



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



The Learning Experience
4831 Lone Tree Way
Antioch, CA 94531

EXCLUSIVELY MARKETED BY:



ADAM BRIDGES

Lic. # 112622

843.405.9391 | DIRECT
abridges@SIGnnn.com



CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com



CHRIS SANDS

Lic. # 01387583

310.870.3282 | DIRECT
chris@SIGnnn.com

11900 Olympic Blvd, Suite 490
Los Angeles, CA 90064
844.4.SIG.NNN
www.SIGnnn.com

TABLE OF CONTENTS



04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,000 SF Learning Experience at 4831 Lone Tree Way in Antioch, CA. This Opportunity Includes a Corporate Guaranteed Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,959,349
CAP	6.15%
NOI	\$305,000
PRICE PER SF	\$495.93
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4831 Lone Tree Way Antioch, CA 94531
COUNTY	Contra Costa
BUILDING AREA	10,000 SF
LAND AREA	1.25 AC
BUILT	2018



HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Investment Opportunity With Minimal Landlord Responsibilities
- ~13 Years Remaining on the Lease With Two (2), Five (5) Year Options to Extend
- The Learning Experience is One of the Fastest Growing Early Education Franchises in the U.S. and Currently Has Over 450 Centers Operating Nationally With a 45.5% Compounded 5-Year Annual Revenue Growth
- Extremely Dense Area That Has Experienced a 15.30% Population Growth Over the Past 10 Years With Continued Growth Expected
- Part of the 170,000 SF Walmart Supercenter Anchored Williamson Ranch Plaza, Which is a 300,000 SF Shopping Center With Three Signalized Entrances and a Strong Mix of Synergistic Office and Retail Tenants
- Located 2-Miles From State Route 4 With Over 108,811 VPD Providing Great Exposure
- Located Adjacent to the Antioch Water Park and the Deer Valley High School
- Nearby Elementary Schools Include: Lone Tree, Diablo Vista, Jack London, Carmen Dragon, Richard Crane and the Mno Grant Elementary School
- Strong Synergy With Immediately Adjacent Antioch Recreation Department: The Nearby Center, Which is Within Walking Distance, Hosts Events, Classes and Camps For Children and Adults of All Ages
- Strong Demographics With Over 210,565 Residents Making an Average Household Income of \$111,335 Within a 5-Mile Radius of the Property
- Antioch is Positioned in the Bay Area and is the Second Largest City in Contra Costa County
- 2 Miles From Brand New BART Antioch Extension: \$525 Million Project Completed in May 2018; Further Allows Antioch Residents to Commute To and From San Francisco (50 Minutes) and Oakland (40 Minutes); Most Recent Expansion to the BART System Will Relieve Congestion on State Route 4
- Nearby Tenants Include: Starbucks, Walmart Supercenter, McDonald's, Home Depot, Trader Joe's, Kohl's, Lowe's, Target, WinCo Foods, Chipotle, Denny's and More



ACTUAL PROPERTY IMAGE

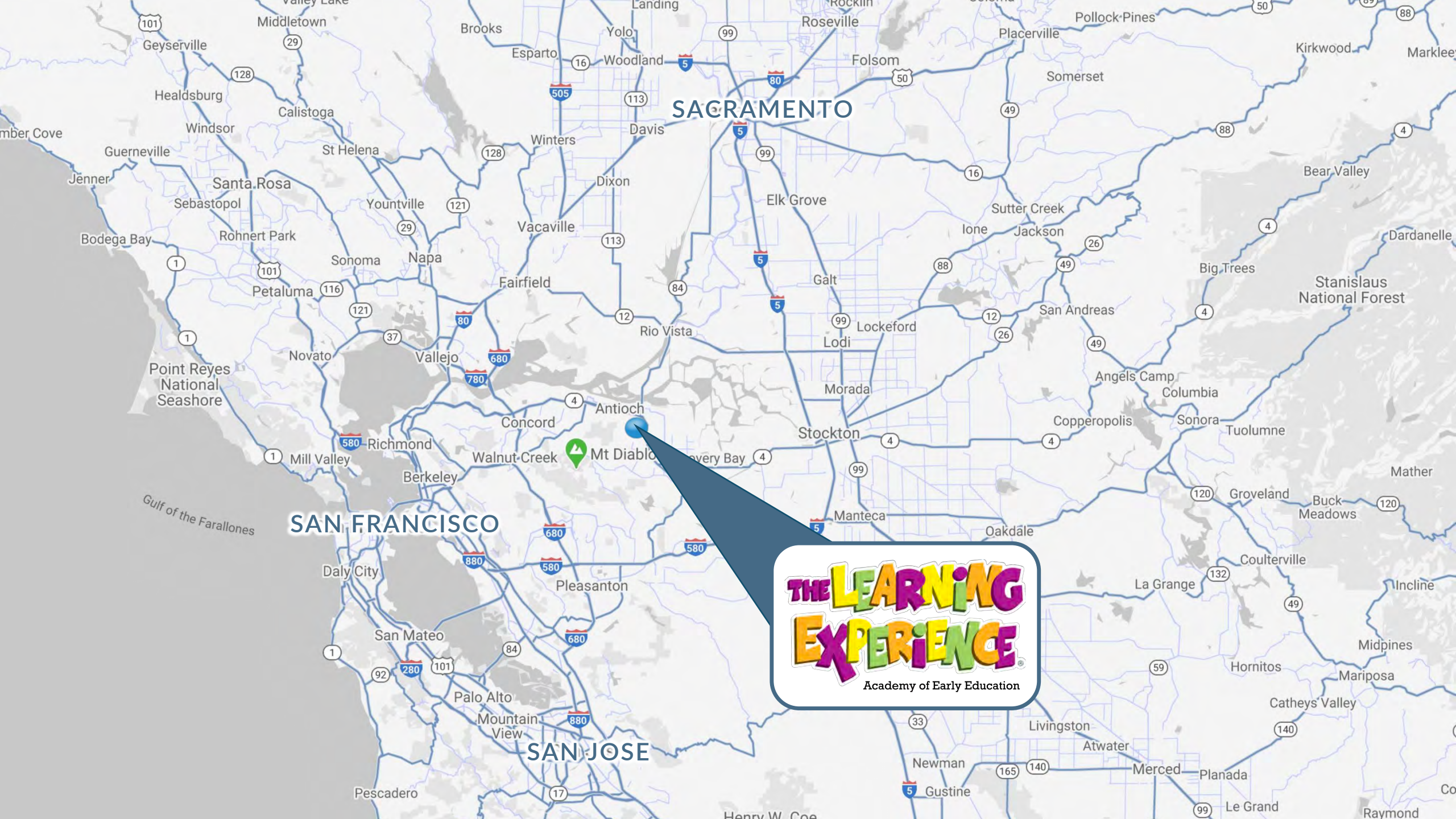
LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	Building of Approximately 10,000 SF
LEASE COMMENCEMENT	May 1, 2018
LEASE EXPIRATION	May 31, 2033
LEASE TERM	~13 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	12% 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
GUARANTOR	Corporate

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
10,000 SF	\$305,000	\$30.50



ACTUAL PROPERTY IMAGES



SACRAMENTO

SAN FRANCISCO

SAN JOSE

THE LEARNING EXPERIENCE
Academy of Early Education



Carmen Dragon
Elementary

Meadow
Creek Estates

Antioch
Skate Park

DELTA
GRINDING COMPANY INC.

Walmart

FC
FELLOWSHIP CHURCH

BIG 5
SPORTING GOODS

LIVING PROOF
THERAPY

New City
Dental Practice

MATTRESS
FIRM

Little Caesars

Denny's

THE ORIGINAL
Mals

Cross Pointe
Apartments

Lone Tree Way

THE LEARNING
EXPERIENCE
Academy of Early Education

food maxx
CHASE
STARBUCKS
Sprint
McDonald's
TACO BELL
baskin BR robbins



Deer Valley High School

Antioch Recreation Department

Diablo Hills



Antioch Skate Park

THE LEARNING EXPERIENCE
Academy of Early Education



New City Dental Practice

Meadow Creek Estates



THE LEARNING EXPERIENCE

Academy of Early Education



LOWE'S



Lone Tree Way

California Delta Hwy





ANTIOCH | CONTRA COSTA COUNTY | CA

Antioch is the second largest city in Contra Costa County in California. The city is located in the East Bay region of the San Francisco Bay Area along the San Joaquin-Sacramento River Delta. The city's population was estimated to be 111,502 residents in 2019. The city is 45 miles from San Francisco and 55 miles south of California's capital, Sacramento. Sacramento's estimated 2019 population of 513,624 residents makes it the 6th largest city in California and the ninth-largest capital in the United States.

Due to the city's close proximity, Sacramento's economy affects Antioch's. The state's capital is the economic and cultural core of the surrounding area. The city is home to California State University, Sacramento, which is one of the 23 campuses of the California State University system. Located nearby is the University of California, Davis and affiliated UC Davis Medical Center, a world-renowned research hospital. The Sacramento metropolitan area is the fifth largest in California and it is the 27th largest in the United States. Sutter Health, Blue Diamond Growers, Aerojet Rocketdyne, Teichert, and The McClatchy Company are among the largest companies based in Sacramento.

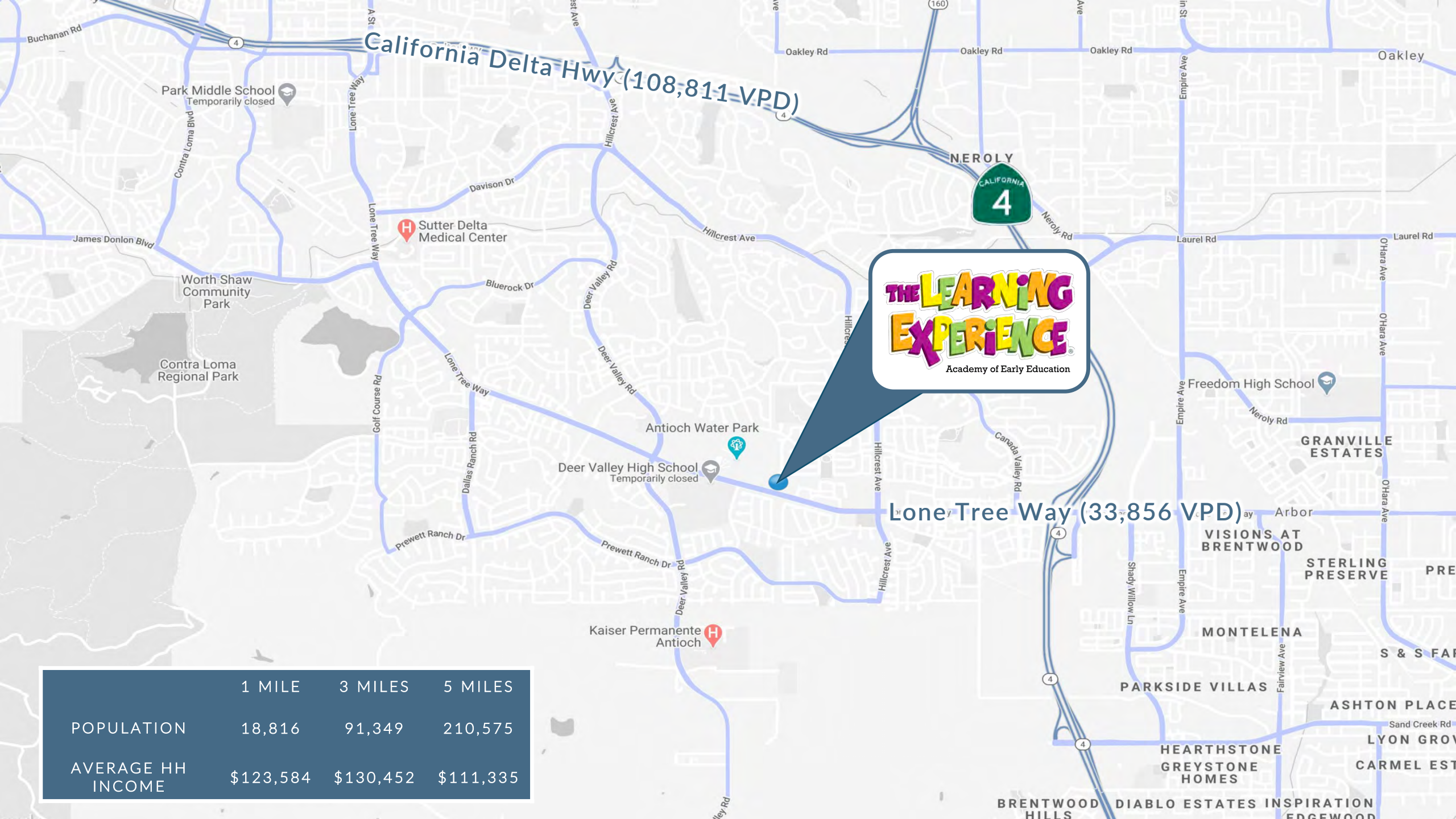
The charming city of Antioch is part of the East Bay San Francisco area and enjoys prime position sitting on the San Joaquin River. Antioch is known as the gateway to the California Delta which is also the section where the San Joaquin and the Sacramento Rivers join before flowing into the Pacific Ocean. Antioch is known for its tradition of agriculture and is home to the Mangini Museum Agricultural Museum. The farm and museum first opened in 1998 and takes visitors back to a time when Antioch and the wider Contra Costa County were made up of sprawling ranches and farmland. Antioch currently has four Historic Places or Buildings on the National Register of Historical Places: the Black Diamond Mines, Roswell Butler Hard House, Riverview Union High School Building and the Shannon-Williamson Ranch.



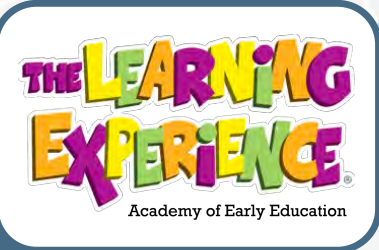
ANTIOCH, CA



CONTRA COSTA COUNTY COURTHOUSE



California Delta Hwy (108,811 VPD)



Lone Tree Way (33,856 VPD)

	1 MILE	3 MILES	5 MILES
POPULATION	18,816	91,349	210,575
AVERAGE HH INCOME	\$123,584	\$130,452	\$111,335

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 450 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
450+



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 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.





SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

EXCLUSIVELY MARKETING BY:

ADAM BRIDGES

Lic. # 112622

843.405.9391 | DIRECT
abridges@SIGnnn.com

CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com

CHRIS SANDS

Lic. # 01387583

310.870.3282 | DIRECT
chris@SIGnnn.com



The Learning Experience
4831 Lone Tree Way
Antioch, CA 94531