

# SINGLE-TENANT NET LEASED OPPORTUNITY OFFERING MEMORANDUM



5797 Jackpot Drive,  
Colorado Springs, CO  
80922



We are pleased to exclusively offer for sale this 8,580 square foot single-tenant, triple net-leased, childcare property. The property is subject to a long-term lease guaranteed by KinderCare Learning Centers, Inc., the largest childcare operator in the United States with more than \$1.5 billion of annual revenues across more than 1,500 locations. The tenant has shown tremendous dedication to this high-performing location and recently executed a brand new 8-year lease extension extending out to 2028.

## OFFERING OVERVIEW

PRICE	\$2,921,100
CAP	5.50%
NOI (AS OF NOV 2020)	\$160,661
PRICE PER SF	\$340
GUARANTOR	Corporate

## LOCATION OVERVIEW

ADDRESS	5797 Jackpot Drive, Colorado Springs, CO 80922
COUNTY	El Paso
BUILDING AREA	8,580 SF
LAND AREA	1.15 AC
BUILT	2000

## HIGHLIGHTS

- This Asset Is Ideal for an Investor in a 1031 Exchange As Well As an Investor Looking for a Good Return on a Hands-Off Investment
- Internet Resistant Sector, the Childcare Industry Is Expected to Grow to \$520 Billion by 2022
- KinderCare Operates Over 1,500 Early Learning Centers and 600+ Champion Sites With Nearly 1,400 Locations Being Accredited Centers - More Than Any Other Provider
- Colorado Springs Is Extremely Favorable to Future Growth With Many New Residential Projects Under Way, These New Complexes Should Drive Demand for Child Care Services in the Surrounding Area in the Coming Years
- Strong Surrounding Demographics With a Population of 120,053 and Average Household Income of \$86,853 Within Five Miles

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