at 7521 W. Deschutes Avenue and emphasizes technologically advanced, U.S.-manufactured dental restorations. AOC markets itself around craftsmanship, continuing education, digital dentistry, and the adoption of modern scanning and milling technologies, positioning the business as a specialized healthcare-services tenant with longstanding industry experience.

AOC's website traces its crown-and-bridge artistry to 1976, indicating approximately five decades of operating history, although third-party business records list the Kennewick entity as established in 1986. The company also maintains operations in the Coeur d'Alene, Idaho market, and its website identifies AOC Dental Lab as a Sky-CAD Partner. Its product offering includes all-ceramic crowns and bridges, porcelain-fused-to-metal restorations, gold crowns and bridges, full-service implantology, no-prep veneers, custom shade matching, and full-mouth rehabilitation.

Why Invest in AOC Dental Laboratory?

Long Operating History – AOC Dental Lab traces its crown-and-bridge experience to 1976, demonstrating decades of experience within the dental laboratory industry.

Healthcare-Oriented Tenant – The company serves dental professionals with essential restorative products and laboratory services, providing exposure to the comparatively needs-driven dental healthcare sector.

Specialized Operations – Dental laboratory facilities require specialized equipment, workflows, and trained technicians, which can create greater operational commitment to an established location than a conventional office user.

Market Overview

Dentive
7521 W Deschutes Ave,
Kennewick, WA 99336

Kennewick, WA

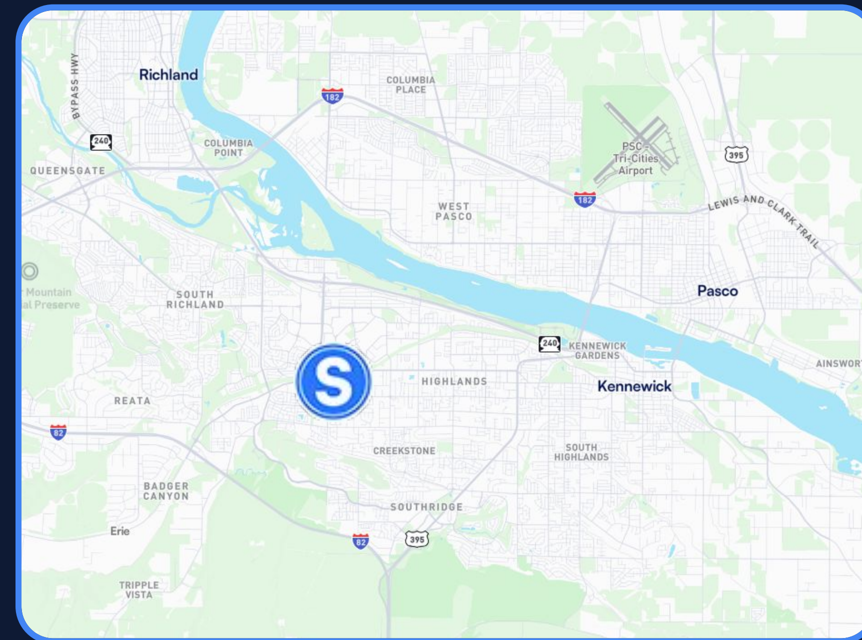
Market Demographics: 5-Mile Radius

149,990
Total Population

$109,013
Average HH Income

54,613
Total Households

37
Median Age



Local Market Overview

Kennewick, Washington is a key community within the Tri-Cities region of southeastern Washington, positioned along the Columbia River alongside Pasco and Richland. The city benefits from a strategic location near major transportation corridors, including Interstate 82, Interstate 182, and U.S. Route 395, providing connectivity throughout the Pacific Northwest. Kennewick serves as an important commercial and service hub for the surrounding region, offering a broad mix of retail centers, restaurants, healthcare facilities, recreational amenities, and established residential neighborhoods. Its riverfront setting and extensive park system contribute to the area's quality of life, while proximity to the broader Tri-Cities employment base supports continued residential and commercial activity.

The greater Tri-Cities economy is supported by a diverse collection of industries, including energy, healthcare, agriculture, food processing, logistics, manufacturing, education, and professional services. Major regional institutions and employment centers, including Pacific Northwest National Laboratory, the Hanford Site, healthcare systems, and agricultural operations, provide a substantial economic foundation. Kennewick also benefits from access to Tri-Cities Airport in nearby Pasco and regional freight infrastructure that connects businesses with major West Coast markets.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	66,115	149,990	283,645
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	25,558	54,614	99,788
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$104,786	$109,013	$108,887

MATTHEWS™

DENTIVE

AOC Dental Laboratory
Crown and Bridge Artistry Since 1976

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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