



Offering Memorandum

THE LEARNING EXPERIENCE

15701 E 104TH AVENUE

COMMERCE CITY, CO 80022



Marcus & Millichap



**ROCKY MOUNTAIN
LUTHERAN HIGH SCHOOL**
60 STUDENTS

**SECOND CREEK
ELEMENTARY SCHOOL**
700 STUDENTS

**STUART
MIDDLE SCHOOL**
900 STUDENTS

E 104TH AVE
18,380 CPD

**THE LEARNING
EXPERIENCE**
Academy of Early Education


Christian Brothers
AUTOMOTIVE





THE LEARNING EXPERIENCE

15701 E 104th Avenue
Commerce City, CO 80022

FINANCIAL SUMMARY

Price	\$4,214,200
Down Payment	100% \$4,214,200
Cap Rate	7.0%
Est. Building SF	+/- 10,000 SF
Est. Playground SF	5,000 SF
Net Cash Flow	7.0% \$295,000
Year Built / Renovated	2018
Lot Size	.86 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease ⁽¹⁾
Tenant	TLE at Arvada, LLC
Lease Guarantor ⁽²⁾	The Learning Experience Corp.
Roof & Structure	Landlord Responsible
Est. Rent Commencement Date	June 23, 2019
Est. Lease Expiration Date	June 22, 2035
Lease Term	16 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
First Right of Refusal	10 Days

(1) 20 Year Roof Warranty

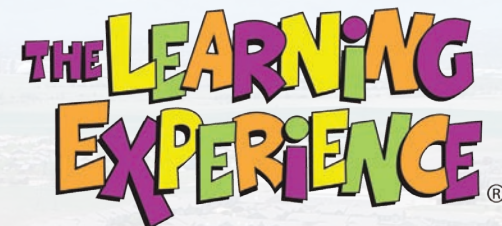
(2) Guarantor is The Learning Experience Corp. and the guaranty of rent shall be limited to a maximum liability amount of \$500,000 in the aggregate and this maximum amount shall be reduced by \$100,000 on each anniversary of the Effective Date, until such time as said amount has been reduced to Zero, at which time this Guaranty of Rent shall become null, void, and of no further force or effect.

ANNUALIZED OPERATING DATA

LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$295,000.00	7.00%
6 - 10	\$324,500.00	7.70%
11 - 16	\$356,950.00	8.47%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$392,645.00	9.32%
Option 2	\$431,909.50	10.25%

BASE RENT	\$295,000
Net Operating Income	\$295,000
Total Return	7.0% \$295,000





Academy of Early Education

The Learning Experience was founded more than thirty years ago with a single location in Boca Raton, FL, by the Weissman family. The unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed.

The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social development.

The Learning Experience is an industry leader and one of the nation's fastest growing early education and child care franchises, with a proven track record of success for both students and center franchisees. More than 95% of pre-school graduates read before kindergarten, and more than 70% of center franchisees buy additional units or refer new franchisees to the company. As a testament to the opportunities TLE provides, many parents with enrolled children also become franchisees. There are more than 200 The Learning Experience locations open or under development across the country.

Headquarters	Deerfield Beach, Florida
Company Type	Private
Locations	211
2017 Revenue	\$57.99 Million
Website	www.thelearningexperience.com

INVESTMENT HIGHLIGHTS

- Brand New 16-Year Corporate Lease – 2019 Construction
- Ten Percent Rental Increases Every Five Years
- 20 Year Roof Warranty
- Average Household Income Exceeds \$105K in 3-Mile Radius
- Rapidly Growing Trade Area – Households Projected to Increase 40%+ in Immediate Area by 2022
- Adjacent to Reunion Master-Planned Community – 2,000+ Homes
- Down the Road from King Soopers-Anchored Center
- Easy Access to the I-76 – Direct Access to Downtown Denver
- The Learning Experience is Projected to Grow by 35 Centers Annually
- 20 Minutes to Denver International Airport

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2022 Projection	13,504	30,273	42,279
2017 Estimate	9,843	22,136	31,626
Growth 2017 - 2022	37.19%	36.76%	33.68%
Households	1-Mile	3-Miles	5-Miles
2022 Projections	4,365	10,133	14,016
2017 Estimate	3,113	7,255	10,269
Growth 2017 - 2022	40.23%	39.67%	36.48%
Income	1-Mile	3-Miles	5-Miles
2017 Est. Average Household Income	\$103,421	\$105,328	\$104,221
2017 Est. Median Household Income	\$87,619	\$88,293	\$87,005
2017 Est. Per Capita Income	\$32,708	\$34,523	\$33,841

LOCATION OVERVIEW

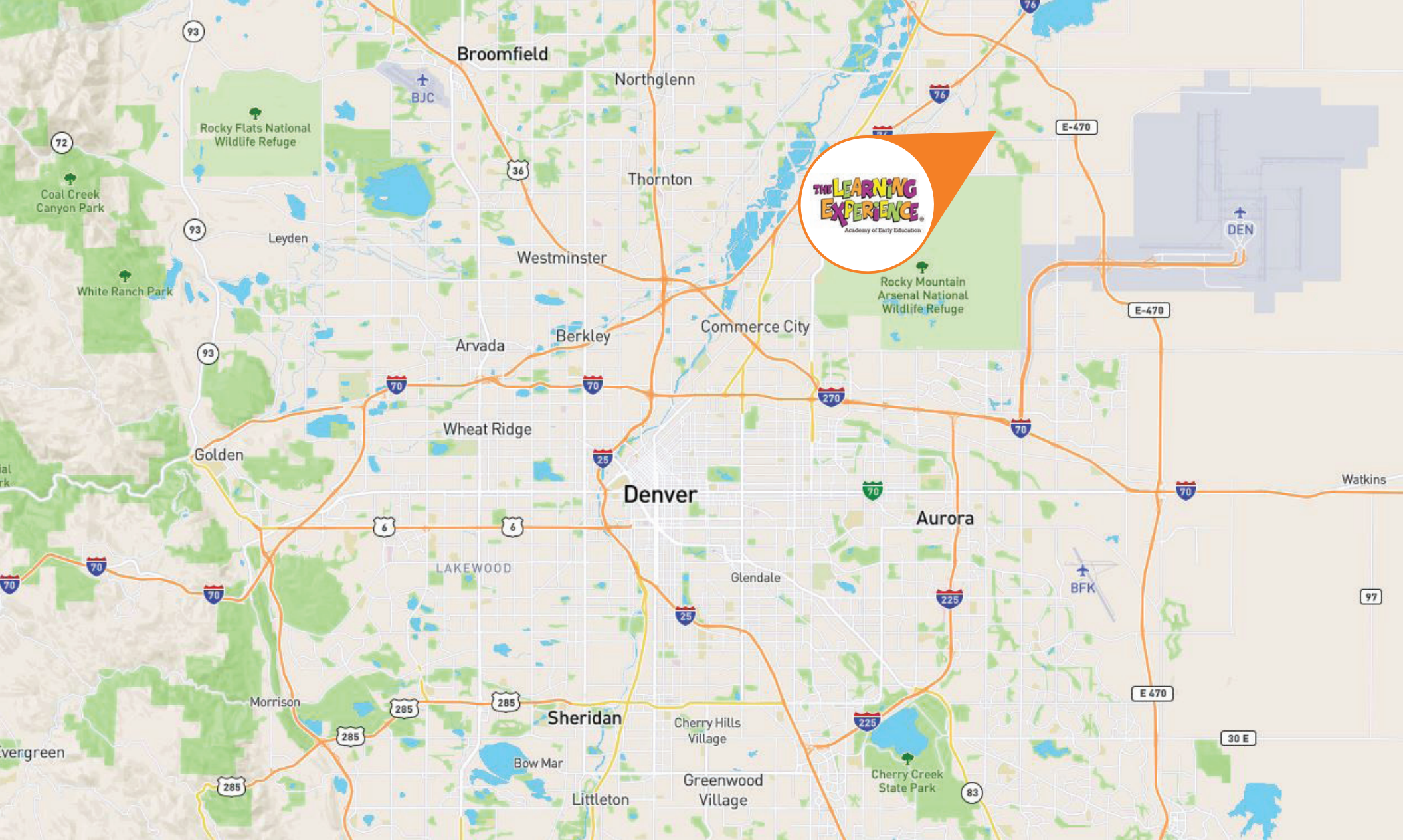
Originally founded as a junction for railroads and highways, today Commerce City is one of the state's fastest-growing cities. This is due mainly to its proximity to Denver International Airport, the Shops at Northfield Stapleton, Dick's Sporting Goods Park (home of the Colorado Rapids Major League Soccer Club) and a revitalizing historic downtown. In addition, the city's 15,000-acre Rocky Mountain Arsenal National Wildlife Refuge is one of the largest urban nature preserves in the county, with wildlife ranging from bison, owls, mule deer and bald eagles. It is also one of the few remaining short-grass prairies in existence.

Denver, the capital of Colorado, is an American metropolis dating back to the Old West era. Nicknamed the Mile High City, Denver's elevation is exactly one mile above sea level, making it the highest major city in the United States. It is the 19th most populous U.S. city, and has experienced rapid growth.

Denver's economy is expanding, with the annual change in the metro's gross metropolitan product (GMP) expected to reach 3.8 percent this year. Retail sales rose an estimated 4.4 percent last year, above the national average growth. The area benefits from its position as a regional business and government hub. The state capitol is located in Denver, and the metro is home to nine Fortune 500 firms.

Key drivers of the region's economy include aerospace, bioscience, energy, financial services, healthcare, aviation, information technology and software development, and telecommunications. There are more than 400 aerospace companies and suppliers in the metro. Defense-related manufacturers such as Lockheed Martin and Raytheon also have significant operations in the metro. Supporting these sectors is a highly educated workforce and a base of companies that serve as a magnet for startups, as Denver is often recognized as fertile ground for entrepreneurs.





9 MILES
Platte Valley
Medical Center

11 MILES
Denver International
Airport

19 MILES
Downtown
Denver

24 MILES
University of
Denver

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services as well as the Property Owner and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase

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exclusively listed

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