



KinderCare

4200 E 128th Ave, Thornton, CO 80241



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KinderCare

\$3,780,000

Successful tenant and location. KinderCare has operated continually at this property since 2002....



Price:	\$3,780,000
Property Type:	Retail
Property Subtype:	Day Care Center
Building Class:	B
Sale Type:	Investment
Cap Rate:	6.50%
Lot Size:	1.42 AC
Gross Building Area:	9,864 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1998
Tenancy:	Single
Parking Ratio:	4.07/1,000 SF
Zoning Description:	PD, Thornton
APN / Parcel ID:	1571-31-2-09-013

KinderCare, founded in 1969, offers a full range of early childhood programs, including daycare, preschool, and pre-K, as well as enrichment classes for children up to 12 years old. The tenant has a long-standing, highly respected presence in the community.

This Thornton location is ideally positioned to serve the area's growing number of families.

KinderCare - 4200 E. 128th Ave
Pricing and Financial Summary

RENT ROLL:

Single-Tenant, NNN Lease Terms: Current Period

9/08/2025

Net Rentable SF 9830

TENANT NAME	SF	NNN LEASE RATE	MONTHLY BASE RENT	TERM	REIMBURSEMENTS
Kindercare	9830	\$25.00	\$20,479.17	Lease start 11/12/2002	\$6,553.33
				07/01/2025-06/30/2026	
				Lease end 06/30/2028	

Building Totals \$ 245,750.04 \$ 78,639.96

FINANCIAL SUMMARY:

Actual Annual Scheduled Rent	\$ 245,750.00
Annual NNN Expenses Reimbursements	\$ 78,640.00
Total Annual Gross Income	\$ 324,390.00
General Vacancy Factor	0%
Effective Gross Income	\$ 324,390.00
Annual NNN Expenses 2024	\$ 78,640.00
Net Operating Income	\$ 245,750.00
Occupancy Rate	100%
Cap Rate	6.50%
Price	\$ 3,780,000.00

Property Photos



Property Photos



Property Photos



Property Photos



Demographic Summary Report

Kindercare

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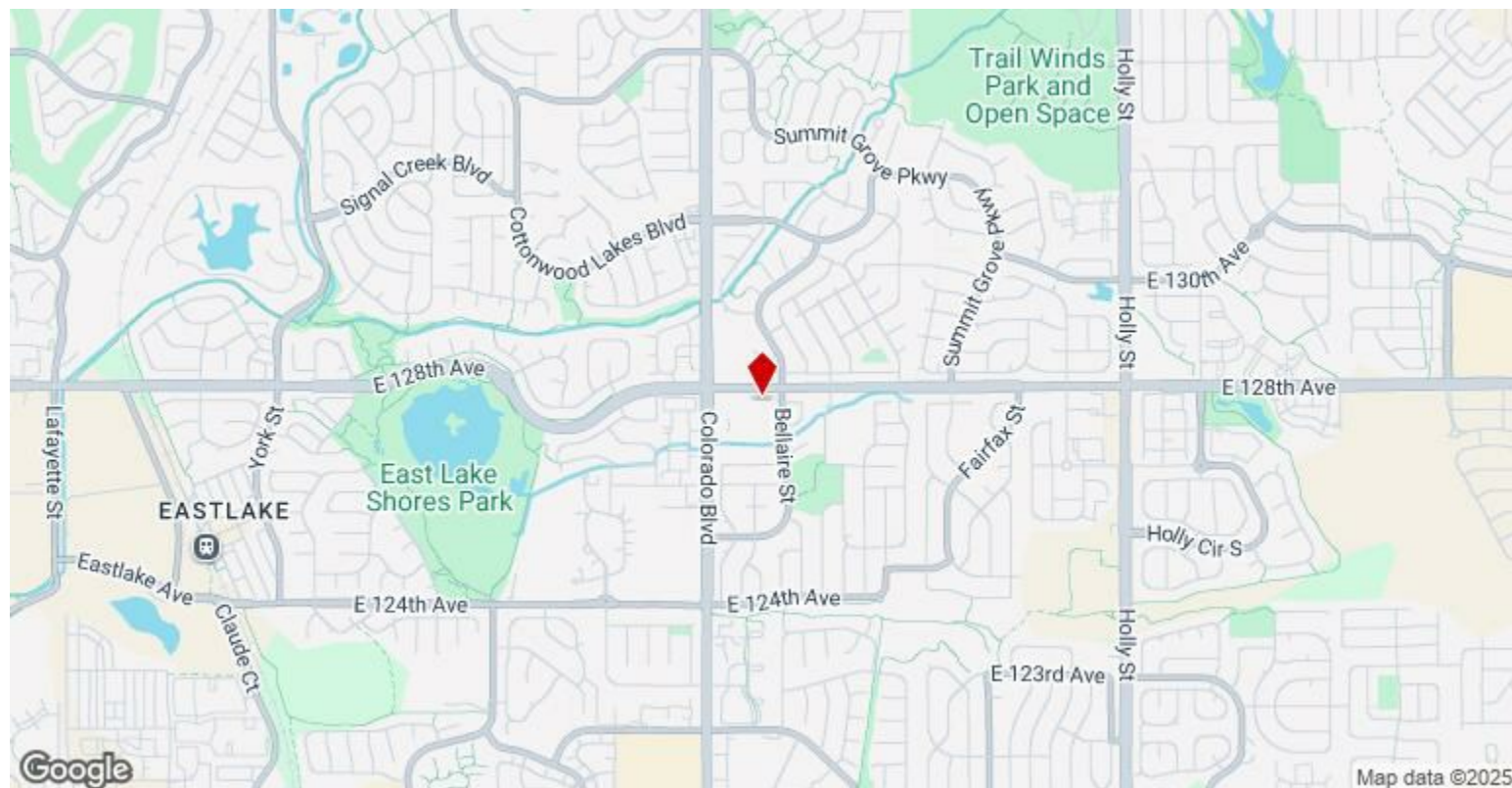
Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **9,864 SF**
 Year Built: **1998**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**

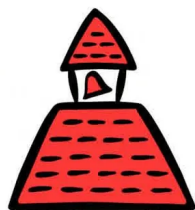


Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	21,508		109,395		222,150	
2024 Estimate	20,627		105,510		213,540	
2020 Census	19,941		105,289		212,010	
Growth 2024 - 2029	4.27%		3.68%		4.03%	
Growth 2020 - 2024	3.44%		0.21%		0.72%	
2024 Population by Hispanic Origin	5,433		29,782		68,766	
2024 Population	20,627		105,510		213,540	
White	14,089	68.30%	69,534	65.90%	134,381	62.93%
Black	475	2.30%	2,245	2.13%	4,830	2.26%
Am. Indian & Alaskan	390	1.89%	1,883	1.78%	4,296	2.01%
Asian	1,056	5.12%	6,463	6.13%	12,140	5.69%
Hawaiian & Pacific Island	7	0.03%	39	0.04%	58	0.03%
Other	4,610	22.35%	25,345	24.02%	57,836	27.08%
U.S. Armed Forces	0		20		75	
Households						
2029 Projection	7,653		37,918		78,659	
2024 Estimate	7,327		36,546		75,532	
2020 Census	7,043		36,481		74,831	
Growth 2024 - 2029	4.45%		3.75%		4.14%	
Growth 2020 - 2024	4.03%		0.18%		0.94%	
Owner Occupied	5,773	78.79%	26,823	73.40%	52,676	69.74%
Renter Occupied	1,554	21.21%	9,723	26.60%	22,856	30.26%
2024 Households by HH Income	7,327		36,548		75,531	
Income: <\$25,000	367	5.01%	2,467	6.75%	5,950	7.88%
Income: \$25,000 - \$50,000	976	13.32%	4,601	12.59%	11,310	14.97%
Income: \$50,000 - \$75,000	870	11.87%	5,283	14.45%	11,204	14.83%
Income: \$75,000 - \$100,000	1,443	19.69%	5,927	16.22%	12,310	16.30%
Income: \$100,000 - \$125,000	1,151	15.71%	5,957	16.30%	10,985	14.54%
Income: \$125,000 - \$150,000	1,047	14.29%	3,826	10.47%	7,051	9.34%
Income: \$150,000 - \$200,000	724	9.88%	4,702	12.87%	9,030	11.96%
Income: \$200,000+	749	10.22%	3,785	10.36%	7,691	10.18%
2024 Avg Household Income	\$116,642		\$116,070		\$111,928	
2024 Med Household Income	\$100,163		\$99,982		\$93,889	





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KinderCare®
LEARNING CENTERS

Property Photos

