



KinderCare Castle Rock

3760 Dacoro Lane | Castle Rock, Colorado



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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Quiver Investments, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity. The material is based in part upon information supplied by the Owner and in part upon information obtained by Quiver Investments, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provision contained herein. No warranty or representation, expressed or implied, is made by the Owner, Quiver Investments, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the Property.

The Owner and Quiver Investments, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. Quiver Investments, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Quiver Investments, LLC is acting as the exclusive Agent for the Seller in this transaction.

EXCLUSIVELY PRESENTED BY:

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KinderCare Castle Rock

INVESTMENT OVERVIEW

- Executive Summary
& Investment Highlights



INVESTMENT OVERVIEW

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

Quiver Investments is pleased to offer to qualified investors a 100% fee simple interest investment opportunity in 3760 Dacoro Lane, a 17,494 SF KinderCare facility located in Castle Rock, Colorado.

The subject property was originally constructed in 2014 and KinderCare recently signed a lease which has remaining term of approximately 10.25 years. The immediate area boasts excellent demographics with a very affluent surrounding community combined with the highest population of children under 5 years old of all the surrounding cities.

Castle Rock itself is a suburban community about 35 minutes south of downtown Denver and 20 minutes south of Denver Tech Center and is recognized as one of the most family-friendly communities in Colorado ranking it as the 7th fastest growing city (US Census). The town is located within Douglas County which is the 5th wealthiest county (Forbes) and the 2nd healthiest county in the country (US News and World Report).

- Long term NNN lease with 10.25 years remaining
- Highest concentration of population under 5 years old of all the surrounding communities (measured as a % of total population).
- KinderCare Learning Companies, based in Lake Oswego, Oregon is one of America's largest providers of early education and child care.
- Just 30 miles south of Downtown Denver, Caste Rock is a beautiful and affluent suburb of Denver with a small town feel.
- 14.8% annual population growth within 1 mile of the subject property from 2010-2022.
- Castle Rock residents are among the most educated in the United States.
- According to recent US Census Data, Castle Rock is one of the 7 fastest growing cities in America.



PRICE
\$9,714,286



NOI
\$510,000



LOT SIZE
2.35 Acres



CAP RATE
5.25%



BUILDING SIZE
17,494 SF



YEAR BUILT
2014



KinderCare Castle Rock

PROPERTY OVERVIEW

- Property Description & Building Details
- Floorplan
- Building Photos
- Site Plan



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

PROPERTY INFORMATION

Address	3760 Dacoro Lane
City, State, Zip	Castle Rock, CO 80109
County	Douglas
Assessor Account No.	R0484771
Building Size	17,494 SF
Lot Size	2.35 Acres
Year Built	2014

OFFERING SUMMARY

Sale Price	\$9,714,286
Cap Rate	5.25%
NOI	\$510,000
\$/SF	\$555.29
Guarantor	Corporate

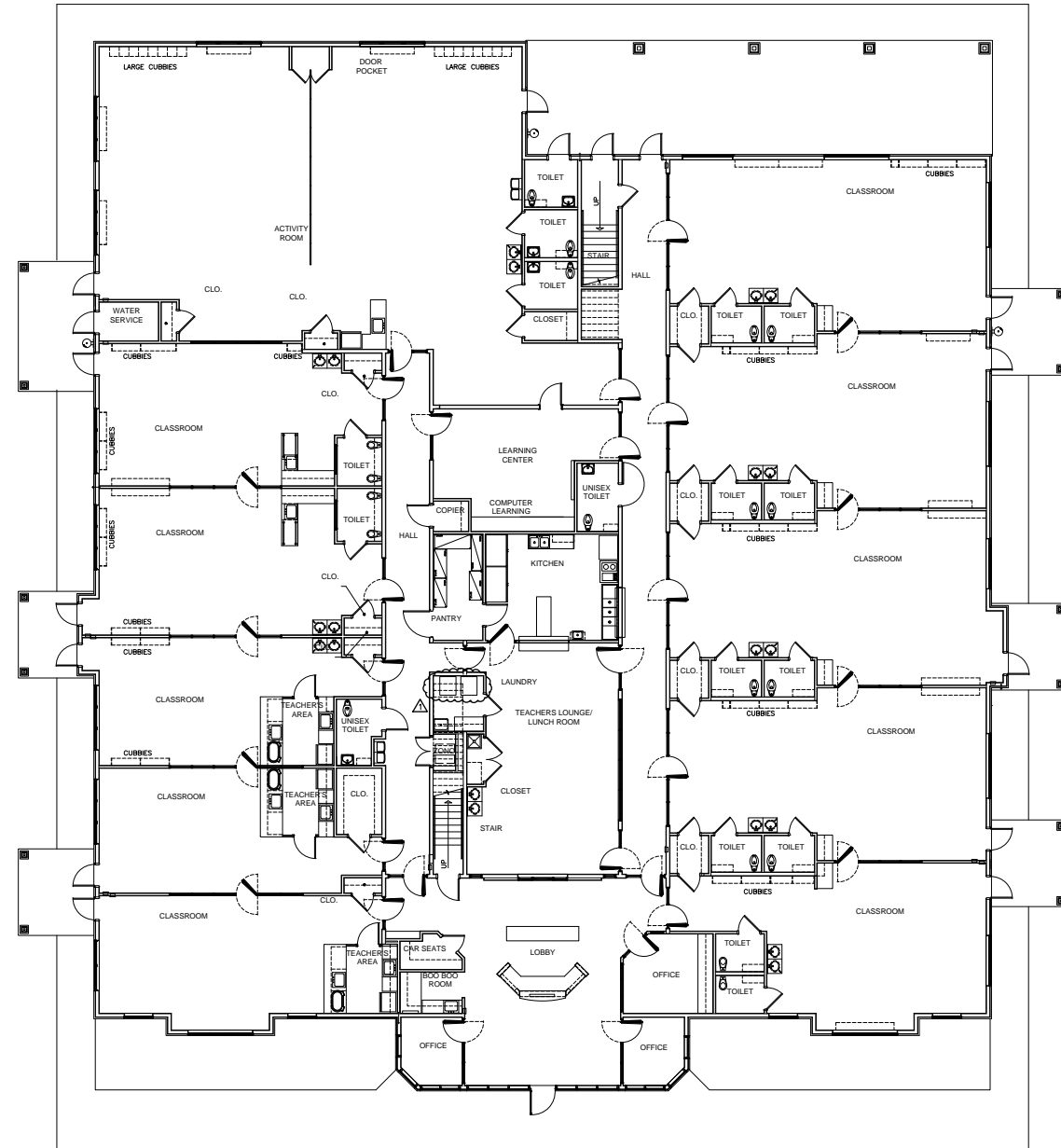


CONSTRUCTION
& SYSTEMS DETAIL

Stories	2 stories
Foundation	4" slab on grade
Roof Structure	Pre-engineeredwood truss
Framing	Wood Framing
Roofing	Dimensional Shingles (30-year)
Exterior Façade	Stucco/Stone
HVAC	(10) Carrier RTUs
Electric	800A, 208/120 Volt, 3-Phase
Fire Sprinkler	Fully sprinklered
Interior Finishes	Class A interior finishes with extensive storefront and glass partitions to maximize natural light throughout the interior



FIRST FLOOR

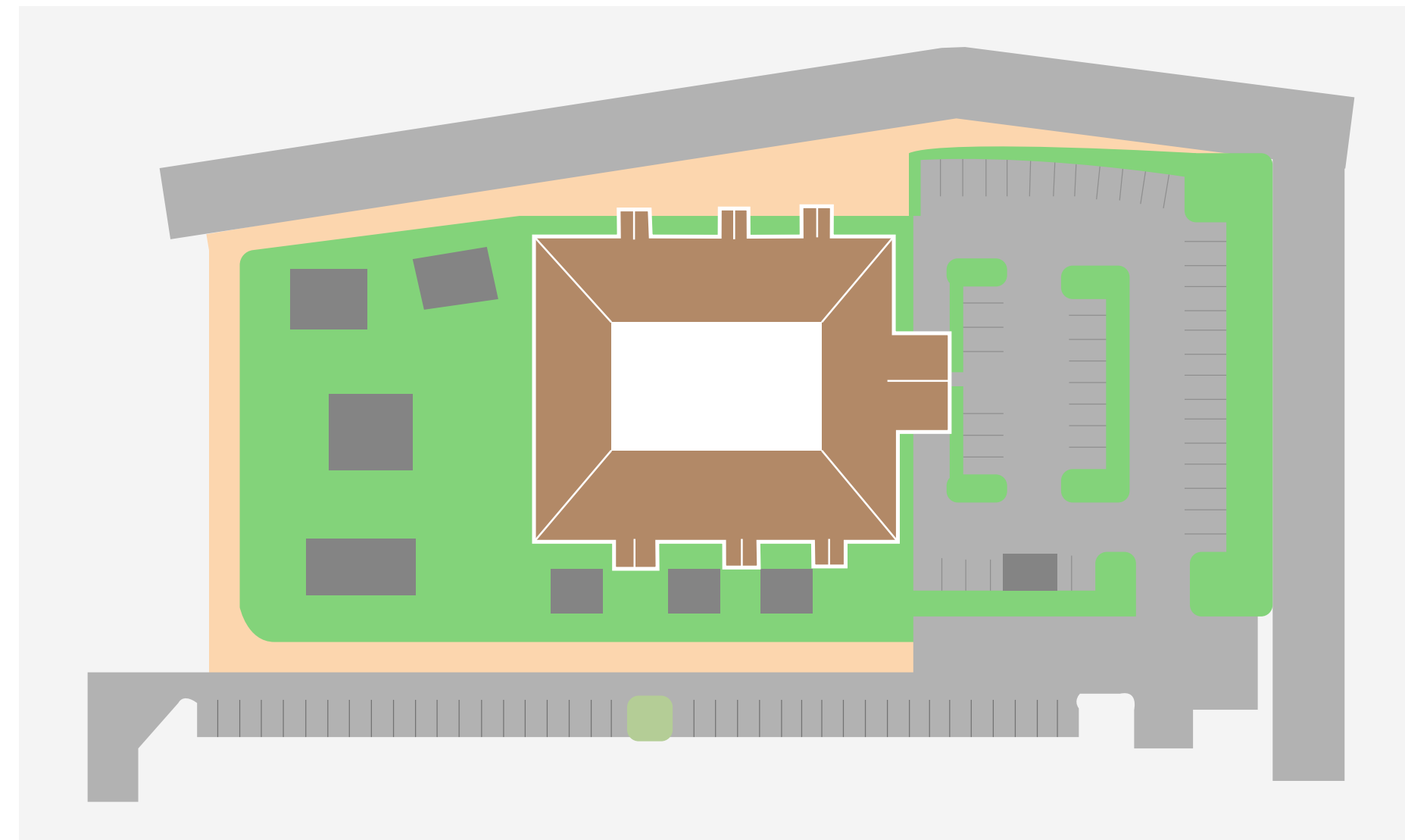


The floor plan of the second floor shows a central corridor (HALL) with a 'DOWN' staircase on the left. To the left of the hall are a 'WATER HEATER' and an 'AIR HANDLER'. To the right of the hall is a large 'STORAGE' area. Further right is a 'TOILET' and 'SECURED STORAGE'. At the top of the plan is an 'EXIT STAIR' with a 'DOWN' staircase. At the bottom of the plan are two 'SECURITY' rooms and a 'WALK-IN CLOSET'. The plan also includes an 'ELECTRIC/PHONE' room and an 'UPPER LEVEL' area.





SITE PLAN



KinderCare Castle Rock

TENANT OVERVIEW

- Lease Abstract
- Tenant Overview

TENANT OVERVIEW

TENANT OVERVIEW





LEASE ABSTRACT

Tenant	KINDERCARE EDUCATION, LLC
Lease Start	June 18, 2021
Lease Expiration	June 17, 2033
Remaining Term	10.25 years
Premises	17,494 SF building on 2.35 acres
% of GLA	100%
Lease Type	NNN
Current Base Rent	\$42,500 per month \$510,000 per year
Renewal Options	(3) 5-year options
Option 1	\$44,625 per month \$535,000 per year
Option 2	\$49,087 per month \$589,050 per year
Option 3	\$53,996 per month \$647,955 per year
Tenant Financials	Within 15 days, no more than 1x per year
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
HVAC	Tenant Responsibility
Structure	Landlord Responsibility
Roof	Tenant Responsibility
Utilities	Tenant Responsibility
Right of First Refusal	None
Guarantor	Corporate – KUEHG CORP

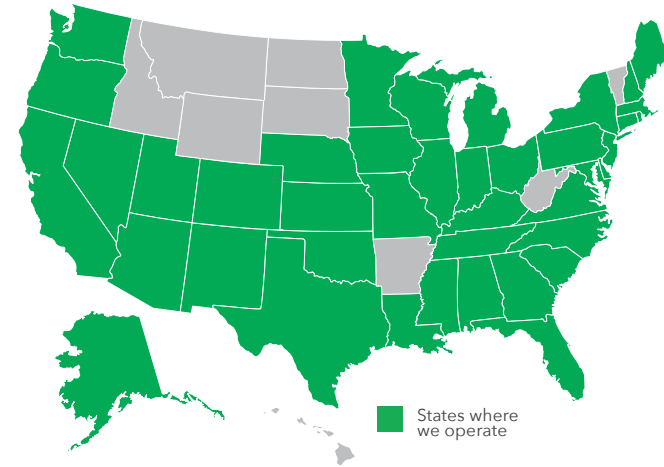
TENANT OVERVIEW



KinderCare Learning Companies is one of America's largest providers of early education and child care serving hardworking families where they need us—in neighborhoods, at work, and in schools nationwide.

We employ approximately 38,000 teachers and staff and operate more than 2,000 early learning centers and programs.

Our company is headquartered in Lake Oswego, Oregon. In 2022 KinderCare Learning Companies earned our sixth Gallup Exceptional Workplace Award—one of only four companies worldwide to receive this award six years in a row.



 **2000+**
locations across the country

40 states and D.C.
have KLC Programs



Community-based Centers

Offers education and care for children six weeks to 12 years old in neighborhoods across the country.



Customized Family Benefits for Employers

Provides customized family benefits, including on-site and near-site early learning centers and back-up care for last-minute child care for hundreds of employers nationwide.



Before- & After-School Programs

Hundreds of sites in local elementary schools, offering before- and after-school learning programs that foster originality and resilience in school-age learners.



Elevated Child Care

Provides a premium early education model by transitioning children into a variety of themed classrooms throughout its signature, spacious facilities for infants through school age.

SOURCE: <https://www.kc-learning.com/newsroom/press-releases>



KinderCare Castle Rock

MARKET OVERVIEW

- Local Demographics



MARKET OVERVIEW

MARKET OVERVIEW






LOCAL DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Population	2,725	31,900	54,883
Median Age	36.1	38.6	39
Bachelor's Degree	49%	48%	48%

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
2022 Total Households	2,636	16,431	27,734
# of Person per HH	2.8	2.8	2.8
Average HH Income	\$133,792	\$136,750	\$142,431
Median Home Value	\$452,357	\$479,531	\$487,907

CASTLE ROCK		
2021 Total Population	100.0%	76,353
 2021 Person under 5 years	7.4%	5,650

TRAFFIC COUNTS (2022)	
Meadows Pkwy & Limelight Ave	31,802



As a basis for comparison, the following are the populations under 5 years in surrounding communities:

Littleton (4.7%); Highlands Ranch (4.9%); Centennial (5.4%); Parker (6.2%)

ANOTHER ARROW IN YOUR QUIVER

BRINGING A UNIQUE APPROACH TO POSITIONING YOUR ASSET



ABOUT QUIVER INVESTMENTS:

Quiver Investments, LLC, is a Denver-based investment sales firm founded on the principles of transparency, accuracy, and trust. The team of professionals at Quiver Investments takes an active and transparent role in advising their clients from around the globe on the acquisition and disposition of commercial real estate investment properties located in Western US. The team challenges each other daily to provide a quiver of resources to our clients by leveraging the latest technology to deliver accurate underwriting analysis, aggressively source new buyers and sellers, and efficiently manage each transaction. Our team also has a network of third-party legal, financial, and professional vendors to aid our clients in fully evaluating their assets, and our hands-on approach means that our team is actively involved throughout the deal cycle and transaction. At Quiver Investments, we prefer to be thought of more as advisors and partners by challenging the status quo of brokerage.

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