



KIDDIE  **ACADEMY**SM
EDUCATIONAL CHILD CARE

**New 20-Year Absolute NNN
Sale Leaseback**

Newly Built (2022)

**Top Performing Operator in
Orange County, CA**

**High Density OC Location
at Freeway On/Off Ramps**

BLVD Real Estate
Investment
Co. ———

Brand New 20-Year Absolute NNN Lease
Kiddie Academy - Buena Park (Orange County), CA





KIDDIE ACADEMY

7501 Commonwealth Avenue, Buena Park, CA 90621

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BLVD Real Estate
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PRICING

Asking Price:	\$8,224,000
Net Operating Income:	\$440,000 w/ Scheduled 2% Annual Increases
Cap Rate:	5.35%
Average Cap Rate (Initial 20-Year Lease):	6.50%

INVESTMENT HIGHLIGHTS

- **Brand New 20-Year Absolute NNN Lease** featuring scheduled rental increases during the initial lease term and options
- **Absolute NNN Lease Structure** - Tenant is responsible for everything including base rent, taxes, insurance, CAM, and roof & structure
- **Ideal 1031 Investment Opportunity for Passive Investor** - No Landlord responsibilities whatsoever
- **Best in Class Tenant / Franchisee** - This location in Buena Park is operated by one of the most successful Kiddie Academy franchisees in the nation with the exclusive rights to operate the Kiddie Academy brand in North Orange County, CA; the tenants other locations include: Irvine, Tustin, Huntington Beach, Santa Ana, Costa Mesa, Buena Park, Orange and growing...
- **Top Tier Orange County location**
- **Outstanding Location at Signalized, Hard Corner Intersection** of Auto Center Drive and Western Avenue - Over 40,188 vehicles per day at the intersection
- **Freeway On-Ramp & Off-Ramp Access** - Located at the on/off ramps for I-5 Freeway and Auto Center Drive
- **Convenient drop Off and Pick Up Location** for parents and children
- **Excellent Preschool / Daycare Enrollment** - Fully enrolled school with waiting list - Long-term security for tenant and investor
- **Affluent / Strong Demographics** - There are over 642,286 residents living within a 5 mile radius of the Subject Property, with an average household income above \$105,686 - Ideal demographics for preschool

PROPERTY SPECIFICATIONS

Address:	7501 Commonwealth Ave, Buena Park, CA	
Building Size:	8,928 SF	
Land Area:	0.77 Acres (Approx)	
APN:	277-074-05 & 277-074-04	
Year Built:	1971 / 2022 (Renovated)	
Traffic Counts:	Auto Center Drive:	16,138 VPD
	20th Street W:	24,050 VPD
	Total Intersection:	40,188 VPD

DEMOGRAPHICS

Source: Costar 2023	1 Mile	3 Miles	5 Miles
Population	28,388	203,138	642,286
Average HHI	\$83,854	\$107,728	\$105,686
Employees	16,212	83,079	278,655



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I-5 FREEWAY (214,617 VPD)

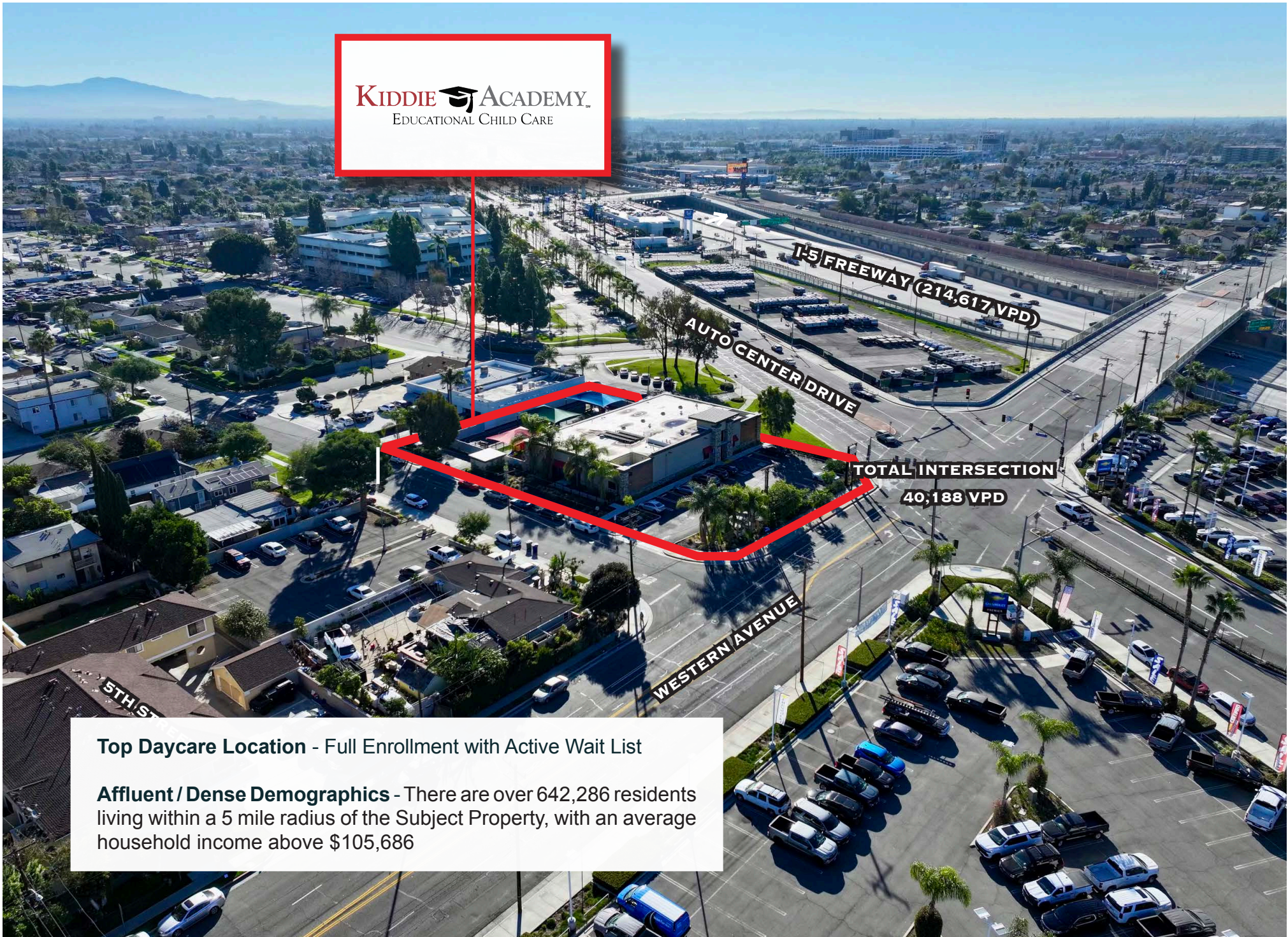
AUTO CENTER DRIVE

**TOTAL INTERSECTION
40,188 VPD**

WESTERN AVENUE

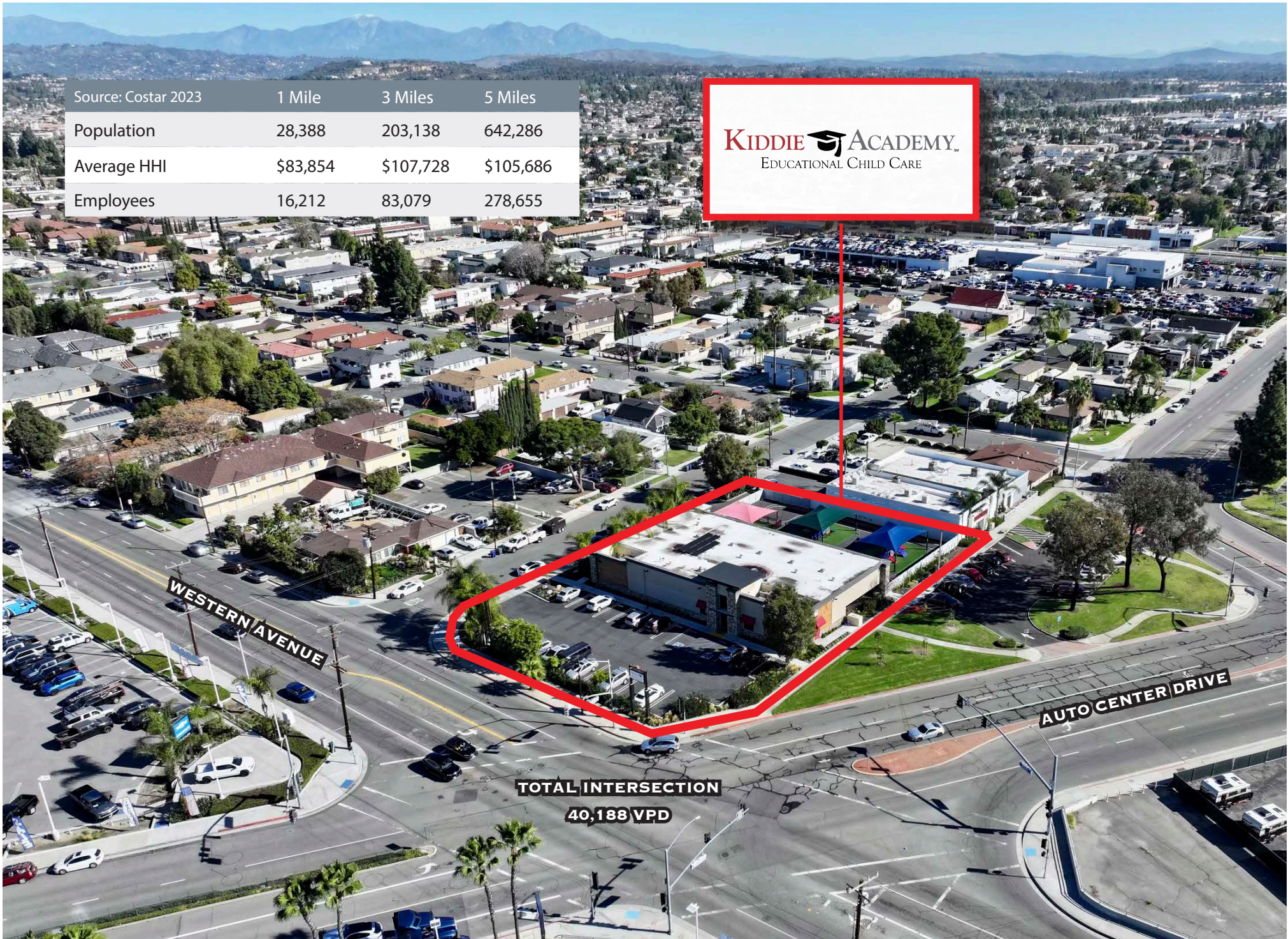
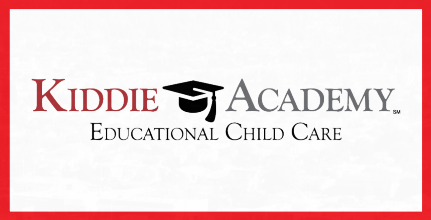
Top Daycare Location - Full Enrollment with Active Wait List

Affluent / Dense Demographics - There are over 642,286 residents living within a 5 mile radius of the Subject Property, with an average household income above \$105,686



AERIAL

Source: Costar 2023	1 Mile	3 Miles	5 Miles
Population	28,388	203,138	642,286
Average HHI	\$83,854	\$107,728	\$105,686
Employees	16,212	83,079	278,655

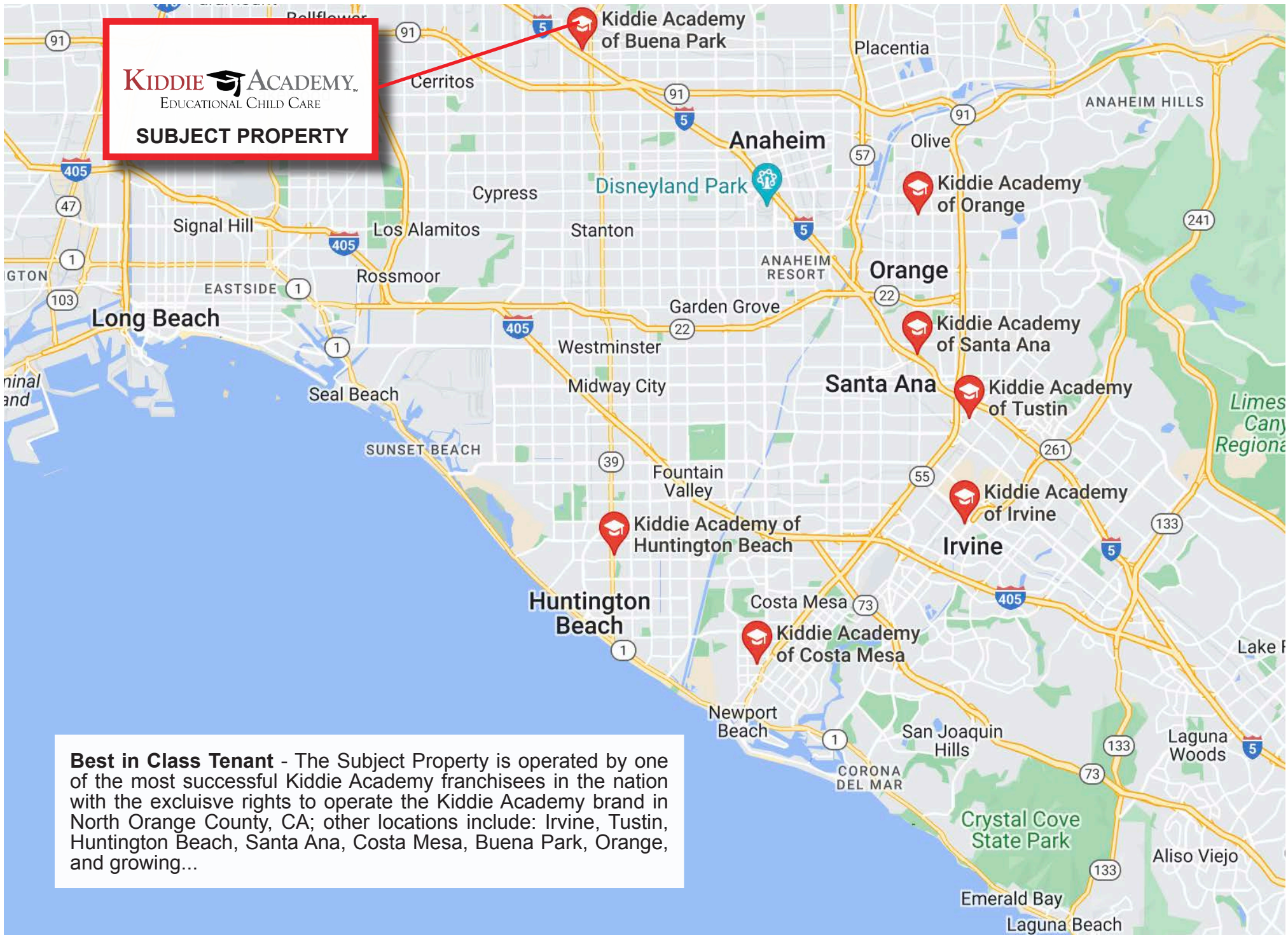


LOCATION MAP - SOUTHERN CALIFORNIA



BEST IN CLASS TENANT / OPERATOR - 7 LOCATIONS IN ORANGE COUNTY & GROWING...

KIDDIE ACADEMY
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SUBJECT PROPERTY



Best in Class Tenant - The Subject Property is operated by one of the most successful Kiddie Academy franchisees in the nation with the exclusive rights to operate the Kiddie Academy brand in North Orange County, CA; other locations include: Irvine, Tustin, Huntington Beach, Santa Ana, Costa Mesa, Buena Park, Orange, and growing...

RENT ROLL

Tenant	Size (SF)	Current Monthly Rent	Current Annual Rent	Rental Increases		CAM Recovery Type	Lease Start	Lease Expires	Lease Options	
				Year	Monthly Rent					Annual Rent
Kiddie Academy	8,928	\$36,667	\$440,000	2 % Annual Increases		Absolute NNN	COE	20 Years from COE	4 (5 year) Options: 2% annual increases	
				Yr 2	\$37,400					\$448,800
				Yr 3	\$38,148					\$457,776
				Yr 4	\$38,911					\$466,932
				Yr 5	\$39,689					\$476,270
				Yr 6	\$40,483					\$485,796
				Yr 7	\$41,293					\$495,511
				Yr 8	\$42,118					\$505,422
				Yr 9	\$42,961					\$515,530
				Yr 10	\$43,820					\$525,841
				Yr 11	\$44,696					\$536,358
				Yr 12	\$45,590					\$547,085
				Yr 13	\$46,502					\$558,026
				Yr 14	\$47,432					\$569,187
				Yr 15	\$48,381					\$580,571
				Yr 16	\$49,349					\$592,182
				Yr 17	\$50,335					\$604,026
				Yr 18	\$51,342					\$616,106
				Yr 19	\$52,369					\$628,428
				Yr 20	\$53,416					\$640,997

The above information has been obtained from sources we believe to be reliable, however we do not take responsibility for its correctness.

TRANSACTION SUMMARY / PRICING

<u>Financial Information</u>	
Price:	\$8,224,000

<u>Estimated Operating Information</u>	<u>In-Place</u>	<u>Lease Average</u>
Gross Potential Rent	\$440,000	\$534,542
Plus Recapture	NNN	NNN
Effective Gross Income	<u>\$440,000</u>	<u>\$534,542</u>
Less Expenses	NNN	NNN
Net Operating Income	<u>\$440,000</u>	<u>\$534,542</u>
Cap Rate:	5.35%	6.50%

<u>Estimated Operating Expenses</u>	
Taxes	NNN
Insurance	NNN
CAM	NNN

Buena Park

Buena Park, located in Orange County, California, is a vibrant and diverse community that offers a variety of amenities and attractions, making it a desirable place to live.

Family-Friendly Atmosphere: Buena Park is known for its family-friendly environment. The city takes pride in providing numerous parks, recreational facilities, and community events that cater to residents of all ages. This makes it an ideal place for families looking to settle down.

Entertainment Hub: One of the city's most famous attractions is Knott's Berry Farm, a renowned theme park that draws visitors from across the region. Additionally, there is Knott's Soak City Water Park and the medieval-themed entertainment venue, Medieval Times. The abundance of entertainment options contributes to the city's lively atmosphere.

Cultural Diversity: Buena Park celebrates cultural diversity, with a mix of communities contributing to a rich cultural tapestry. This diversity is reflected in the variety of restaurants, shops, and cultural events, creating a welcoming and inclusive atmosphere.

Convenient Location: Buena Park is strategically located near major highways, providing easy access to surrounding cities like Anaheim and Fullerton. The proximity to major transportation routes makes commuting convenient for residents who work in neighboring areas.

Orange County

Orange County, located in Southern California, is renowned for its picturesque landscapes, affluent communities, and a wealth of amenities. Here's an overview of Orange County and why it is considered a desirable place to live:

Beautiful Beaches: Orange County boasts some of California's most stunning beaches, including Huntington Beach, Laguna Beach, and Newport Beach. Residents can enjoy a coastal lifestyle with opportunities for surfing, sunbathing, and water activities.

Affluent Communities: The county is home to upscale and affluent communities, offering luxurious living options. Cities like Newport Beach, Irvine, and Laguna Niguel feature upscale neighborhoods, high-end shopping districts, and fine dining establishments.

Education: Orange County is served by a network of reputable school districts, including the Irvine Unified School District and Newport-Mesa Unified School District. The county is also home to the University of California, Irvine (UCI), and several other higher education institutions.

Family-Friendly Communities: Many cities within Orange County are known for their family-friendly environments. Safe neighborhoods, excellent schools, and community events make it an attractive destination for families seeking a high quality of life.

Employment Opportunities: The county is home to a diverse range of industries, including technology, healthcare, finance, and tourism. This diversity creates ample job opportunities and contributes to a robust economy.



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