



# Cosmic Education

20-YEAR CORPORATE LEASE WITH 2% ANNUAL INCREASES  
130+ UNIT OPERATOR | VERY STRONG ENROLLMENTS (SPEAK WITH AGENT)

SAN RAFAEL, CA (MARIN COUNTY)



**CP PARTNERS**  
COMMERCIAL REAL ESTATE





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# Cosmic Education

11 PROFESSIONAL CENTER PKWY, SAN RAFAEL, CA 

\$8,226,000

PRICE

7.50%

CAP RATE

NOI	\$616,957
LEASE TYPE	Corporate NNN
LEASE TERM	20 Years
BUILDING SIZE	7,730 SF
LAND AREA	0.91 AC

## Surrounding Retail



A 20-year corporate net lease Cosmic Education featuring 2% annual rental increases located in **Marin County, California**. Marin County is an **affluent area** with limited daycare options where tenant has had **great success with enrollments**.



## The Offering

- 20-year corporate net lease featuring 2% annual rental increases
- Lease features a full-term corporate guaranty from tenant's parent company (see below)

## About Guarantor/Operator

- EBITDA Positive "4-Wall" Company
- 8,000+ systemwide enrollments projected by year end 2025
- Cosmic Education Group owns a network of over 100 montessori schools in the U.S. and Asia and is led by seasoned executives in the early childhood education sector. Investors and strategic partners include 2 Hour Learning (Alpha Schools), the leader in AI education, and Learn Capital, one of the most prominent edtech venture capital firms in the world.

## Ideally Located in the Affluent North Bay Area

- Historically prominent retail/office location in premier suburban enclave
- Marin County is a high barrier to entry market for education resulting in high enrollments and tuitions
- Excellent residential demographics – over 134,000 residents and average household incomes of \$205,150 within a 5-mile radius of the subject property
- Prominent retailers in the direct trade area include Safeway, Macy's, Kohl's, CVS, Walgreens, Rite Aid, and McDonald's

## Surrounding Retail



CURRENT		
Price		\$8,226,000
Capitalization Rate		7.50%
Building Size (SF)		7,730
Lot Size (AC)		0.91
Stabilized Income		
Scheduled Rent		\$616,957
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00

Net Operating Income		\$616,957
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Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Cosmic Education
Lease Guarantor	Corporate
Lease Type	Corporate NNN
Lease Term	20 Years
Rent Increases	2% Annually
Rent Commencement	7/1/2025
Options	Four, 5-Year
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility
Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Cosmic Education	7,730	7/1/2025	6/30/2026	\$616,957	\$51,413	\$616,957	7.50%
	2% Increase	7/1/2026	6/30/2027		\$52,441	\$629,296	7.65%
	2% Increase	7/1/2027	6/30/2028		\$53,490	\$641,882	7.80%
	2% Increase	7/1/2028	6/30/2029		\$54,560	\$654,720	7.96%
	2% Increase	7/1/2029	6/30/2030		\$55,651	\$667,814	8.12%
	2% Increase	7/1/2030	6/30/2031		\$56,764	\$681,171	8.28%
	2% Increase	7/1/2031	6/30/2032		\$57,900	\$694,794	8.45%
	2% Increase	7/1/2032	6/30/2033		\$59,057	\$708,690	8.62%
	2% Increase	7/1/2033	6/30/2034		\$60,239	\$722,864	8.79%
	2% Increase	7/1/2034	6/30/2035		\$61,443	\$737,321	8.96%
	2% Increase	7/1/2035	6/30/2036		\$62,672	\$752,067	9.14%
	2% Increase	7/1/2036	6/30/2037		\$63,926	\$767,109	9.33%
	2% Increase	7/1/2037	6/30/2038		\$65,204	\$782,451	9.51%
	2% Increase	7/1/2038	6/30/2039		\$66,508	\$798,100	9.70%
	2% Increase	7/1/2039	6/30/2040		\$67,838	\$814,062	9.90%
	2% Increase	7/1/2040	6/30/2041		\$69,195	\$830,343	10.09%
	2% Increase	7/1/2041	6/30/2042		\$70,579	\$846,950	10.30%
	2% Increase	7/1/2042	6/30/2043		\$71,991	\$863,889	10.50%
	2% Increase	7/1/2043	6/30/2044		\$73,431	\$881,167	10.71%
	2% Increase	7/1/2044	8/31/2045		\$74,899	\$898,790	10.93%
	Option 1*	9/1/2045	8/31/2050		\$76,397	\$916,766	11.14%
	Option 2	9/1/2050	8/31/2055		\$77,396	\$928,747	11.29%
	Option 3	9/1/2055	8/31/2060		\$85,451	\$1,025,412	12.47%
	Option 4	9/1/2060	8/31/2065		\$94,345	\$1,132,137	13.76%
TOTALS:	7,730			\$616,957	\$51,413	\$616,957	7.50%

\*Base Rent of First Option Period shall be equal to Fair Market Rent but in no event less than 95% of the Base Rent for the previous year





109

SCHOOLS WORLDWIDE



### About Tenant/Guarantor

- EBITDA Positive "4-Wall" Company
- 109 schools globally including 84 in the U.S.
- 8,000+ systemwide enrollments projected by year end 2025

### Company Highlights

- Portfolio includes 84 of the highest-performing schools formerly operated by Guidepost Montessori, trademark / curriculum IP, and the Prepared Montessorian which is 1 of 3 accredited Montessori teacher training institutes in the U.S.
- Investors include Learn Capital, Venn Growth Partners, Cosmic Education Group, Trilogy Group, and Yu Capital whom have a combined \$1B+ AUM
- Strategic collaboration with 2 Hour Learning/Alpha Schools, the leader in AI education
- Receives royalties from Cosmic's 25 Asia campuses

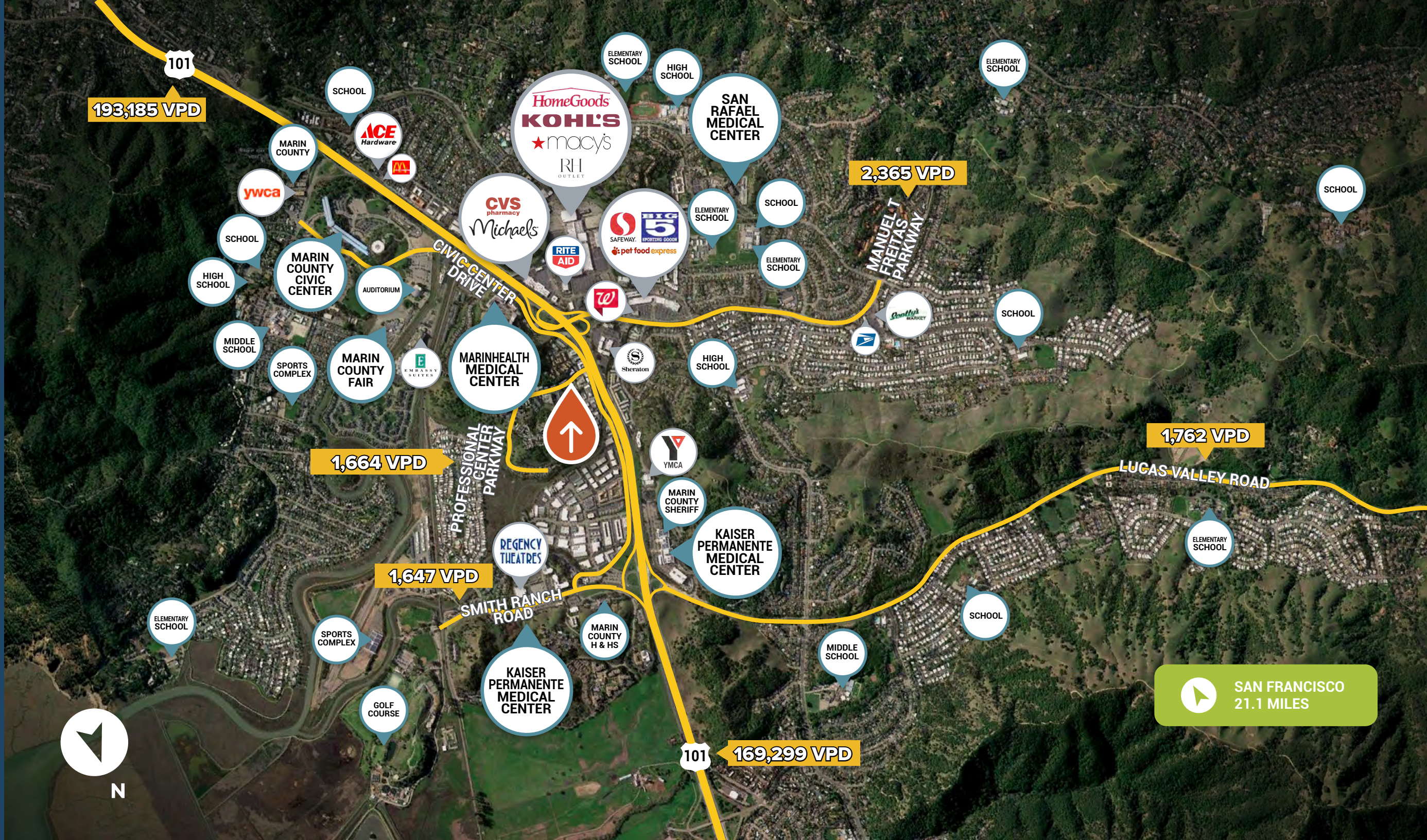
[Tenant Website](#) 



 SAN FRANCISCO  
21.1 MILES







 SAN FRANCISCO  
21.1 MILES



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	12,998	76,343	134,204

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$155,110	\$204,067	\$205,150
Median	\$106,546	\$134,922	\$130,195

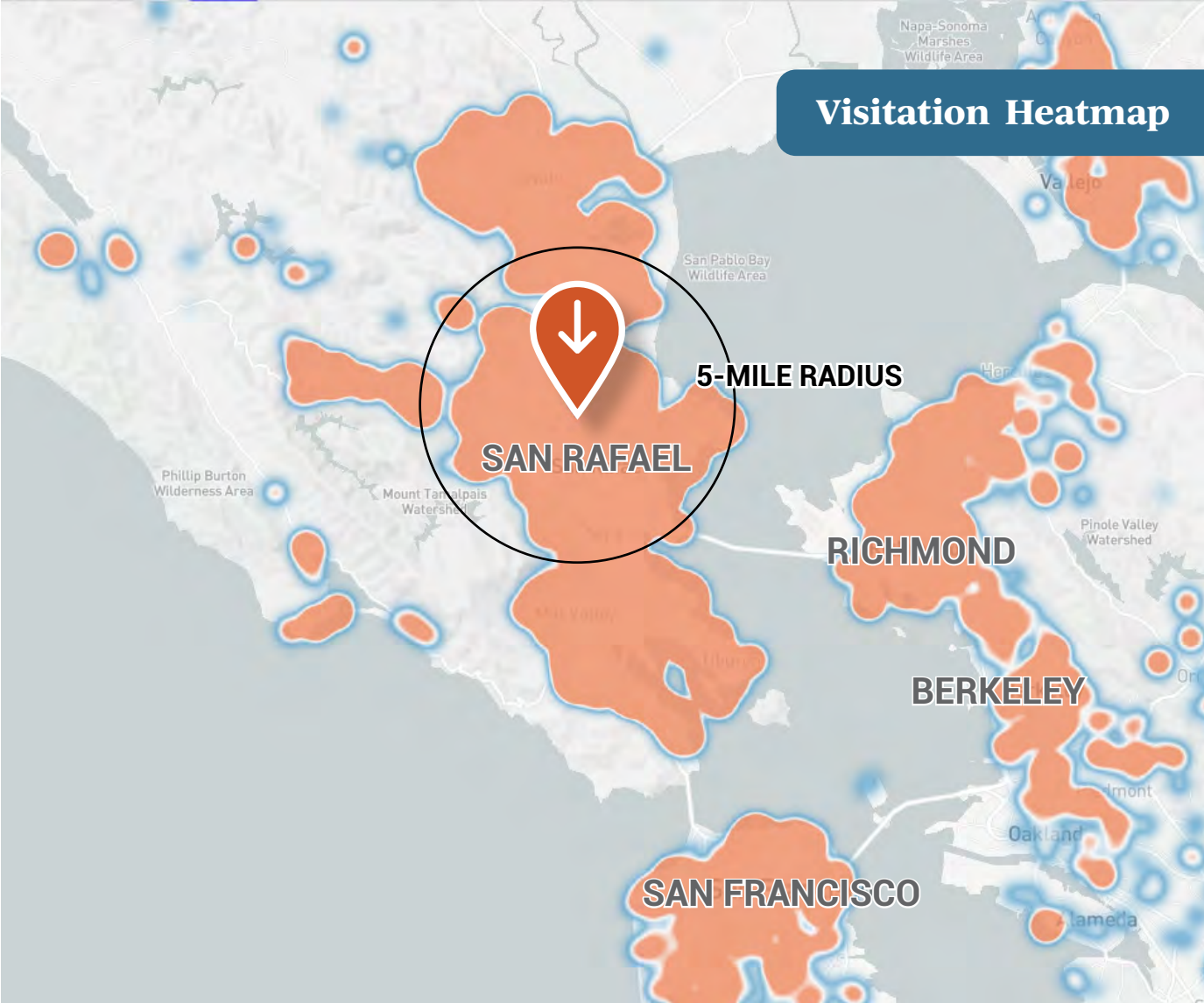
HomeGoods, Macy's, Kohl's, and RH (Restoration Hardware) are among some of the top-performing tenants at the nearby Northgate Mall

2.5M Visits

OVER PAST 12 MONTHS AT THE NEARBY NORTHGATE MALL

47 Minutes

AVERAGE DWELL TIME AT THE NEARBY NORTHGATE MALL



The shading on the map above shows the **home location of people who visited the nearby Northgate Mall over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# San Rafael, CA

THE LARGEST AND OLDEST CITY OF MARIN COUNTY



## A Beautiful Historic City

- San Rafael is the county seat of Marin County, home to approximately 59,971 residents and a county population of 256,018
- Known for its artistic community, iconic architecture, and beautiful park lands
- The Mission San Rafael Archangel is a shining historic landmark in the center of Downtown San Rafael
- Home to Dominican University, a top ranked regional university in the west by *U.S. News & World Report* (1,818 students enrolled)

## Nearby Major Cities

- San Rafael is situated across the Golden Gate Bridge in the North Bay region of the San Francisco Bay Area, approximately 20 miles north of San Francisco
- The city is well connected to the rest of the Bay Area cities through the main north-south freeway US 101 and I-580, which cuts across the Richmond-San Rafael Bridge to the East Bay

## Breathtaking Landscape

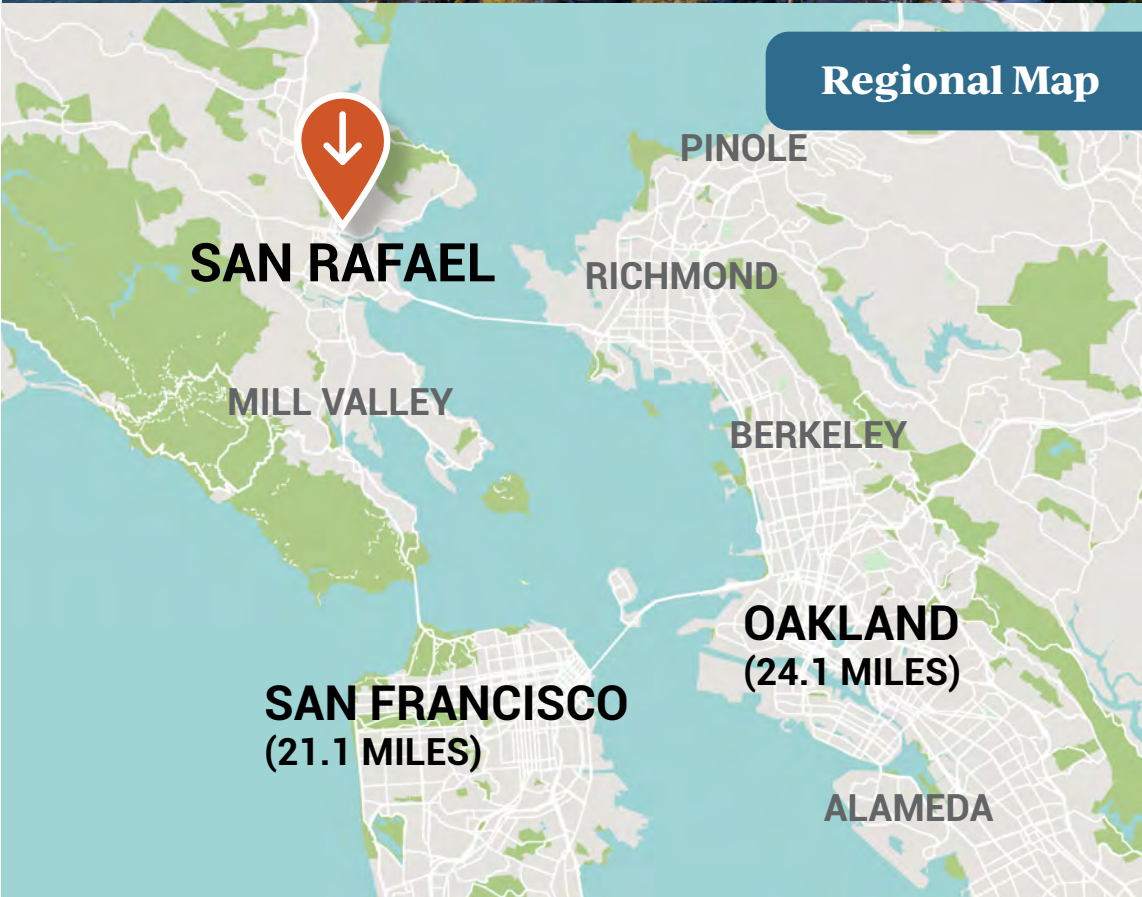
- San Rafael is surrounded by national parks including Muir Woods National Monument and Point Reyes National Seashore
- State Parks include Mt. Tamalpais, China Camp, and Angel Island
- The vast Golden Gate National Recreation Area spreads through Marin County and encompasses Marin Headlands, Muir Beach, and Stinson Beach

7.5 Million

SAN FRANCISCO BAY

\$654.7 B

SAN FRANCISCO MSA GDP



Regional Map





## Listing Team

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