



The Learning Experience
13922 W Avalon Drive
Goodyear, AZ 85395

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

This Offering Memorandum Features For Sale the 9,850 SF Learning Experience Located at 13922 West Avalon Drive in Goodyear, Arizona. This Opportunity Includes a Corporate Guaranteed Triple Net (NNN) Investment Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,502,222
CAP	6.75%
NOI	\$236,400
PRICE PER SF	\$355.56
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	13922 West Avalon Drive Goodyear, AZ 85395
COUNTY	Maricopa
BUILDING AREA	9,850 SF
LAND AREA	1.11 AC
BUILT	2017



HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Investment Opportunity With Minimal Landlord Responsibilities
- The Learning Experience is One of the Fastest Growing Childcare and Early Education Franchises in the U.S. and Currently Has Over 300 Centers Open and Operating Nationally With a 45.5% Compounded 5 Year Annual Revenue Growth
- Over 13 Years Remaining on the Lease With Two (2), Five (5) Year Options to Extend
- Strategically Located in an Area With Over 178,021 Residents and an Average Household Income of \$82,364 Within a 5-Mile Radius
- Strong Demographics With a Population Growth of Over 20.12% Between 2010 to 2019 Within a 3-Mile Radius of the Property
- Excellent Traffic Counts of Over 33,200 Vehicles Per Day Along Litchfield Road
- Nearby Elementary Schools Include: Mabel Padgett Elementary, Desert Thunder Elementary, Palm Valley Elementary, Litchfield Elementary, West Valley Christian School, Avondale Elementary, Copper Trails Elementary and Ranch Santa Fe Elementary
- Nearby Tenants Include: Safeway, Walgreens, Burger King, Whataburger, Wells Fargo, Target, Walmart Neighborhood Market, Orangetheory Fitness, Dollar Tree, Best Buy, JCPenney and More



LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Premise of Approximately 9,850 SF
LEASE COMMENCEMENT	March 1, 2017
LEASE EXPIRATION	April 30, 2033
LEASE TERM	13+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

9,850 SF

\$236,400

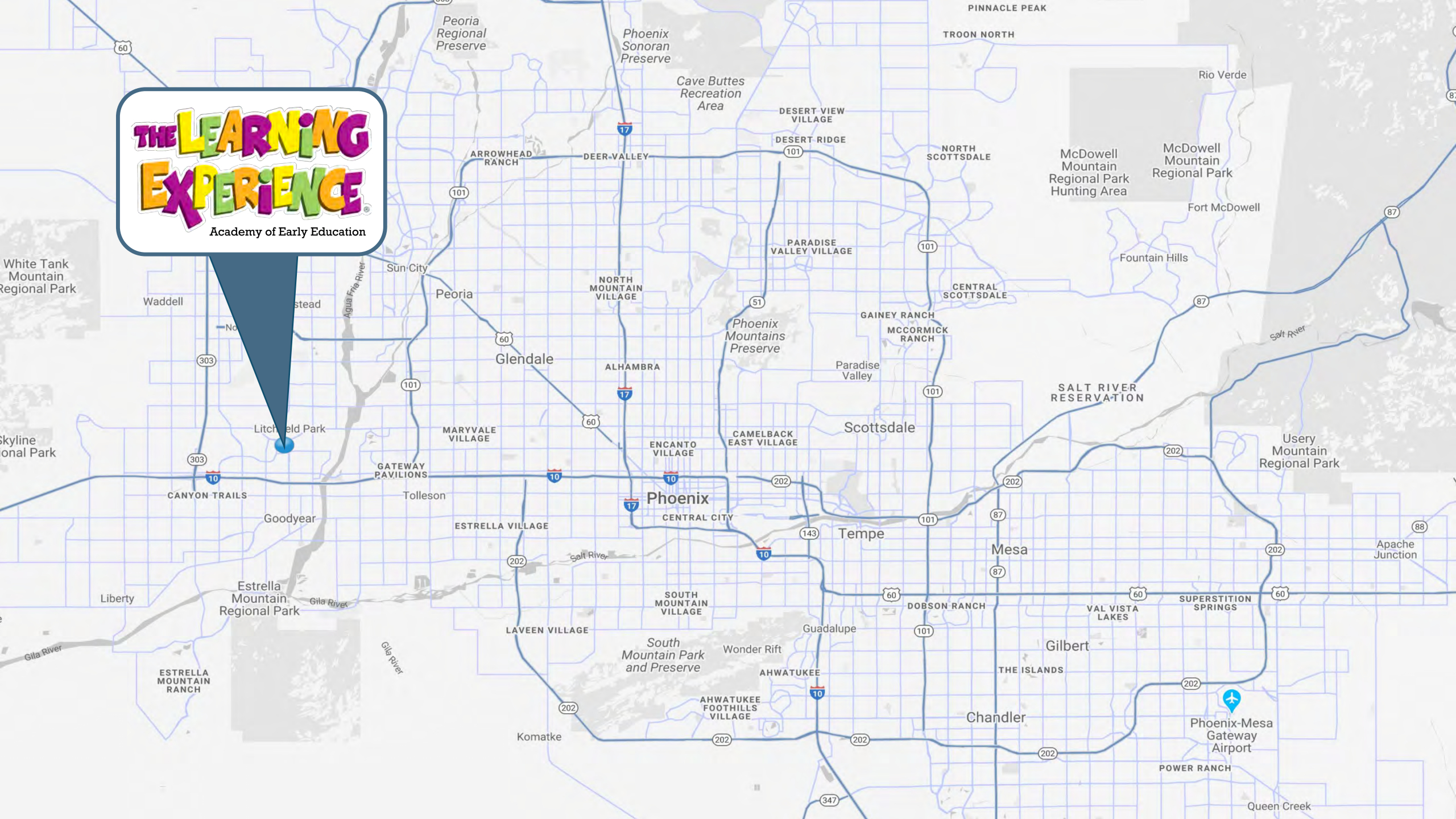
\$24.00



ACTUAL PROPERTY IMAGES

THE LEARNING EXPERIENCE

Academy of Early Education



AAA
SUBWAY
ups
VALLEY OF THE SUN FRAMERS

WELLS FARGO
GNC
SAFeway
WHATABURGER

Banner Urgent Care
Bella Luna
CLUBHOUSE GRILL

Dutch Bros
Walmart
Lucky Buddha
Burger King
CARPET ONE FLOOR & HOME
BIG TIRES

GAMES WORKSHOP

THE LEARNING EXPERIENCE
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W Avalon Dr

Walgreens

COLD STONE

Litchfield Rd

Law Offices of Brelje and Associates, P.C.

Ascent
AUDIOLOGY & HEARING





Phoenix Neurology
& Sleep Medicine



Ascent
AUDIOLOGY & HEARING



HEALING EDGE



MSP HEALTHCARE



Lawyers Title



MOVEMENT MORTGAGE



dental studio



Arizona
Foot & Ankle
Specialists, LLC



PR REALTY
TEAM



Law Offices of Brelje and Associates, P.C.


St Thomas
Catholic Church

Goodyear
Skate Park

Litchfield Rd

W Avalon Dr

KING of KINGS
CHURCH



THE LEARNING
EXPERIENCE

Academy of Early Education

Walmart Neighborhood Market
BURGER KING
Dutch Bros COFFEE

W Indian School Rd

Walgreens
COLD STONE CREAMERY
Shell

THE LEARNING EXPERIENCE
Academy of Early Education

CVS pharmacy
EoS
QT QuikTrip

Starbucks
WELLS FARGO
SAFEWAY
WHATABURGER
SUBWAY
DOLLAR TREE
elements massage
BIG TIRES
Orangetheory FITNESS
GNC
Great Clips
Sprint

the Village Inn
BMO Harris Bank

Harkins THEATRES

Michaels
CVS pharmacy
Starbucks
TARGET
FIVE GUYS
Chili's
RLH CORPORATION
Rockstar
GREEN BURRITO
1STBANK

LOWE'S
JCPenney
Buffalo Wild Wings
DISCOUNT TIRE
Panda Express
SEPHORA
Chuck E. Cheese's
Chick-fil-A
Zions Bank
MATTRESS FIRM
DQ

KOHL'S
JOANN
SPROUTS
BIG 5 SPORTING GOODS
Sprint
SportClips
PEI WEI
ROSATI'S CHICAGO PIZZA
WING STOP
Papa Murphy's
PACIFIC DENTAL SERVICES

BEST BUY
BARNES & NOBLE
Pier 1 Imports
ROSS DRESS FOR LESS
ULTA BEAUTY
carter's
dressbarn
LANE BRYANT
Denny's
maurices
CIRCLE K
PLAY IT AGAIN SPORTS
FREDDY'S
Total Wine & More
Bath & Body Works
KIRKLAND'S
FAMOUS FOOTWEAR
CHASE
Gentle Dental
SUBWAY
MOD ME
EUROPEAN WAX CENTER
rue21

W McDowell Rd

Litchfield Rd

Walmart Supercenter
OfficeMax
DOLLAR TREE
TACO BELL
PET SMART
CHASE
LA FITNESS
SUBWAY
Chevron
FIRED
Jack in the box
SHERWIN-WILLIAMS
CIRCLE K
Great Clips
metro by T-Mobile
Shell
Fry's
verizon
McDonald's

GOODYEAR | MARICOPA COUNTY | ARIZONA

Goodyear is a city in Maricopa County in the state of Arizona. They city had an estimated population of about 82,835 residents. In 2008, Goodyear won the All-America City Award, sponsored by the National Civic League. The city is named after the Goodyear Tire and Rubber Company. The company cultivated extensive farmland there to grow cotton for use in their tires. The city is a suburb of Phoenix, which is the state's capital, and is located 20 miles from downtown Phoenix. Phoenix is the most populous city in Arizona, with 1,660,272 people as of 2018. It is also the fifth most populous city in the U.S., and the only state capital with a population of more than one million residents. Phoenix is the anchor of the Phoenix metropolitan area, also known as the Valley of the Sun. The metropolitan area is the 11th largest by population in the U.S., with approximately 4.73 million people as of 2018.

The economy of Goodyear was historically based on rural, agricultural industries. Over time, the city has become home to many Phoenix urbanites who own homes in Goodyear. Most residents commute east to work in the Phoenix area. This trend has contributed to growth in the service industry of Goodyear. Many new businesses such as restaurants, gas stations, and retail outlets are opening throughout the city in order to keep up with demand from the growing population. Phoenix is home to four Fortune 500 companies: electronics corporation Avnet, mining company Freeport-McMoRan, retailer PetSmart, and waste hauler Republic Services. Honeywell's Aerospace division is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. Intel has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to the headquarters of U-HAUL International, Best Western, and Apollo Group, parent of the University of Phoenix. The military has a large presence with Luke Air Force Base in the western suburbs.

Goodyear is home to the Goodyear Ballpark, where the Cleveland Indians and Cincinnati Reds of Major League Baseball hold spring training. The city is also home to the Wildlife World Zoo & Aquarium which is a 215-acre zoo and aquarium. The zoo specializes in African and South American animals, and has Arizona's largest collection of exotic animals. It has a 0.6 miles "safari train", a boat ride through the Australian habitat, a tram through another segment of the African habitat, and several amusement-oriented rides. Phoenix is the capital of the southwestern state and is known for its year-round sun and warm temperatures. It anchors a sprawling, multicity metropolitan area known as the Valley of the Sun. It's known for high-end spa resorts, Jack Nicklaus-designed golf courses and vibrant nightclubs. Other highlights include the Desert Botanical Garden, displaying cacti and numerous native plants. Phoenix is also home to the Camelback Mountain, Papago Park, Phoenix Zoo, Heard Museum and the Phoenix Art Museum.



MARICOPA COUNTY COURTHOUSE



WILDLIFE WORLD ZOO & AQUARIUM

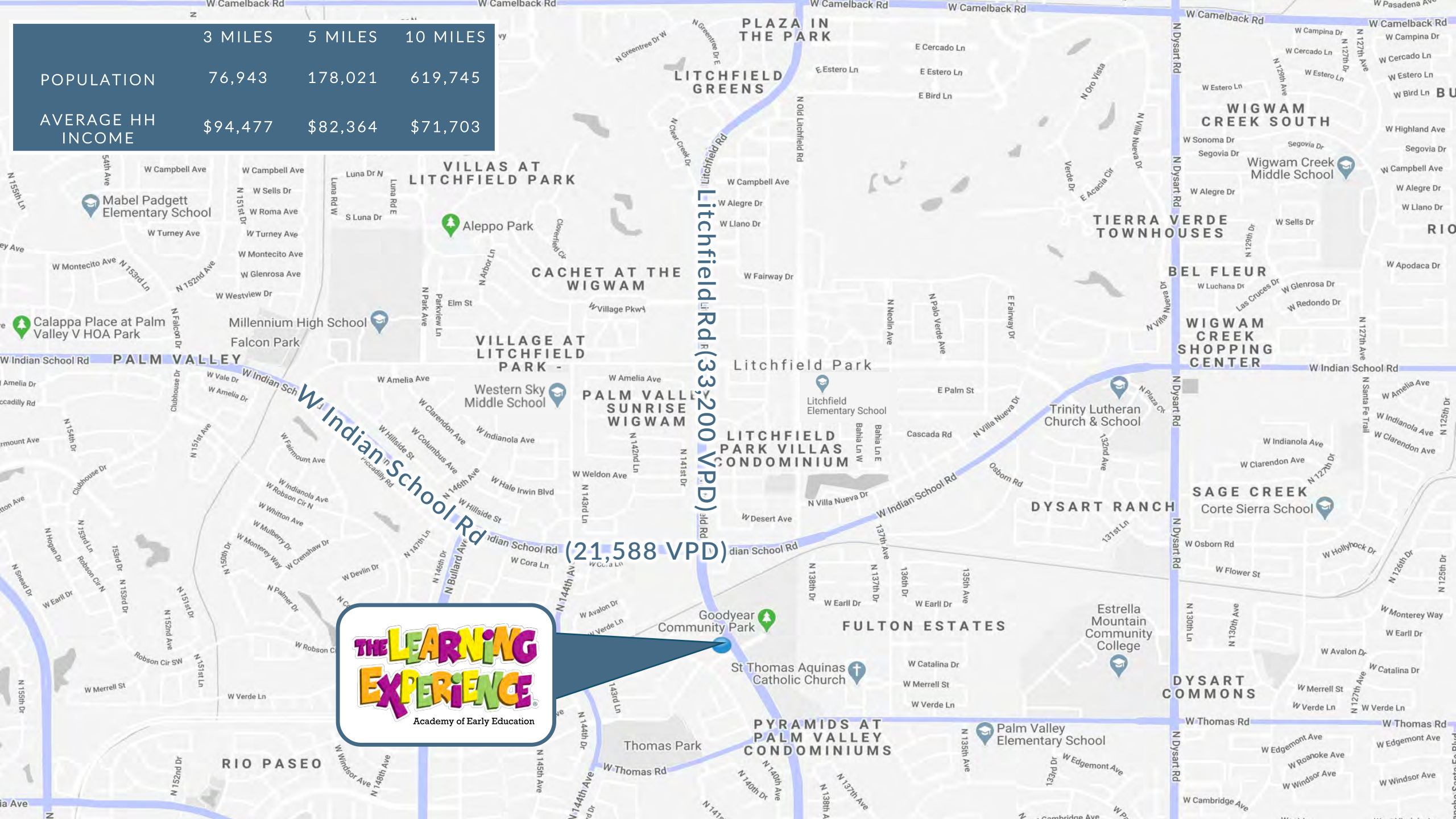


PHOENIX, AZ

3 MILES 5 MILES 10 MILES

POPULATION 76,943 178,021 619,745

AVERAGE HH INCOME \$94,477 \$82,364 \$71,703



Litchfield Rd (33,200 VPD)

(21,588 VPD)

THE LEARNING EXPERIENCE
Academy of Early Education

THE LEARNING EXPERIENCE

TENANT PROFILE

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, Florida the unique and proprietary programs that the Weissmans developed quickly caught on and the expansion soon followed. The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as they say at TLE®, "learn, play, and grow!"

The company 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 the students and the franchisees. More than 95% of their pre-school graduates read before kindergarten, and more than 70% of their franchisees buy additional units or refer new franchisees to the company. With over 300 centers open or under development and 35 centers being opened annually, the company is America's fastest growing childcare franchise that is recognized as a leader in the early education industry.



COMPANY TYPE
Private



FOUNDED
1980



OF LOCATIONS
300+



HEADQUARTERS
Deerfield Beach, FL



WEBSITE
thelearningexperience.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 the listing broker and should not be made available to any other person or entity without the written consent of the listing broker.

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, the listing broker has not verified, and will not verify, any of the information contained herein, nor has the listing broker 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 the listing broker and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

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