

The Learning Experience

6150 Commerce Boulevard

Rohnert Park, CA 94928



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

13

15

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 6150 Commerce Boulevard in Rohnert Park, CA. This Opportunity Includes a Corporate Guaranteed Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$5,203,252
CAP	6.15%
NOI	\$320,000
PRICE PER SF	\$520.33
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	6150 Commerce Boulevard Rohnert Park, CA 94928
COUNTY	Sonoma
BUILDING AREA	10,000 SF
LAND AREA	1.31 AC
BUILT	2018



THE LEARNING EXPERIENCE

HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Investment Opportunity With Minimal Landlord Responsibilities
- Over 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
- Strategically Located in Sonoma County With Over 96,381 Residents Making an Average Household Income of \$89,213 Within a 5-Mile Radius of the Property
- Excellent Traffic Counts of Over 32,085 Vehicles Per Day Along Rohnert Park Expressway
- Positioned Within the Center of Sonoma County, With Convenient Access to Rohnert Park's Primary Retail Corridor
- Nearby Elementary Schools Include: Monte Vista, John Reed, Evergreen, Marguerite Hath, Richard Crane and the University Elementary School at La Fiesta
- Nearby Tenants Include: Costco Wholesale, Safeway, Target, Walmart, Home Depot, CVS Pharmacy, Ross, Burlington, Ashley HomeStore, McDonald's and More



LEASE SUMMARY

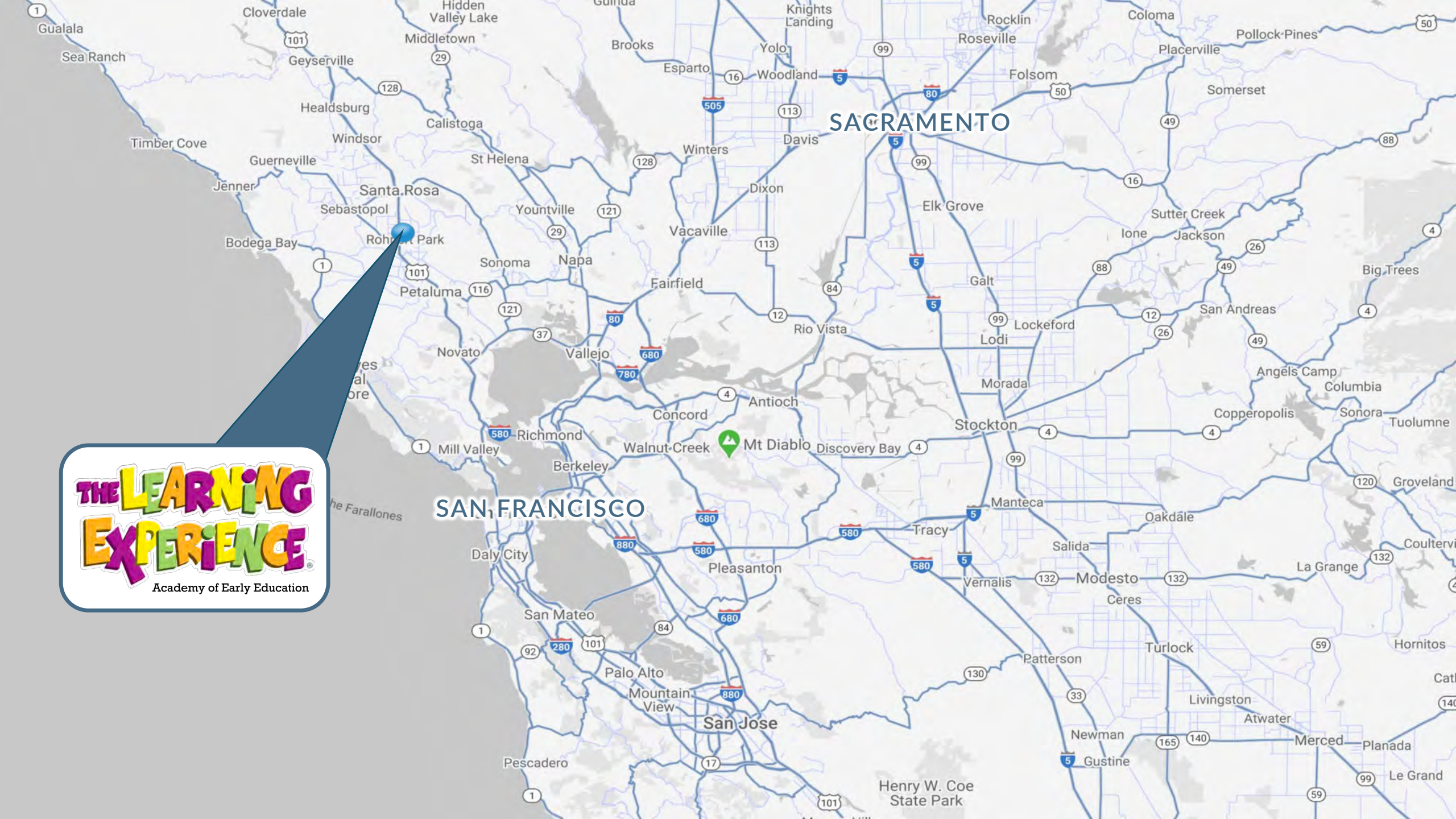
TENANT	The Learning Experience
PREMISES	Building of Approximately 10,000 SF
LEASE COMMENCEMENT	December 10, 2018
LEASE EXPIRATION	December 31, 2033
LEASE TERM	13+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	12% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility (20 Year Roof Warranty)
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	\$320,000	\$32.00
-----------	-----------	---------



ACTUAL PROPERTY IMAGES



SACRAMENTO

SAN FRANCISCO

San Jose

THE LEARNING
EXPERIENCE

Academy of Early Education



Altamont Senior
Apartments

ROSS
DRESS FOR LESS

CVS
pharmacy

Raley's

SAFEWAY

CHIPOTLE
MEXICAN GRILL

GROCERY
OUTLET
Bargain Market

planet
fitness

Panera
BREAD

24
HOUR

Auto
Zone

Little Caesars

Rohnert Park Expy

WELLS
FARGO

Commerce Blvd

Jack
in the box

metro
by T-Mobile

motel
6

BOOGIE
BREW
Make Your Plants Dance!

FARMERS
INSURANCE

Essence
Hair Studio

BURGER
KING

THE LEARNING
EXPERIENCE
Academy of Early Education



Cal Skate of
Rohnert Park

SONOMA COUNTY
LIBRARY

UNITED
MECHANICAL

Home
Instead
SENIOR CARE
To us, it's personal.



Rohnert Park Expy



Expressway
Self Storage



Commerce Blvd

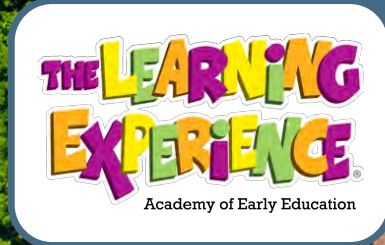
Essence
Hair Studio



Cal Skate of
Rohnert Park

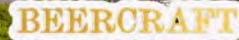


WELLS
FARGO





Galleher



101



Expressway Self Storage

Cal Skate of Rohnert Park

VinoPRO



Commerce Blvd

Essence Hair Studio



THE HOME DEPOT **Walmart** **BURGER KING** **STARBUCKS**
DOLLAR TREE **TACO BELL** **Arby's** **76** **Red Lobster** **Chevron**
OUTBACK STEAKHOUSE **Pep Boys** **SALLY BEAUTY** **CIRCLE K**

Habit Burger Grill **STARBUCKS**

GRATON
RESORT & CASINO™

Ashley HOMESTORE **COSTCO WHOLESALE**
T **Smile Brands Group** **SHERWIN-WILLIAMS**

target **BIG LOTS!** **JOANN** **PETSMART** **Olive Garden**
Burlington **Office DEPOT OfficeMax** **STARBUCKS** **AMERICAN EXPRESS** **Hooters**
9 **foodmaxx** **COLD STONE** **CHUCK E. CHEESE'S** **99¢ ONLY**
goodwill **BIG 5 SPORTING GOODS** **RED LOBSTER** **Carli's Jr.** **WHEEL WORKS**
Chevron **SUBWAY** **RODEWAY INN** **KELLY-MOORE PAINTS** **AMERICA'S TIRE** **Applebees** **MATTRESS FIRM** **TIRE PLUS**
T **76** **Hampton** **Great Clips** **ExtraSpace Storage**

DOUBLETREE BY HILTON

Walmart Neighborhood Market **STARBUCKS**
ANYTIME FITNESS **SUBWAY**

Krispy Kreme **Chick-fil-A** **Shell**
SPORTSMAN'S WAREHOUSE **IN-N-OUT BURGER** **ET Pollo Loco**
CUBE SMART self storage **Tires LES SCHWAR**

THE LEARNING EXPERIENCE
Academy of Early Education

WELLS FARGO **Jack in the box** **STARBUCKS** **BURGER KING**
POPEYES **Black Bear Diner** **6**

ROSS DRESS FOR LESS **STARBUCKS** **AutoZone** **Raley's** **WELLS FARGO** **BR** **Round Table PIZZA**
Little Caesars **Bank of America** **CHASE** **GROCERY OUTLET** **planet fitness** **9** **JOJO'S**
O'Reilly AUTO PARTS **BANK OF THE WEST** **24 FITNESS** **MCDONALD'S** **goodwill** **JJ**
CVS pharmacy **Kentucky Fried Chicken** **AW** **Orangetheory FITNESS** **usbank** **GNC** **SAFeway** **VALERO**
CHIPOTLE **SUBWAY** **PORT OF SUBS** **MOUNTAIN Mike's** **TANORA**

101

Rohnert Park Expy

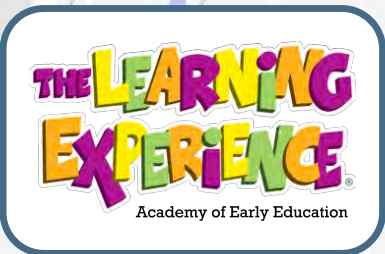
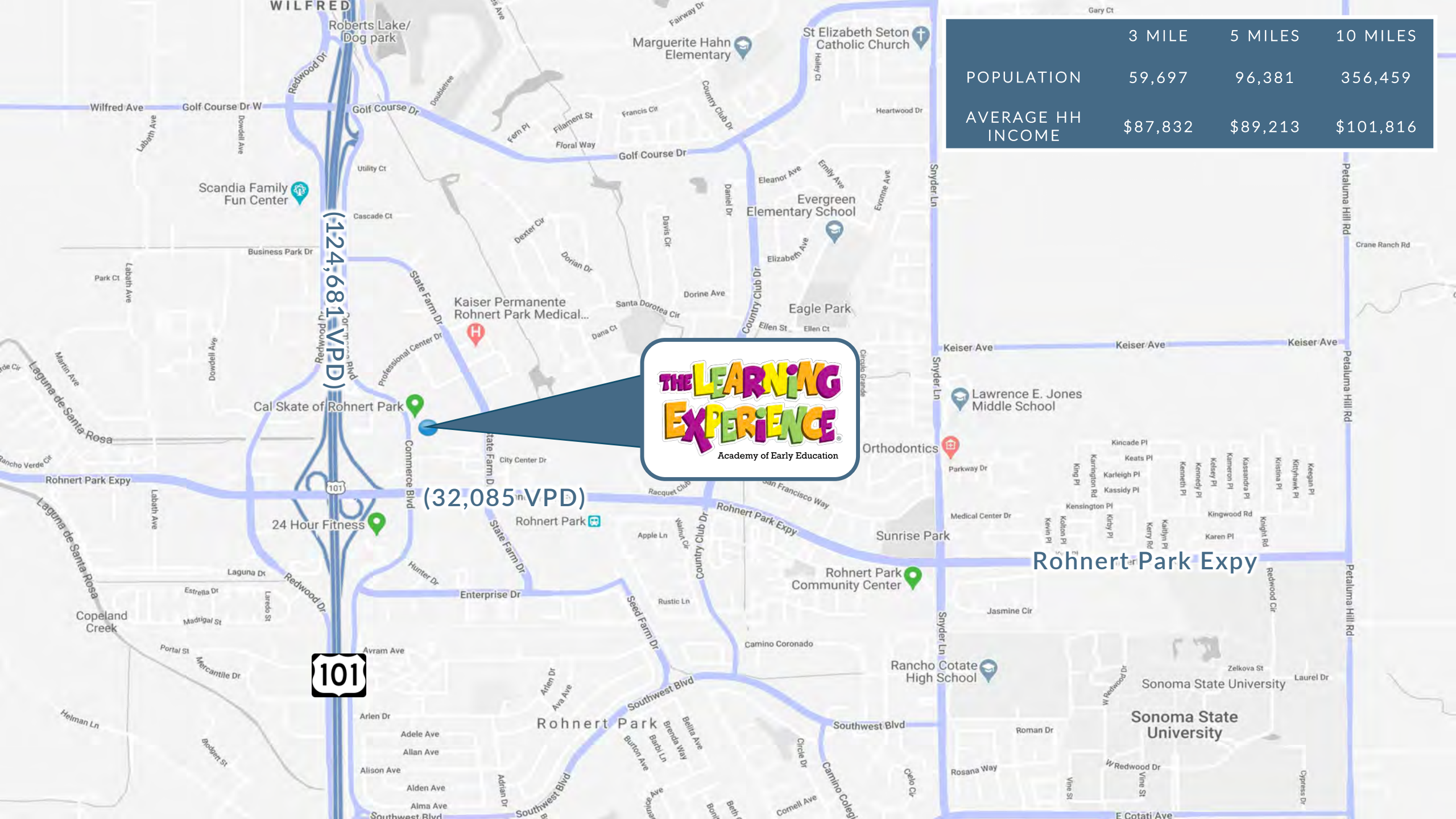
ROHNERT PARK | SONOMA COUNTY | CA

Rohnert Park is a city in Sonoma County, California. The city is located approximately 50 miles north of San Francisco. The city's 2019 estimated population is 43,291 residents. It is an early planned city and is the sister city of Hashimoto in Japan. Sonoma State University, part of the California State University system, is located within the city limits.

Due to the city's close proximity, San Francisco's economy affects Rohnert Park's. San Francisco has a diversified service economy, with employment spread across a wide range of professional services, including financial services, tourism, and high technology. The top employer in the city is the city government itself, employing 5.6% (31,000+ people) of the city's workforce, followed by UCSF with over 25,000 employees. The largest private-sector employer is Salesforce, with 8,500 employees, as of 2019. Tourism is one of the city's largest private-sector industries, accounting for more than one out of seven jobs in the city. The city's frequent portrayal in music, film, and popular culture has made the city and its landmarks recognizable worldwide. More than 25 million visitors arrived in San Francisco in 2018, adding \$9.96 billion to the economy.

Rohnert Park is home to the Graton Resort & Casino which is an Indian casino and hotel. It is owned by the Federated Indians of Graton Rancheria and operated by Station Casinos. The casino has 3,000 slot machines, 144 table games, and a poker room. In 2016 it opened an adjacent hotel with 200 rooms. The city is also home to the Scandia Family Fun Center which is an amusement park with mini-golf & go-karts. The city is also home to the Sonoma State University which attracts locals and visitors to campus activities and events. People also go to the university to just stroll the scenic grounds, with their gardens, lakes and beautiful buildings.





(124,681 VPD)

(32,085 VPD)



Rohnert Park Expy

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 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
6150 Commerce Boulevard
Rohnert Park, CA 94928