

RENDERING IMAGE



SANDS INVESTMENT ARIZONA, LLC



The Learning Experience  
6543 E McKellips Rd  
Mesa, AZ 85215

# EXCLUSIVELY MARKETED BY:

2



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# INVESTMENT SUMMARY

This Offering Memorandum Features For Sale the 10,095 SF Learning Experience Located at 6543 E McKellips Road in Mesa, Arizona. This Opportunity Includes a Long-Term 15 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secured Investment.

## OFFERING SUMMARY

PRICE	\$5,888,750
CAP	6.00%
NOI	\$353,325
PRICE PER SF	\$583.33
GUARANTOR	The Learning Experience

## PROPERTY SUMMARY

ADDRESS	6543 E McKellips Road Mesa, AZ 85215
COUNTY	Maricopa
BUILDING AREA	10,095 SF
LAND AREA	1.63 AC
YEAR BUILT	2022





# HIGHLIGHTS

- Long-Term 15 Year Triple Net (NNN) Lease With Minimal Landlord Responsibilities
- Corporate Guarantee
- The Learning Experience® Started in 1980 With One Location in Boca Raton, FL; More Than 275 Locations Have Opened Since
- Nearby Feeder Elementary Schools Include: Falcon Hill, Salk, Bush, Ramon S Mendoza and Sandra Day O'Connor
- Companies With a Major Presence in Mesa and Greater Phoenix Area Are Intel (Top Employer With 11,000 Employees), Banner Health, Mesa Public Schools, the Boeing Company, City of Mesa and Walmart
- Minutes From the Mesa Community College, Uptown Jungle Fun Park and Four Golf Clubs
- Strong Demographics With a Population of 202,901 Residents Making an Average Household Income of \$85,569 Within a 5-Mile Radius
- Mesa is Part of the Sonoran Desert and Has Over 2,280 Acres of Parkland Including Red Mountain Park Which Spans 1,146 Acres and Provides a Lake, Playgrounds, Basketball and Volleyball Courts
- Nearby Tenants Include: Home Depot, Target, Bed Bath & Beyond, Safeway, Discount Tire, Chick-fil-A, Circle K, Starbucks, T-Mobile, Panda Express, Taco Bell, McDonald's and More



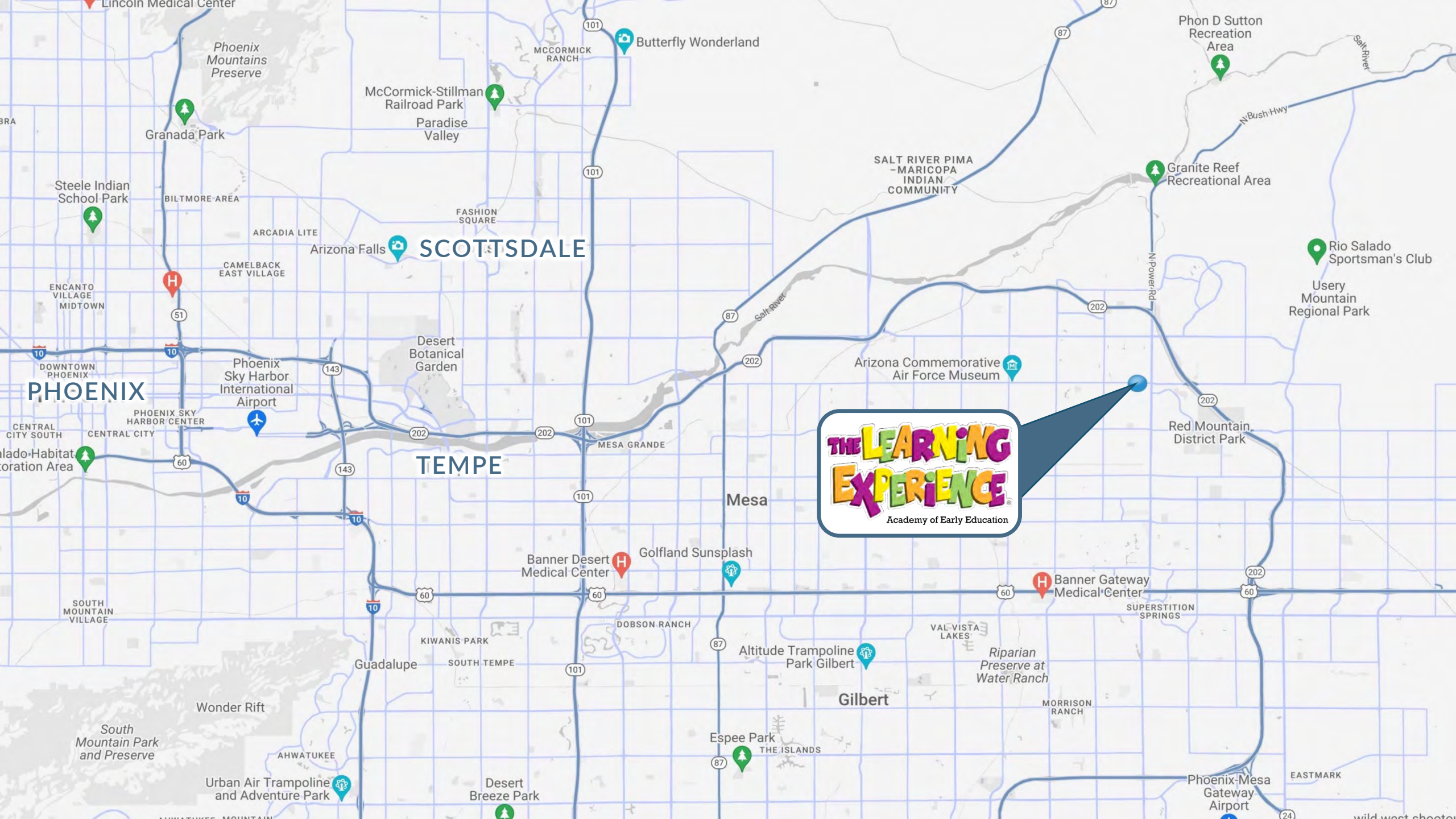
# LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,095 SF
LEASE COMMENCEMENT	~2023
LEASE EXPIRATION	~2037
LEASE TERM	15 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	8% 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
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,095 SF	\$353,325	\$35.00
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**THE LEARNING EXPERIENCE**  
Academy of Early Education





E McKellips Rd

Fritstrans

N 66th St

under10dollarje  
welrytree

Tidwell  
Concrete Inc

A J Air

*Lynea Paragis*  
Accounting Solutions

Banfield PET HOSPITAL | bhere | PET SMART | Michaels

Massage Envy

STEVE'S KRAZY SUB

Jackson Hewitt TAX SERVICE

SMART FILM  
Tint | Clear Bra | Home

DUNKIN'

SportClips  
HAIRCUTS



BIG TIRES



Cafe Rio  
MEXICAN GRILL

T Mobile



N Power Rd

Chick-fil-A



DISCOUNT  
TIRE



**SPROUTS HOME 2**  
FARMERS MARKET SUITES BY HILTON

**MOD PIZZA** **verizon**

**Denny's** **IN-N-OUT BURGER**

Red Mountain Fwy

**THE HOME DEPOT** **Michael's**  
**PET SMART** **DUNKIN'**

**ACE** **Bashas'**  
**BIG 5** **SUBWAY**  
FANTASTIC SAM'S **Orangetheory**

**goodwill** **Albertsons**  
**LA FITNESS** **Great Clips**

LOOP 202

N Power Rd

E McKellips Rd

**Painted Mountain**  
RESTAURANT • PATIO • LOUNGE

**PALMAS DEL SOL**  
A Thesman Community

**target** **BED BATH & BEYOND**  
**FAMOUS** footwear  
**CVS pharmacy**

**goodwill** **AMERICAN FREIGHT FURNITURE - MATTRESS**  
**Firestone** **Rally's**  
**ExtraSpace Storage**

**Walmart Supercenter** **Staples**  
**DOLLAR TREE** **Carl's Jr.**  
**PANDA EXPRESS** **Starbucks** **Domo** **JOJO'S SANDWICHES**

**fray's** **KOHL'S**  
**GNC** **AutoZone**  
**LIVE WELL** **SUPERCUTS**

**THE LEARNING EXPERIENCE**  
Academy of Early Education

**Walgreens** **FIREHOUSE SUBS**  
**SAFeway** **PAPA JOHN'S** **COLD STONE**

**99¢ only** **fray's**  
**DOLLAR TREE** **AutoZone**  
**LifeStorage** **PAPA JOHN'S**



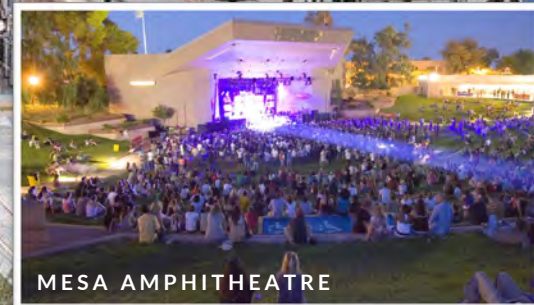


## MESA | MARICOPA COUNTY | ARIZONA

Mesa is a city in Maricopa County, in the state of Arizona. It is a suburb east of Phoenix in the East Valley section of the Phoenix Metropolitan Area. It is bordered by Tempe on the west, the Salt River Pima-Maricopa Indian Community on the north, Chandler and Gilbert on the south along with Queen Creek, and Apache Junction on the east. The city is the 35th largest city in the United States and is the third largest city in the State of Arizona. Mesa is located 16 miles east of Phoenix, the State Capitol. The city was founded in 1878 and incorporated July 15, 1883. Total land area encompasses 138 square miles. Mesa is a city on the move with an abundance of freeways, highways, and state routes strategically located along commerce corridors and current and future population centers. The City of Mesa had a population of 519,384 as of July 1, 2021.

Mesa offers a diverse and sustainable economy that features a balance of base industries that create high quality jobs. Mesa OED promotes Mesa as a premier location for business, targeting key industries that provide high-wage jobs, and where Mesa has competitive advantage and strategic opportunity. Such industries include Healthcare, Education, Aerospace and Defense, Technology and Tourism. The area's climate makes it an ideal tourist destination; a strong and growing economy lure top companies and young professionals. Mesa has two airports, Falcon Field Airport and Phoenix-Mesa Gateway Airport, and is minutes from Phoenix Sky Harbor International Airport. Mesa is home to Mesa Community College, the largest of the Maricopa Community Colleges, which enrolls over 24,000 full and part-time students. Major Employers in the area include: Banner Health, Mesa Public Schools, The Boeing Company, City of Mesa and Walmart.

Mesa, Arizona is a boundless destination surrounded by the natural Sonoran Desert beauty of Tonto National Forest and the communities of Apache Junction, and Queen Creek. This regional recreation playground boasts an assortment of lifestyle and leisure pursuits for visitors. In downtown Mesa, the Arts and Cultural District is home to the Mesa Arts Center, the Mesa Southwest Shakespeare Company, the Mesa Southwest Museum and several galleries, dance companies and theaters. The Mesa Amphitheatre is one of metro Phoenix's top places to see popular music's biggest acts. Other cultural attractions in Mesa include the Commemorative Air Force Museum and the Mesa Historical Society & Museum. Mesa Riverview is a new outdoor destination retail center in the northwestern corner of the city.

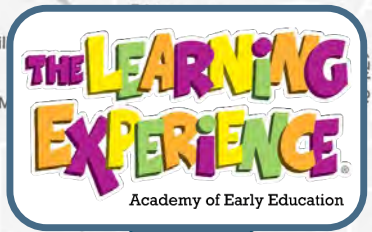


MESA AMPHITHEATRE



BANNER HEALTH





E McKellips Rd (21,140 VPD)

N Power Rd (26,238 VPD)

(70,476 VPD) Mountain Fwy

	1 MILE	3 MILES	5 MILES
POPULATION	13,159	83,884	202,901
AVERAGE HH INCOME	\$98,413	\$93,210	\$85,569



# 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](http://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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