




KIDDIE 
ACADEMY
EDUCATIONAL CHILD CARE

21950 E QUINCY AVENUE
AURORA (DENVER MSA), CO 80015

ACTUAL LOCATION
BRAND NEW CONSTRUCTION

ACTUAL LOCATION
BRAND NEW CONSTRUCTION



Jones Lang LaSalle ("JLL") Capital Markets, Net Lease is pleased to exclusively offer a premier net lease opportunity to acquire a single tenant Kiddie Academy located in Aurora, CO in the Denver MSA – the #2 ranked "Best Place to Live" in the United States. This Kiddie Academy pays attractive 10% rent increases on a 20-year absolute NNN lease. The Property is well-positioned near the corner of the highly-trafficked intersection of E Quincy Ave and Highway E-470, with the two roads combining for over 59,000 vehicles per day which pass by Kiddie Academy. Over 109,000 people live within 3 miles of the Property with an average household income of \$121,000.

\$6,346,000
Purchase Price



5.50%
Cap Rate



\$349,020
NOI




20 Years
Remaining Lease Term







INVESTMENT HIGHLIGHTS

 **NEW LONG-TERM LEASE WITH ATTRACTIVE RENT INCREASES**
The new 20-year, absolute NNN lease provides a secure cash flow and ideal passive investment over an extra-long term—with no landlord responsibilities and 10% rent increases every 5 years.

 **UNMATCHED DEMOGRAPHICS IN DENSITY, AFFLUENCE, AND GROWTH**
Over 16,000 people reside within 1 mile of Kiddie Academy where the average household income is \$132,000 and the population is projected to grow by a strong 5.8% over the next 5 years.

 **OVERWHELMING DEMAND FOR BEST-IN-CLASS CHILDCARE**
Customer analytics for childcare demand report 26,513 potential core customers in 3 miles surrounding Kiddie Academy. Kiddie Academy will have a maximum enrollment of 162 children.

 **ONE-STOP SHOP FOR MORNING DROPOFF**
A signalized intersection on Quincy Ave. and an access road from Picadilly St. guide commuters to a 'one-stop shop' for morning dropoff, coffee, and fuel at the connected Kiddie Academy, Starbucks, and Maverik Adventure's First Stop.

 **THE RISE OF DUAL-INCOME HOUSEHOLDS**
Over 53% of households today benefit from dual incomes, compared to only 25% in 1960 (Source: Pew / MagnifyMoney). Aurora attracts these earners who seek quality of life and high-quality childcare.



INVESTMENT HIGHLIGHTS



NEW CONSTRUCTION AND CURATED DESIGN

The newly built 9,972 SF learning facility and 5,012 SF outdoor play area is designed to fit the community with state-of-the-art functional classrooms, play areas, and a commercial-grade kitchen.



MARKET-LEADING BRAND AND INNOVATIVE EDUCATOR

Kiddie Academy has over 220 locations nationwide and attracts highly desirable customers with an innovative curriculum that includes character education, health and fitness, and technology.



CHILDCARE TO SUPPORT AURORA'S FAST-PACED EMPLOYMENT GROWTH

Aurora is the 3rd largest city in Colorado and its suburban office submarket has delivered 3.1M SF since 2015 to keep pace with the growing relocation demand from elsewhere in Denver as well as the rest of the country.



EXPLOSIVE GROWTH IN SURROUNDING MASTER-PLANNED COMMUNITY OF COPPERLEAF

At full buildout, Copperleaf will feature 15 residential neighborhoods and 3 apartment complexes totaling over 4,800 residential units plus schools, senior living, natural amenities, and a town center.



DENVER METRO: MOUNTAIN OASIS

The Denver MSA is the #2 Best Place to Live (U.S. News, 2020) and #3 Hottest Job Market (WSJ, 2020) in the country. Colorado is home to 4 of the top 5 Best Places to Live as ranked by U.S. News in 2020.



COPPERLEAF COMMUNITY TIME LAPSE AERIALS

OCTOBER 2012

Sky Vista Middle School
850 Students | Built 2004-2005

**Primrose School of Tallgrass
The Goddard School**
Day Cares | Built 2019

Mountain Vista Elementary
700 Students | Built 2012-2013

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE



Liden Neighborhood
Home to the
"Prehistoric Park" for Kids

Cherry Neighborhood

OCTOBER 2015

Arboretum Neighborhood
Pool, Clubhouse,
Playground, Sports Court

Service Street Auto Repair
BUILT 2013

Walmart*
Neighborhood Market
BUILT 2015

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Spruce Neighborhood

JUNE 2021



BUILT 2019

Peakline Apartments
266 Units

Future Town Centre
Residential/Retail

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Caliber at Copperleaf
232 Apartments | Planned

Affinity Senior Living Center
179 Units | Built 2020

MAY 2018

Tall Grass ANIMAL HOSPITAL
T Mobile
BUILT 2017

MARCO'S PIZZA
BUILT 2017

TACO BELL
BUILT 2017

**Maverik Convenience Store
& Gas Station**
BUILT 2018

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

Aspen Crossing Elementary
610 Students

Sky Vista Middle
850 Students

Denver Tech Center
Business and economic trading center
Headquarters for:
Aimco **Red Robin** **RE/MAX**
CREATING VALUE GOURMET BURGERS AND BEERS
londontrustmedia

Dakota Valley Elementary
610 Students

PEAKLINE
AT COPPERLEAF

MURPHY
USA

McDONALD'S

7
ELEVEN

Walmart
Neighborhood Market



TACO BELL

ADVENTURE'S FIRST STOP
MAVERIK



Downtown Denver **15 Miles**

E QUINCY AVENUE - 17,860 VPD

Affinity
COPPERLEAF

179-unit Senior Living Community Featuring a Complete Array of Amenities and Services

TENANT OVERVIEW



Kiddie Academy is an educational day care center with over 220 locations spread across more than 30 states. More than 210 of those locations are operated by franchisees. Kiddie Academy opened its first location in 1981 and has 40 years of childcare experience. The company is expanding quickly and plans on adding over 100 new locations over the next 5 years with more than 40 coming in the next 24 months. The vast majority of Kiddie Academy locations are franchisee-owned, and more than half of Kiddie Academy's franchisees own multiple locations.

Kiddie Academy serves children from 6 weeks old up to 12 years old. Their services include before and after school programs as well as full-day learning programs for students of all ages. Tuition and enrollment vary upon the program, child age, hours of attendance, and the geographic market of the Academy.

CORPORATE OVERVIEW KIDDIE ACADEMY

Ownership:	Essential Brands, Inc.
Year Founded:	1981
Headquarters:	Abingdon, Maryland
Locations:	250+

LEASE ABSTRACT

\$6,346,000
Purchase Price 

5.50%
Cap Rate 

\$349,020
NOI 

LEASE DETAILS

Address	21950 E Quincy Ave, Aurora, CO 80015
Tenant	Tuckersnell Academies of Aurora-CL, LLC
Lot Area	1.3 Acres
Size	9,972 SF
Year Built	2022
Annual Rent	\$349,020 (\$35.00 PSF)
Lease Type	Absolute NNN
Proj. Rent Commencement	March 1, 2022
Proj. Lease Expiration	February 28, 2042
Remaining Lease Term	20 years
Remaining Options	Three, 5-year options

TENANT RESPONSIBILITY DETAIL

Insurance	Tenant maintains insurance on the premises.
Real Estate Taxes	Tenant pays real estate taxes directly to the taxing authority.
Maintenance & Repairs	Tenant responsible for maintenance and repairs of the interior and exterior of the premises, including roof, structure, and HVAC.
Utilities	Tenant pays utility charges directly to provider.

LANDLORD RESPONSIBILITY DETAIL

One-Year Warranty	Landlord warrants that in lease year 1, all work performed by Landlord shall be in good working order during lease year 1. The developer assigns all warranties to Tenant at Certificate of Occupancy as prescribed in the lease. In addition, the contractor's work carries a one-year warranty.
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RENT SCHEDULE

Description	Dates	Annual Rent	Rent Increase
Current Term: Year 1	Mar-22 - Feb-23	\$174,510	-
Current Term: Years 2 - 5	Mar-23 - Feb-27	\$349,020	-
Current Term: Years 6 - 10	Mar-27 - Feb-32	\$383,922	10%
Current Term: Years 11 - 15	Mar-32 - Feb-37	\$422,315	10%
Current Term: Years 16 - 20	Mar-37 - Feb-42	\$464,546	10%
Option Term: Years 21 - 25	Mar-42 - Feb-47	\$511,000	10%
Option Term: Years 26 - 30	Mar-47 - Feb-52	\$562,100	10%
Option Term: Years 31 - 35	Mar-52 - Feb-57	\$618,310	10%

LEASE NOTES

Rent Abatement	Tenant pays half rent in lease year 1. Seller will credit at close any outstanding abated rent.
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Downtown Denver
15 Miles

Buckley Air Force Base
5 Miles

Plains Conservation Center
1,100 Acres of Public Hiking Trails

Dakota Valley Elementary
610 Students

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE

EAST QUINCY AVENUE (17,860 VPD)

E470
(41,324 VPD)

Sky Vista Middle
850 Students

Mountain Vista Elementary
700 Students

Thunder Ridge Middle
1,300 Students

Eaglecrest High
3,000 Students

Antelope Ridge Elementary
680 Students

Southlands

1.7M SF of Retail with
270 Apartments Under Construction

Walmart
sam's club
Fairfield
BY MARRIOTT

LOWE'S
amc
THEATRES

Saddle Rock
Shopping Center

SAFeway
THE HOME DEPOT

SONOMA RESORT
AT SADDLE ROCK

MARKET HIGHLIGHTS

- Over 16,000 residents within 1 mile with an average household income of \$133,000 and a projected population growth of 5.8% over the next 5 years.
- At full buildout, Copperleaf will feature 15 residential neighborhoods and 3 apartment complexes totaling over 4,800 residential units.
- Customer analytics for childcare demand report 26,513 potential core customers within 3 miles surrounding Kiddie Academy. Kiddie Academy will have a maximum enrollment of 162 children.
- Aurora is the 3rd largest city in Colorado and the suburban office submarket has delivered 3.1M SF since 2015 to keep pace with relocation demand.

KOHL'S

MOVIE
TAVERN
Major Motion Picture & Game

KING
Soopers

SAFeway

DOLLAR TREE

KING
Soopers

Walmart
Neighborhood Market

QUINCY RESERVOIR

LOWE'S

TARGET

Walmart
Neighborhood Market

Smoky Hill High
2,100 Students

KING
Soopers

SPROUTS
FARMERS MARKET

TRADE AERIAL

MIKE HUGH
RACING & ENTERTAINMENT

DENVER MSA

The City of Denver is located just east of the Rocky Mountains in the north central region of Colorado. A population of over 3.2 million makes Denver one of the most populous MSA's in the country. Colorado was ranked the best state economy in the U.S. in 2019. As of 2020, the state held a poverty rate of 9.6% (7th lowest), and a 5-year annualized employment growth rate of +0.9% (5th highest). Denver has added 368,900 non-farm employees across a diverse set of industries over the last decade. Denver has experienced over 31% growth since 2010, averaging 2.9% in year-over-year employment growth. Denver's job growth over the last decade ranks 5th in the U.S. for metros with a population of one 1,000,000 or more. The city has the 3rd hottest job market in the U.S. according to the Wall Street Journal and is the 4th best place for business and careers according to Forbes.

Denver's strong economy in combination with its high quality of life has propelled the city's population growth. Denver was ranked the 2nd best place to live in the United States, and 4 of the top 5 towns on the list are in Colorado. Denver was in the top 5 cities for population gain in 2020 with an average of over 100 new residents moving to the Metro Denver area daily. The state of Colorado as a whole attracted 60,000 new residents throughout the course of 2020. Colorado is the 2nd most educated state in the nation – in the Denver Metro area, 47.9% of the population (25+) holds a bachelor's degree or higher (U.S. Census Bureau).





NO. 1
**INCREASE IN
SKILLED LABOR**
JLL RESEARCH, 2018

NO. 1
**SMALL BUSINESS
EMPLOYMENT**
PAYCHEX, 2018

NO. 2
**BEST PLACE
TO LIVE**
U.S. NEWS & WORLD REPORT,
2020

NO. 3
**HIGHEST
INCREASE OF
MILLENNIALS IN
THE PAST 5 YEARS**
HAVEN LIFE, 2019

NO. 3
**HOTTEST JOB
MARKET IN THE
UNITED STATES**
WALL STREET JOURNAL, 2020

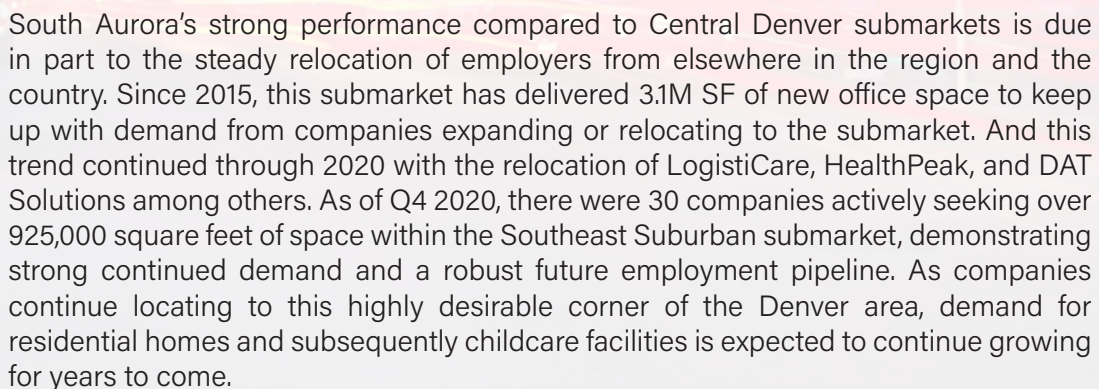
NO. 4
**BEST PLACE FOR
BUSINESS &
CAREERS**
FORBES, 2019

AURORA, COLORADO

Located just 8 miles east of Denver, the city of Aurora is nicknamed the *“Gateway to the Rockies”*, and is known for its natural beauty and wide variety of outdoor activities. Location is a major advantage for Aurora – not only does Aurora harbor many of Denver’s commuters, but the city is also just 12 miles from the Denver International Airport, the 5th busiest airport in the country. Additionally, Aurora is home to UCHHealth University of Colorado Hospital, Colorado’s top ranked hospital.

With a population of 375,803, Aurora is the 3rd largest city in the state of Colorado, and is part of Colorado’s most populated MSA. Aurora’s prime location and high quality of life is driving its population growth, with the population expected to increase by 6.3% by the year 2025 (U.S. Census Bureau).

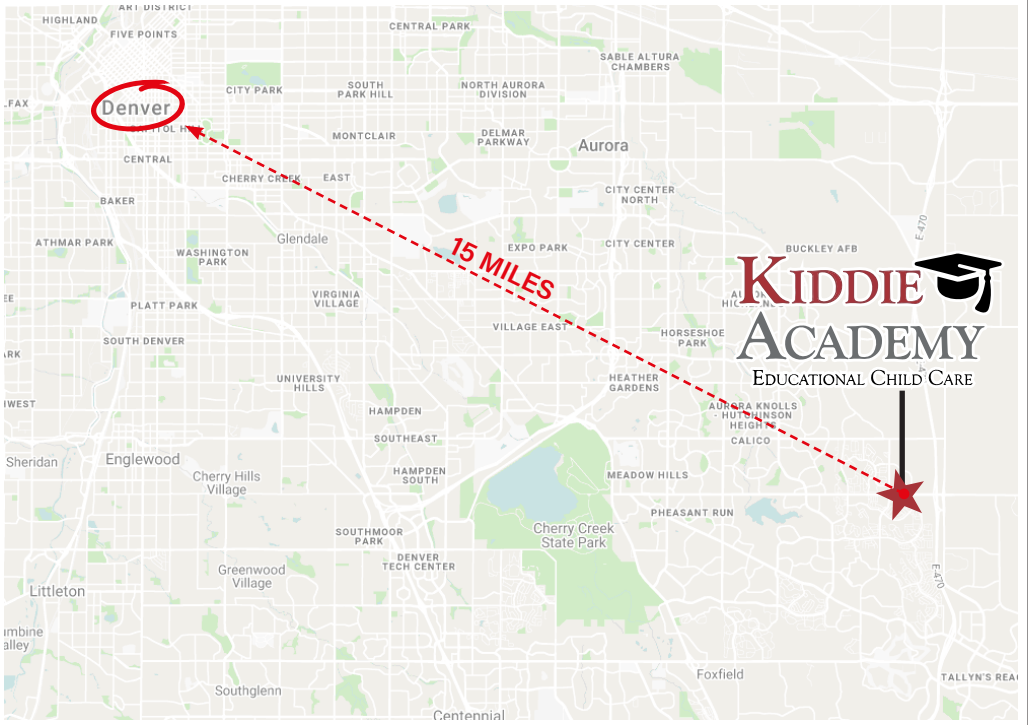




STRONG DEMOGRAPHICS

DEMOGRAPHIC OVERVIEW

POPULATION	1-Mile	3-Mile	5-Mile	Denver MSA
2026 Projection	17,773	115,092	248,316	3,251,055
2021 Estimate	16,792	109,800	235,099	3,023,581
% Growth 2021-2026	5.8%	4.8%	5.6%	7.5%
HOUSEHOLD INCOME				
Average	\$132,796	\$121,407	\$119,580	\$113,772
Median	\$116,438	\$106,108	\$99,865	\$84,899



DOWNTOWN DENVER SKYLINE



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