

# MERRYHILL PRESCHOOL

7335 PARK CITY DRIVE, SACRAMENTO, CA 95831

- » 215+ UNIT CORPORATE GUARANTOR
- » 15+ FEEDER ELEMENTARY SCHOOLS WITHIN A 5-MILE RADIUS
- » AHHI EXCEEDS \$130K WITHIN A 1-MILE RADIUS



Merryhill  
School®

[WWW.MERRYHILLSCHOOL.COM](http://WWW.MERRYHILLSCHOOL.COM)



OFFERING MEMORANDUM

Marcus & Millichap



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# Executive Summary

7335 Park City Dr, Sacramento, CA 95831

## FINANCIAL SUMMARY

Price	<b>\$3,797,000</b>
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Cap Rate	7.0%
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Building Size	11,448 SF
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Net Cash Flow	7.0% \$265,766
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Year Built	2002
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Lot Size	1.41 Acres
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## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
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Tenant	Nobel Learning Communities (Spring Education Group)
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Guarantor	Corporate
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Lease Commencement Date	March 21, 2000
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Lease Expiration Date	June 30, 2027
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Lease Term Remaining	1.5 Years
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Rental Increases	Lesser of 5% or the Percentage Increase in CPI Every 2 Years
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Renewal Options	2, 5 Year Options
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Right of First Offer	N/A
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<b>Base Rent</b>	<b>\$265,766</b>
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<b>Net Operating Income</b>	<b>\$265,766</b>
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<b>Total Return</b>	<b>7.0% \$265,766</b>
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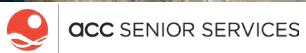
SACRAMENTO  
EXECUTIVE AIRPORT



22,500 CPD  
FLORIN RD

BROADLEAF APARTMENTS  
±244 Units  
94.7% Occupied

117,000 CPD  
INTERSTATE 5



N

# Property Description



## INVESTMENT HIGHLIGHTS

### » Absolute Triple-Net (NNN) Lease with Multiple Renewal Options and Rent Increases Occurring Every 2 Years

» Corporate Guaranty by Spring Education Group, a Multi-brand Education Network Composed of Over 215 Schools in 19 States

### » Average Household Income Exceeds \$130,000 Within a 1-Mile Radius

» Densely-Populated Trade Area in Sacramento - 253,910 Residents within a 5-Mile Radius

### » Easily Accessible Location Immediately Off the Interstate 5 ( $\pm 117,000$ Cars per Day), Providing a Direct Route to Downtown Sacramento

» Located within Sacramento's Pocket-Greenhaven Neighborhood, an Affluent Area with Waterfront Homes, Parks, Trails, and Excellent Schools

DEMOCRAPHICS	1-mile	3-miles	5-miles
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#### Population

2030 Projection	18,793	99,701	256,890
2025 Estimate	18,634	98,882	253,910
Growth 2025 - 2030	0.85%	0.83%	1.17%

#### Households

2030 Projections	7,995	38,000	92,456
2025 Estimate	7,891	37,614	91,075
Growth 2025 - 2030	1.31%	1.03%	1.52%

#### Income

2025 Est. Average Household Income	\$130,379	\$111,433	\$104,498
2025 Est. Median Household Income	\$106,026	\$92,261	\$86,130

# Tenant Overview



**Merryhill  
School**



**CAMPBELL, CALIFORNIA**

Headquarters



**1949**  
Founded



**±28**  
Locations



**MERRYHILLSCHOOL.COM**

Website

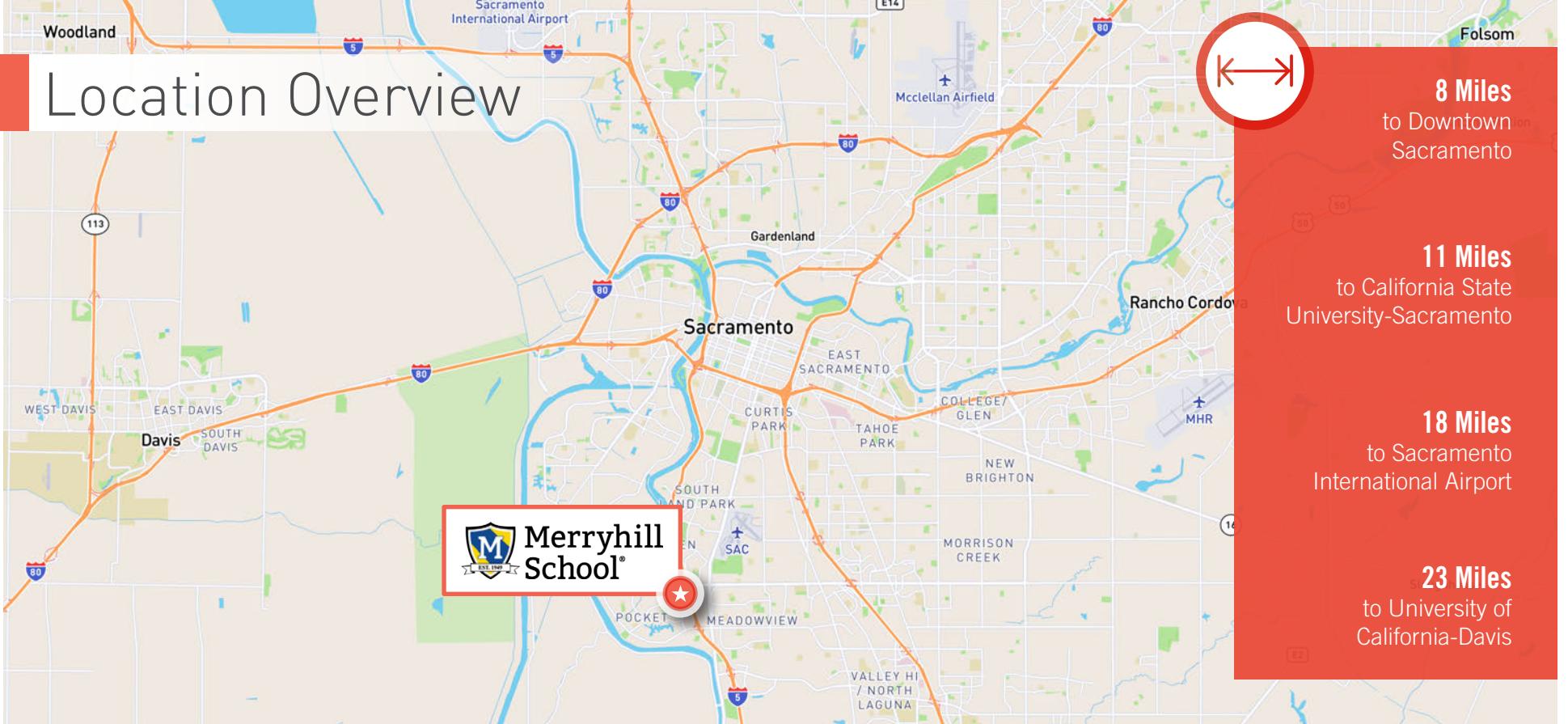
Merryhill School was founded in 1949 in downtown Sacramento, California. Today, Merryhill School has approximately 28 locations in California, Nevada, Colorado, and Texas. Its locations offer preschool, a private elementary and middle school, summer camp, and before- and after-school programs.

Merryhill School is part of Spring Education Group. Spring Education Group is a multi-brand education network of superior private school institutions spanning infant care through high school. The network (currently composed of approximately 215 schools) brings together some of the best private school programs in the country, with proven track records educating children through unique and carefully crafted curricula. Headquartered in Campbell, California, Spring Education Group's best-in-class platform was created by uniting four premier school organizations – Stratford School, LePort Montessori Schools, Nobel Learning Communities, and BASIS Independent Schools. The Spring Education Group network extends across 19 states in the U.S. with an international presence in Asia.

# Property Photos



# Location Overview



Sacramento is the capital city of California and the seat of Sacramento County, located at the confluence of the Sacramento River and the American River in the northern portion of California's expansive Central Valley. Sacramento is a cultural and recreational destination, with an orchestra, professional opera and ballet companies, numerous performing arts venues, a lively museum community, professional sports, and endless opportunities for sporting and recreation activities. It is a growing metropolitan region with the seventh-largest world economy.

The Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. The city of Sacramento is the most populous, at approximately 510,000 residents. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population

growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro is comprised of four counties: Sacramento, El Dorado, Placer, and Yolo. More than 2.4 million people call the area home, and unlike the Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. Lower costs relative to the Bay Area attract businesses and have driven job creation in recent years.

Over the next five years, the Sacramento metro is expected to add nearly 80,000 people, resulting in the formation of roughly 32,000 households. By 2028, the metro's population is projected to increase by 3.3% and households are projected to increase by 3.6%. Placer County overall is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.

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