



Kiddie Academy

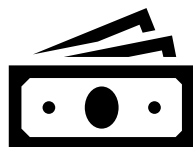
810 Passaic Avenue | West Caldwell, NJ

OFFERING HIGHLIGHTS



PRICE

\$3,796,000



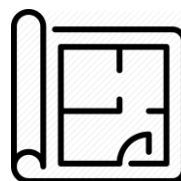
NOI

\$237,252



CAP RATE

6.25%



PRICE/SF

\$328.09

RENT SCHEDULE

CAP

09/1/2019-08/31/2020	6.25%	\$237,252
09/1/2020-08/31/2021	6.38%	\$241,997
09/1/2021-08/31/2022	6.50%	\$246,837
09/1/2022-08/31/2023	6.63%	\$251,774
09/1/2023-08/31/2024	6.77%	\$256,810
09/1/2024-08/31/2025	6.90%	\$261,946
09/1/2025-08/31/2026	7.04%	\$267,185
09/1/2026-08/31/2027	7.18%	\$272,528
09/1/2027-08/31/2028	7.32%	\$277,979
09/1/2028-08/31/2029	7.47%	\$283,539

INVESTMENT HIGHLIGHTS

- 2014 Construction Build to Suit for Kiddie Academy
- 15 Year NN Lease with 10 Years Remaining
- 2% Annual Rent Increases
- Minimal Landlord Responsibilities
- Excellent Location along Passaic Avenue in West Caldwell
- Top Northern NJ Demographics – Household Income Within 1 Mile exceeds \$184,000
- Traffic Counts Exceed 25,000 Cars Per Day
- Close Proximity to Routes 46, I-80 and I-280, and the Garden State Parkway
- Large Parcel – 2.12 Acres
- Extremely High Student Enrollment – Please contact listing agent for details

KIDDIE  **ACADEMY**SM
EDUCATIONAL CHILD CARE

PROPERTY DETAILS



2014
Year Built



47
Spaces



22,929 ADT
Passaic Ave.

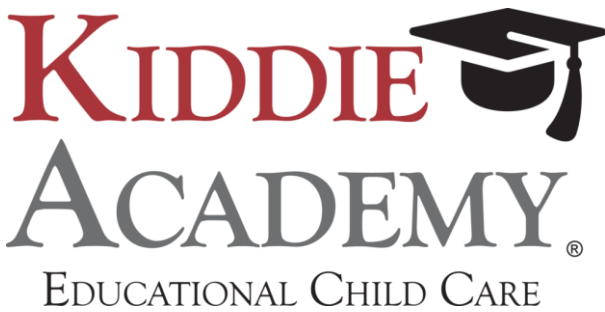
The Offering

Property Address	810 Passaic Ave. West Caldwell, NJ 07006
Type of Ownership	Fee Simple
Lease Type	NN
Lease Term Remaining	10 years
Lease Commencement	June 1, 2014
Lease Expiration	August 31, 2029
Increases	2% annually
Options	3 – 5 Yr.
Guarantor	Franchisee and Personal Guarantee

Property Description

Rentable Square Feet	11,570 SF
Parcel Size	2.12 AC
Block	1201
Lot	1
Year Built	2014
Number of Stories	1
Parking	47 Spaces
Parking Ratio	4.08/1,000 SF
Traffic Count	22,929 Vehicles/Day

George and Pauline Miller founded **Kiddie Academy Child Care Learning Centers** in 1981 to provide education-based child care. Kiddie Academy provides its franchisees with curriculum and helps them obtain all the licenses and permits necessary to build and operate the business. Kiddie Academy locations are independently owned and operated by qualified professionals. The company sold its first franchise agreement in 1993, and expanded outside Maryland in 1996. The company's 200th franchise opened in Vancouver, Washington in December 2017. By the end of 2018, the company had opened more than 210 locations in 29 states and the District of Columbia. The company projects 40 new Academies to open in 2019, which would grow the network to more than 250 open and operating locations.



1981
Year Founded



210+
Locations

Tenant Summary

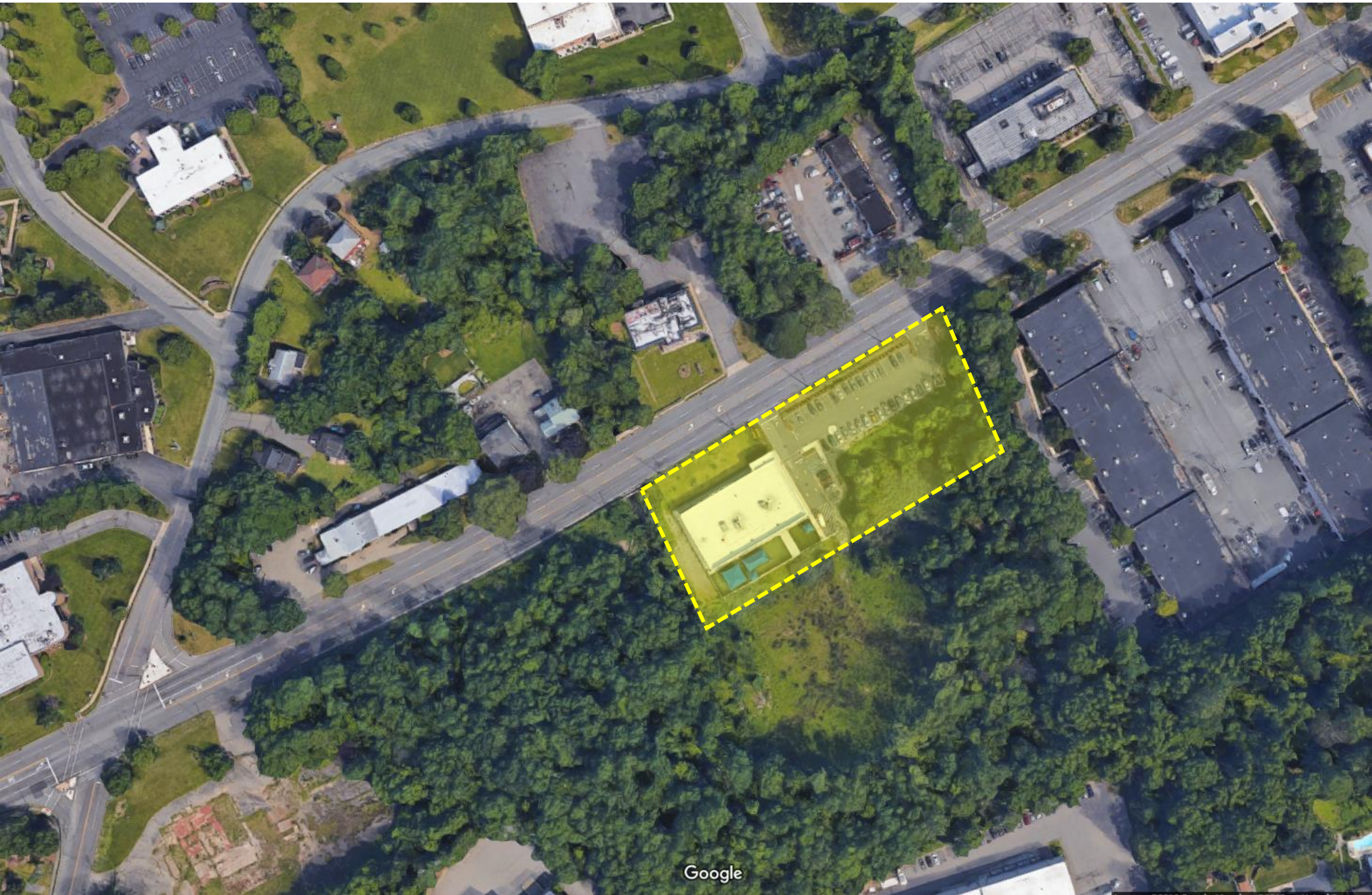
Tenant Trade Name	Kiddie Academy Educational Child Care
Parent Company	Essential Brands Inc.
Headquarters	Abingdon, MD
Website	Kiddieacademy.com



SURROUNDING RETAIL

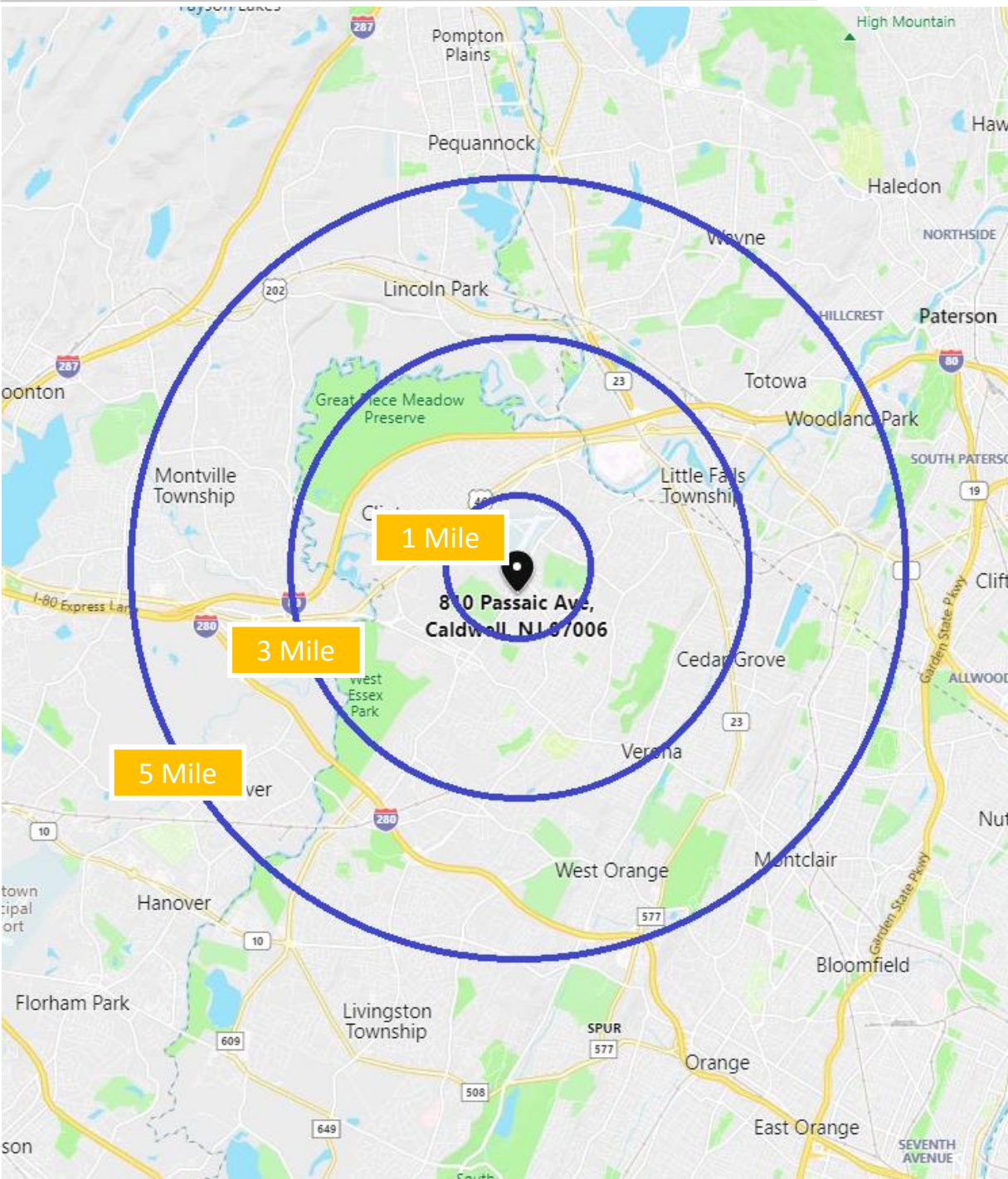


PROPERTY OUTLINE





DEMOGRAPHICS



810 Passaic Ave. | West Caldwell, NJ



Daytime Population
87,342
3 Mile Radius



Average HH Income
\$155,359
3 Mile Radius



POPULATION

1 Mile	3 Miles	5 Miles
3,497	59,683	186,217

HOUSEHOLD

1 Mile	3 Miles	5 Miles
1,181	22,130	69,333

AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$184,585	\$155,359	\$155,235

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810 PASSAIC AVENUE WEST CALDWELL NEW JERSEY

PRESENTED BY

Alan Cafiero | Senior Vice President Investments
201.742.6118 | alan.cafiero@marcusmillichap.com

Ben Sgambati | Senior Vice President Investments
201.742.6113 | ben.sgambati@marcusmillichap.com

David Cafiero | Senior Associate
201.742.6115 | david.cafiero@marcusmillichap.com

Marcus & Millichap
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