



The Learning Experience
3735 S Arizona Avenue
Chandler, AZ 85248

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

This Offering Memorandum Features For Sale the 10,000 SF Learning Experience Located at 3735 S Arizona Avenue Located in Chandler, Arizona. With 11 Years on a Triple Net (NNN) Lease and 10% Rent Increases Every 5 Years, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant.

OFFERING SUMMARY

PRICE	\$4,000,000
CAP	7.00%
NOI	\$280,000
PRICE PER SF	\$400.00
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3735 S Arizona Avenue Chandler, AZ 85248
COUNTY	Maricopa
BUILDING AREA	10,000 SF
LAND AREA	2.12 AC
BUILT	2017



HIGHLIGHTS

- Recently Developed Property With 11 Years of Term Remaining
- Attractive Rent Increases With 10% Escalations Every 5 Years; First Rent Bump Will Occur in June of 2022
- The Learning Experience is Shadow Anchored By Target, Which is Located in the Paseo Lindo Shopping Center and Home to 17 Retail Stores
- Two (2), Five (5) Year Options to Extend
- The Learning Experience is One of the Fastest Growing Childcare and Early Education Franchises in the U.S.
- Currently Has Over 450 Centers Open and Operating Nationally With a 45.5% Compounded 5 Year Annual Revenue Growth
- With Over 450 Centers Open or Under Development and 35 Centers Being Opened Annually, the Company is Recognized as a Leader in the Early Education Industry
- Strategically Located Near S Arizona Avenue Which Sees Over 32,660 VPD
- Located Within a Large Phoenix Submarket With Over 250,000 Residents
- Population Growth is Expected to Exceed 9.50% Within a 1-Mile Radius of the Asset
- More Than 119,015 Households Within a 5-Mile Radius Which Spend on Average Over \$2,800 on Education and Day Care Per Year
- Walking Distance to Nearby Tenants: Target, PetSmart, Starbucks, IHOP, Five Guys, Panera Bread, LA Fitness, Chick-fil-A, Wendy's and More



ACTUAL PROPERTY IMAGE

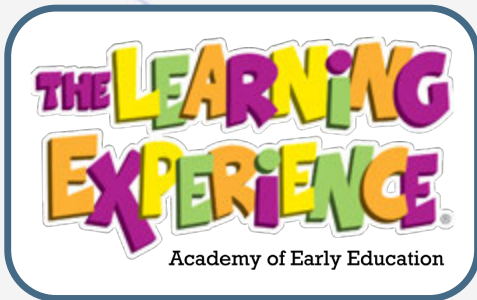
LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	May 17, 2017
LEASE EXPIRATION	May 31, 2032
LEASE TERM	~11 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 (Capped at \$3,000)
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,000 SF	\$280,000	\$28.00
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intel

Basha
Elementary School

Hamilton High
School Football

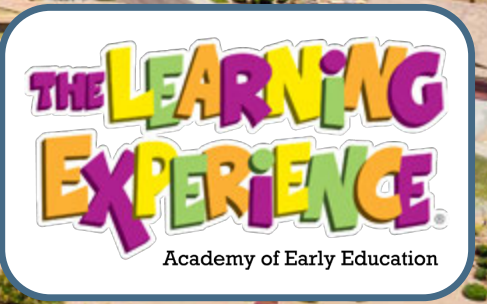
Hamilton
Aquatic Center

Hamilton
High School

chandlerpublic
LIBRARY

87 S Arizona Ave

Chandler
Fashions





Chandler United
Methodist Church

E Ocotillo Rd

- ALAMO
- DQ
- UNITED STATES POSTAL SERVICE
- MATTRESS FIRM
- LOWE'S
- ROSS STAPLES
- petco
- O'Reilly
- BIG 5
- jiffy lube
- DOLLAR TREE
- Jack
- SUBWAY
- SALLY BEAUTY
- Target
- LA FITNESS
- PET SMART
- elements massage
- lash
- One I STOP Nutrition
- Christian Brothers Automotive
- CUBESMART self storage
- DOLLAR SELF STORAGE
- Firestone COMPLETE AUTO CARE
- JET'S PIZZA
- SportClips HAIRCUTS
- Cane's
- YOGI'S GRILL
- Panera BREAD
- FLOYD'S
- menchie's
- Visionworks
- rubios COASTAL GRILL
- T-Mobile
- MOD
- IHOP

**THE LEARNING
EXPERIENCE**
Academy of Early Education

THE LEARNING EXPERIENCE

Academy of Early Education

S Arizona Ave

AutoZone Walgreens
Fruity's Burger King SUPERCUTS
Chevron Shell Starbucks DUNKIN' SportClips
1STBANK cricket

HomeGoods ALDI goodwill
PEI WEI Tuesday Morning
Starbucks Albertsons TACO BELL Arby's
SPROUTS Farmers Market WELLS FARGO McDonald's
smash burger Pizza Hut
pete's pizza popeyes
HAND & STONE COLD STONE

CVS pharmacy LA FITNESS PETSMART
munchies Chick-fil-A target
CubeSmart Starbucks Carl's Jr.
PACIFIC SERVICE Smoother King Tanaka FIVE GUYS
Firestone IHOP rubio's
Pizza Hut elements AutoZone

PAPA JOHN'S New York Community Bank
Starbucks Washington Federal. McDonald's SAFeway

ACE CVS pharmacy
SUBWAY bealls OUTLET

sears Michaels Michaels THE HOME DEPOT
Walmart target JCPenney TJ-maxx
Pollo Loco target PETSMART
Harkins CUBE SMART Staples
Party City ROSS DOLLAR TREE
DEL TACO IN-N-OUT SKECHERS
Chick-fil-A CVS pharmacy
Carl's Jr. BOB'S FURNITURE
Jamba Juice TEXAS BURLINGTON
ESPORTA Heartland SEPHORA
penny's

Fruity's SPROUTS Farmers Market goodwill
SUPERCUTS Little Caesars
EoS FITNESS DUNKIN' WELLS FARGO
CHASE Great Clips
POPEYES SUBWAY TACO BELL

DOLLAR TREE Lowe's THE HOME DEPOT
petco Staples
BIG 5 Cane's ROSS
PIZZA SUBWAY O'Reilly
SportClips MATTRESS FIRM Jack
verizon Jiffy lube
SALLY BEAUTY FANTASTIC SAM'S Costa Vida

Fruity's ANYTIME FITNESS
DUNKIN' Papa Murphy's Starbucks
Great Clips Jack
BIG TIRES

COST CUTTERS Bashas' ACE
Starbucks CVS pharmacy AutoZone
BMO Harris Bank
Orangetheory FITNESS Pizza Hut

Albertsons
Walgreens DISCOUNT TIRE

CHANDLER | MARICOPA COUNTY | ARIZONA

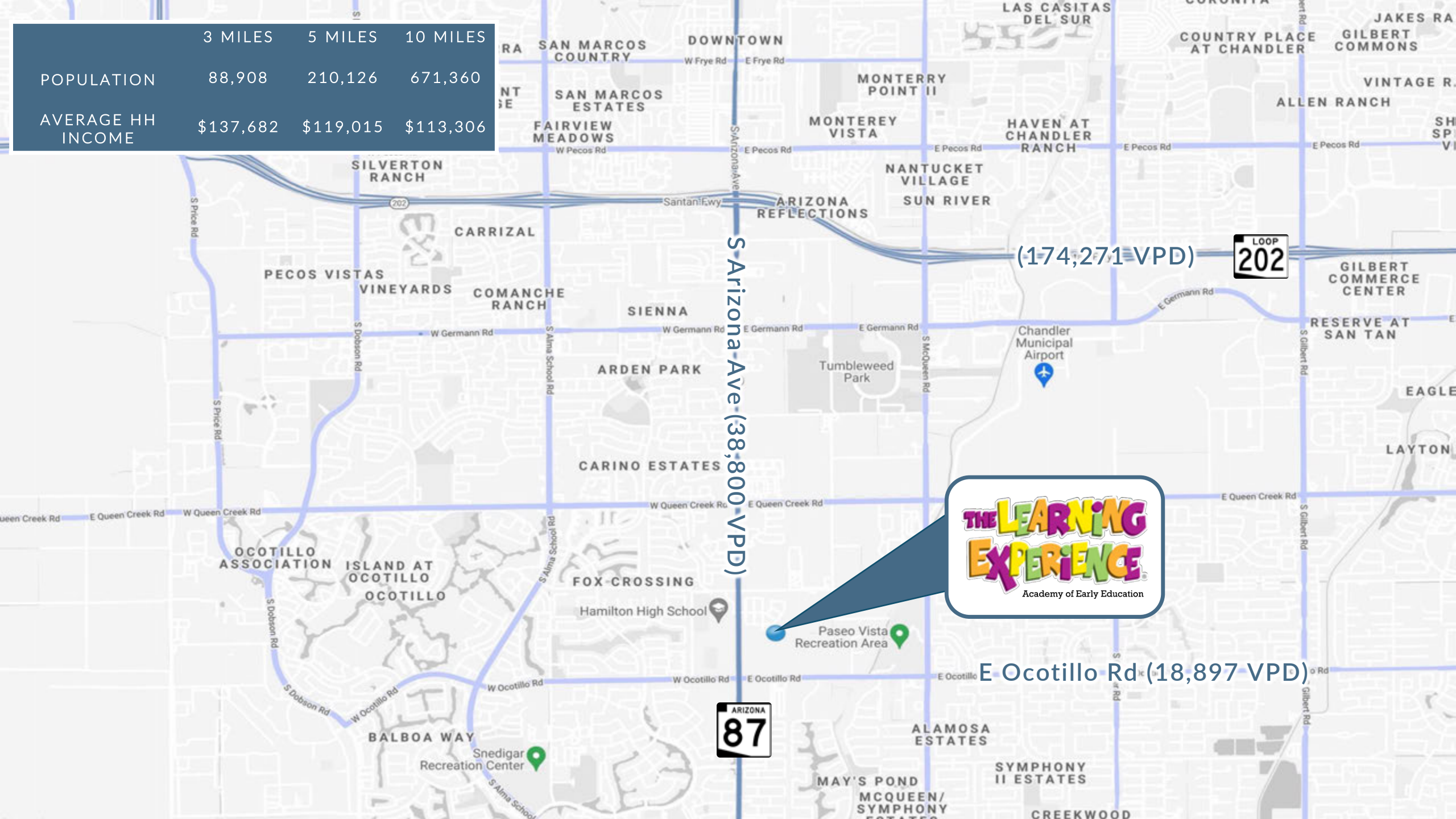
The City, incorporated on February 17, 1920, is located in the south-eastern portion of Maricopa County (the County), and encompasses approximately 65 square miles. Chandler is the fourth largest city in Arizona and is one of several major cities comprising the greater Phoenix metropolitan area, which is the economic, political, and population center of the State of Arizona. The City's population has experienced remarkable growth over the past 25 years, increasing by 139 percent, from an estimated 108,000 in 1993 to more than 257,850 in 2018. With a 2020 population of 268,675, it is the 4th largest city in Arizona and the 80th largest city in the United States.

The City's economic growth prior to the current decade was in large part attributable to its manufacturing sector, which is led by high-tech industrial companies such as Intel Corporation, Northrop Grumman, Microchip Technology, and NXP Semiconductors. These four companies combine to employ over 15,000 people in the City. A rapidly growing industry in recent years has been financial services with companies such as Wells Fargo, Bank of America, PayPal, Toyota Financial Services, GM Financial Services, Liberty Mutual, Mr. Cooper, and Allstate, together employing over 14,000 people. Situated in the southeast portion of Greater Phoenix, Chandler is easily accessible by several major freeways including Interstate 10, the southernmost coast-to-coast interstate highway in the United States, as well as the U.S. A number of major regional markets are located within a day's drive including Los Angeles, San Diego, Las Vegas, Salt Lake City, Albuquerque, Denver and El Paso.

Located in Metropolitan Phoenix, Chandler embodies an active lifestyle with easy access to outdoor recreation with endless family-fun, award-winning events, world-class golf facilities, and a vibrant downtown. Chandler Fashion Center, the state's second largest mall is in Chandler city. One of five locations in the world, Crayola's premier, one-of-a-kind family attraction features dozens of hands-on activities where families can come together and create colorful memories. The Eddie Basha Collection, a corporate art gallery is a hidden gem and boasts one of the world's most extensive collections of Western American and American Indian Art. The Chandler Center for the Arts provides a robust arts season with performances that will delight, and visual arts exhibits that will inspire. Veterans Oasis Park, located in the eastern part of Chandler is a great park where all ages and all abilities can get out and explore.



	3 MILES	5 MILES	10 MILES
POPULATION	88,908	210,126	671,360
AVERAGE HH INCOME	\$137,682	\$119,015	\$113,306



THE LEARNING EXPERIENCE
Academy of Early Education

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 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.



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