

The Learning Experience

Surprise (Phoenix), AZ

Stan Johnson Company is pleased to offer for sale this single-tenant property leased to The Learning Experience Corporation and located in Surprise (Phoenix), AZ. The Learning Experience hand-picked this location against many others in the area due to its immediate demographics within Surprise. The 1-mile population earns an average household income of \$100,862. The property features a 16-year NNN lease with minimal landlord responsibilities, 10% increases every 5 years and a corporate guaranty from The Learning Experience. TLE is the fastest-growing childcare franchise with over 400 locations open or under development across 22 states, 15+ year double digit annual growth, and 50+ centers opening annually. TLE is featured on Entrepreneur Magazine's Top 500 Franchise list and was ranked in Franchise Business Review's "Best of the Best" list in 2019's Top 200 franchises.

Investment Highlights

- Best-in-Class Operator & Fastest-Growing Childcare Concept in the US - 400+ Centers Nationally
- 15 Years of Double-Digit Annual Growth, 50+ Centers Opening Annually
- Corporate Guaranty from The Learning Experience
- New 16-Year NNN Lease with Minimal Landlord Responsibilities & 10% Rental Increases
- 2021 Build-to-Suit Construction - Transferable Roof Warranty
- 2x Larger Playground than Required in Most of AZ (15,825 SF)
- Rapidly Growing Area in the Phoenix MSA - 330% Population Growth Since 2000
- Population Counts Exceed 181k in a 5-Mile Radius with 11% Projected Growth from '20-'25
- Excellent HH Income of \$100k+ in a 1-Mile Radius
- \$100+ Million Spent on Education & Day Care in a 5-Mile Radius



Representative Photo



Offering Price
\$4,000,000



Cap Rate
7.00%

[Click Here for Website & Executive Summary](#)

For more information, contact:

Bradley Feller
AZ Lic. #BR685825000

[Contact Broker](#)

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Stan Johnson Company
303 E Wacker Drive, Suite 1111
Chicago, IL 60601
P: +1 312.240.0127

stanjohnsonco.com



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