



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		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 07/01/2025-06/30/2026 Lease end 06/30/2028	\$6,553.33
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



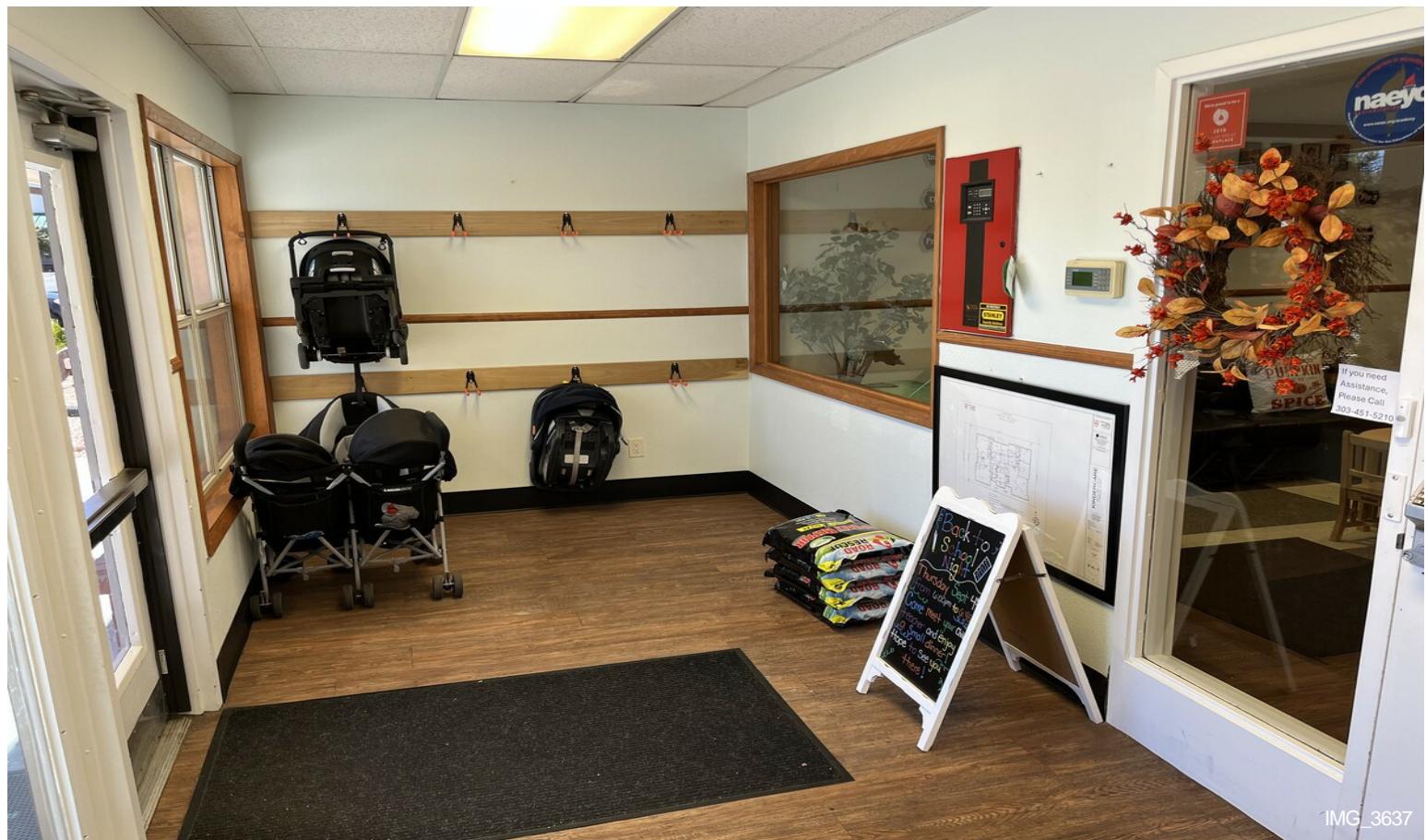
Property Photos



Property Photos



Property Photos



IMG_3637



IMG_3635

Demographic Summary Report

Kindercare

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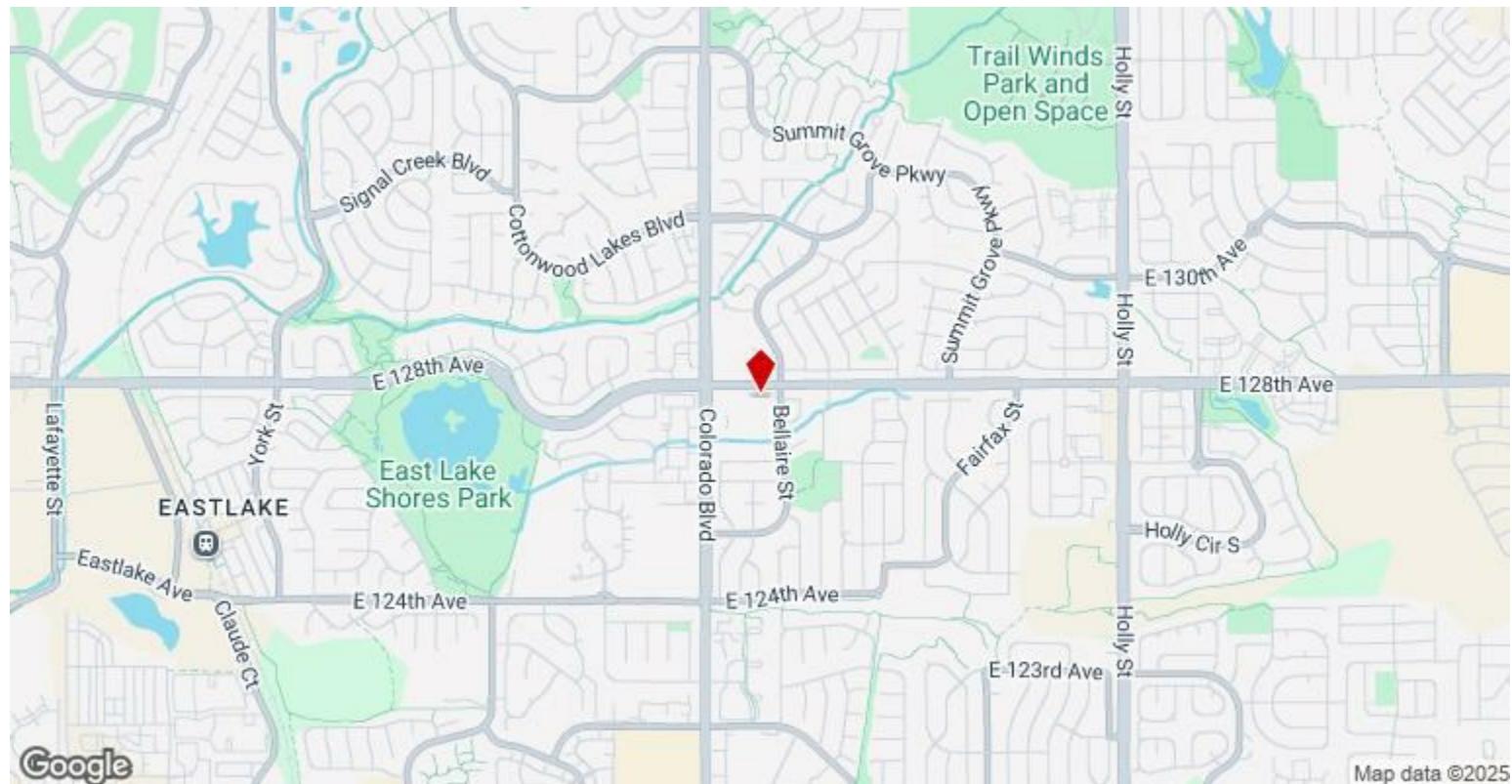
Building Type: **General Retail**
 Secondary: **Day Care Center**
 GLA: **9,864 SF**
 Year Built: **1998**

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

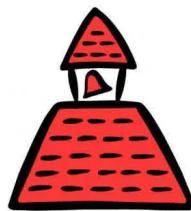


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	21,508	109,395	222,150
2024 Estimate	20,627	105,510	213,540
2020 Census	19,941	105,289	212,010
Growth 2024 - 2029	4.27%	3.68%	4.03%
Growth 2020 - 2024	3.44%	0.21%	0.72%
2024 Population by Hispanic Origin	5,433	29,782	68,766
2024 Population	20,627	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

