



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare
14449 W 63rd Place
(Arvada) Denver, CO 80004

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,047 SF KinderCare Located at 14449 W 63rd Place in (Arvada) Denver, CO. This Opportunity Includes a Reliable Corporate Tenant With a Successful 16 Year Operating History, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,271,200
CAP	6.00%
NOI	\$256,278
PRICE PER SF	\$425.12
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	14449 W 63rd Place (Arvada) Denver, CO 80004
COUNTY	Jefferson
BUILDING AREA	10,047 SF
LAND AREA	1.44 AC
BUILT	1999



HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Reliable Corporate Tenant With a Successful 16 Year Operating History
- KinderCare Operates More Accredited Centers Than Any Other Provider and Has Earned the Distinction of Being One of Less Than 40 Gallup Great Workplace Award Winners For Two Years in a Row
- KinderCare is the Third-Largest Privately Held Company Headquartered in Portland, Oregon and Provides Educational Programs For Children From Six Weeks to 12 Years Old
- Affluent Neighborhood - Population of Over 58,702 Residents With an Average Household Income of \$118,726 Within a 3-Mile Radius of the Property
- Nearby Feeder Elementary Schools: Stott, Fremont, Vanderhoof, Allendale, Campbell, Fairmount and West Woods
- Situated Just Off W 64th Avenue, a Major Retail/Residential Corridor, With Over 30,000 VPD With Access Nearby to Retail, Parks, Lakes and Bus Stops
- Located Across the Street is Sorin Group USA Headquarters (a Global Medical Device Company) - Which Employs a Staff of 750 People and is a Leader in the Treatment of Cardiovascular Diseases
- Arvada is Located Just Northwest of Downtown Denver (25 Minutes); the 12-City Denver-Aurora MSA Has a Population of Over 3,572,798 People and Was Named the Best Place to Live in 2016 By US News & World Report
- Nearby Tenants Include: Wendy's, Qdoba, McDonald's, Walgreens, Sherwin-Williams, Subway, Goodwill, USPS, Phillips 66, Public Storage, Sorin Group USA, Kohl's, Buffalo Wild Wings and More



LEASE SUMMARY

TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 10,047 SF
LEASE COMMENCEMENT	February 10, 2003
LEASE EXPIRATION	February 28, 2025
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	4 x 5 Year Options
RENT INCREASES	CPI Not to Exceed 10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Child Care & Learning Facility
PROPERTY TAXES*	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

*This Lease Has a Clause That Tenant Will Not Be Responsible For Tax Increases From Reassessments Resulting From 2 Sales Within 10 Years

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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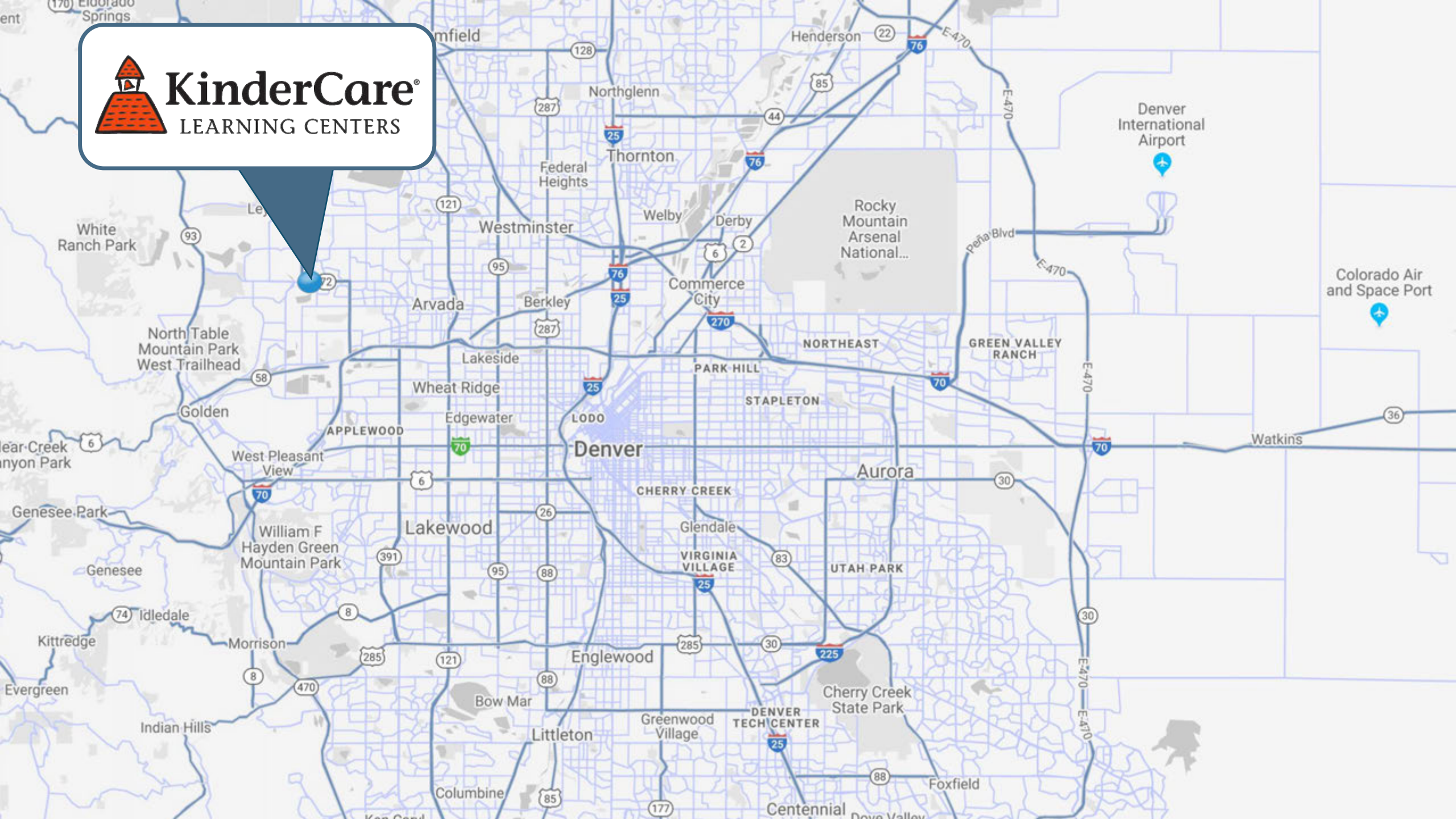
10,047 SF	\$256,278	\$25.51
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ACTUAL PROPERTY IMAGES



KinderCare®
LEARNING CENTERS





The Lakes
at Westwood

Wildflower
Ponds



KinderCare
LEARNING CENTERS



Forest Springs
Park



N 64th Ave

Gardenia St





Wildflower
Ponds



KOHL'S **BUFFALO WILD WINGS** **ACE**
Starbucks **Jersey Mike's SUBS** **COLD STONE CREAMERY** **ME**
SHERWIN-WILLIAMS **KeyBank** **Message Envoy**
jiffy lube **KING Soopers** **1STBANK**
SportClips **SUBWAY** **usbank** **Great Clips**

AutoZone **BIG TIRES** **QDOBA**
GREASE MONKEY **BBVA Compass**
FANTASTIC SAMS **tcf bank** **F45 Training** **Hyatt**

Starbucks **The EGG&I Breakfast & Lunch** **9ROUND 30 MIN KICKBOX FITNESS** **7 ELEVEN**
Little Caesars **FIREHOUSE SUBS** **FANTASTIC SAMS**

McDonald's **PACIFIC DENTAL SERVICES**

Public Storage

noodles WORLD KITCHEN **Panera BREAD**

DISCOUNT TIRE **DQ**

Walgreens **WELLS FARGO**

SPROUTS FARMERS MARKET

the Y

O'Reilly AUTO PARTS **Walgreens**
DOLLAR TREE **GREASE MONKEY**

 **KinderCare®**
 LEARNING CENTERS

TACO BELL **BURGER KING** **CHIPOTLE MEXICAN GRILL**
24 FITNESS **BANK OF THE WEST BNP PARIBAS** **JIMMY JOHN'S SANDWICHES**
Papa Murphy's TAKE 'N BAKE PIZZA **1STBANK** **PAPA JOHN'S PIZZA**

T-Mobile **SALLY BEAUTY**
SUBWAY **SUPERCUTS**
KING Soopers **MIDAS** **GNC LIVE WELL**

W 64th Ave

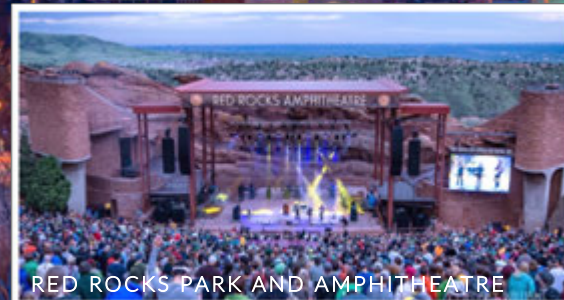
Eldridge St



Denver is the capital and most populous municipality of the state of Colorado. Denver is located in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. Denver is ranked as a Beta world city by the Globalization and World Cities Research Network. With an estimated population of 716,492 in 2018, the city is the 19th-most populous U.S. city and one of the fastest-growing major cities. The 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area had an estimated 2018 population of 2,932,415 and is the 19th most populous U.S. metropolitan statistical area. The 12-city Denver-Aurora, CO Combined Statistical Area had an estimated 2018 population of 3,572,798 and is the 15th most populous U.S. metropolitan area. In 2016, Denver was named the best place to live in the United States by U.S. News & World Report.

The Denver MSA has a gross metropolitan product of \$157.6 billion, making it the 18th largest metro economy in the U.S. Denver's economy is based partially on its geographic position and its connection to some of the country's major transportation systems. Because Denver is the largest city within 500 miles, it has become a natural location for storage and distribution of goods and services to the Mountain States, Southwest states, as well as all western states. Geography also allows the city to have a considerable government presence, with many federal agencies based or having offices in the Denver area. Along with federal agencies come many companies based on US defense and space projects, and more jobs are brought to the city by virtue of its being the capital of the state of Colorado. The area is home to the former nuclear weapons plant Rocky Flats, the Denver Federal Center, Byron G. Rogers Federal Building and United States Courthouse, the Denver Mint, and the National Renewable Energy Laboratory.

Denver is home to a wide array of museums. The area has many nationally recognized museums, including a new wing for the Denver Art Museum by world-renowned architect Daniel Libeskind, the second largest Performing Arts Center in the nation. The Denver Museum of Nature and Science holds an aquamarine specimen valued at over \$1 million, as well as specimens of the state mineral, rhodochrosite. The city is home to the Denver Botanical Gardens, which showcase native and international plants, plus holds events, and educational and research programs. Denver is also home to a variety of sports teams and is one of 13 U.S. cities with teams from four major sports. The city is famous for its Red Rocks Park and Amphitheatre which are a hikeable & bikeable red-stone cliffs also being an amphitheater that hosts big-name acts, and includes a gift shop and a café.



RED ROCKS PARK AND AMPHITHEATRE



DENVER MUSEUM OF NATURE & SCIENCE



Indiana St (20,551 VPD)

W 64th Ave

(30,085 VPD)

(38,703 VPD)

	2 MILES	3 MILES	5 MILES
POPULATION	30,251	58,702	154,174
AVERAGE HH INCOME	\$128,394	\$118,726	\$101,576

TENANT PROFILE

KinderCare Education is America's largest private provider of early education and child care with more than 36,000 teachers and staff serving 186,000 children in 40 states and in Washington, D.C. every day, where they need:

- In neighborhoods with the KinderCare® Learning Centers and Rainbow Child Care Centers that offer early childhood education and child care for children six weeks to 12 years old;
- At work through KinderCare Education at Work™, family benefits for employers including on-site and near-site early learning centers and back-up care for last-minute child care;
- In local schools with the Champions® before and after-school programs.

The company includes over 600 before-and-after school programs and over 100 employer-sponsored centers. From math skills and early literacy activities to cooking adventures and plenty of time for the arts, the proprietary Early Foundations® curriculum sets the industry standard for excellence in education. The center's goal is to help kids become curious, engaged, focused, and empathetic—and ready them for school and life.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
1,500+



HEADQUARTERS
Portland, OR



WEBSITE
kc-education.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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