

# THE CHILDREN'S COURTYARD (LEARNING CARE GROUP)

1816 W 9800 (SHIELDS) S, SOUTH JORDAN, UTAH 84095 (SALT LAKE CITY MSA)

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » 8 FEEDER ELEMENTARY SCHOOLS WITHIN A 3-MILE RADIUS
- » AHJI EXCEEDS \$142K WITHIN A 1-MILE RADIUS

The Children's  
Court yard™

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



OFFERING MEMORANDUM

Marcus & Millichap



**THE UNIVERSITY OF UTAH**  
35,230 STUDENTS

**DOWNTOWN SALT LAKE CITY**

**Salt Lake Community College**  
52,380 STUDENTS

**UTAH FIRST**  
CREDIT UNION  
AMPHITHEATRE

**UTAH OLYMPIC OVAL**

**macy's** **Crate&Barrel** **Apple**  
*The Cheesecake Factory* *Sur la table* **Dillard's**  
**Factory** **P.F. CHANG'S** **NORDSTROM**  
FASHION PLACE

**sam's club** **TARGET** **KOHL'S**  
**DICK'S** **LOWE'S** **Walmart** **BEST BUY**  
**CINEMARK**

**Salt Lake Community College**  
SOUTH JORDAN CAMPUS  
4,200+ STUDENTS

**The Children's Courtyard™**

**TARGET** **HARMONS**  
*Five Star* **JCPenney**  
**MEGAPLEX** **HOBBY LOBBY**  
THE DISTRICT

**JCPenney** **Marshalls**  
*Olive Garden* **TEXAS** **TARGET**  
**lululemon** **HomeGoods**  
THE SHOPS AT SOUTH TOWN

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**Salt Lake Community College**  
SOUTH JORDAN CAMPUS  
4,200+ STUDENTS

**HAWTHORN ACADEMY**  
590+ STUDENTS

**RIVERSIDE ELEMENTARY SCHOOL**  
620+ STUDENTS

**ELK MEADOWS ELEMENTARY SCHOOL**  
660+ STUDENTS

**JORDAN RIDGE ELEMENTARY SCHOOL**  
675+ STUDENTS

**Smith's AMC THEATRES**  
**THE HOME DEPOT**

**RIVER OAKS GOLF COURSE**

**Salt Lake Community College**  
MILLER CAMPUS

**JORDAN HIGH SCHOOL**  
1,785+ STUDENTS

**ELK RIDGE MIDDLE SCHOOL**  
1,110+ STUDENTS

**SOUTH JORDAN MIDDLE SCHOOL**  
1,250+ STUDENTS

**BINGHAM HIGH SCHOOL**  
2,480+ STUDENTS

**The Children's Courtyard™**

**MERITMEDICAL**  
HEADQUARTERS

**Smith's**

**HARMONS**  
NEIGHBORHOOD GROUP  
**savers**

**THE SHOPS AT SOUTH TOWN**

**Walmart**  
**SPORTSMAN'S WAREHOUSE**  
**COSTCO WHOLESALE**

**MONTE VISTA ELEMENTARY SCHOOL**  
830+ STUDENTS

**SOUTH JORDAN PARK & RECREATION CENTER**

**SOUTH JORDAN ELEMENTARY SCHOOL**  
880+ STUDENTS

**RIVERPARK CORPORATE CENTER**

**SOUTH TOWNE AUTO MALL**

**sam's club**  
**Walmart**



# Executive Summary

1816 W 9800 (Shields) S, South Jordan, UT 84095

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$7,607,000</b>
Cap Rate	6.50%
Building Size	12,870 SF
Net Cash Flow	6.50% \$494,500
Year Built	2025
Lot Size	1.3 Acres

## LEASE SUMMARY

Lease Type	Modified Triple-Net (NNN) Lease*
Tenant	The Children's Courtyard
Guarantor	Learning Care Group (MI), Inc
Rent Commencement Date	July 1, 2025
Lease Expiration Date	June 30, 2045
Lease Term	20 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	4, 5 Year Options

\*Landlord is responsible for structural components of the roof & building. Tenant is responsible for maintenance and repair of the Roof Membrane & HVAC, but not replacement. Roof Membrane & HVAC are new & feature warranties.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$494,500.00	6.50%
6 – 10	\$531,587.50	6.99%
11 – 15	\$571,456.56	7.51%
16 – 20	\$614,315.80	8.08%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$660,389.49	8.68%
Option 2	\$709,918.70	9.33%
Option 3	\$763,162.60	10.03%
Option 4	\$820,399.80	10.78%

<b>Base Rent</b>	<b>\$494,500</b>
<b>Net Operating Income</b>	<b>\$494,500</b>
<b>Total Return</b>	<b>6.50% \$494,500</b>

The Children's  
Courtyard™

Smith's Cafe Rip  
HARMONS savers  
McDonald's DEL TACO

NATURAL GROCERS

BINGHAM HIGH SCHOOL  
2,480+ STUDENTS

MERITMEDICAL

HEADQUARTERS  
±2,000 EMPLOYEES

31,000 CPD  
REDWOOD RD

MERITMEDICAL

HEADQUARTERS

MERITMEDICAL

DISTRIBUTION WAREHOUSE  
IN DEVELOPMENT

Jordan River  
Family Medicine

11,000 CPD  
W SHIELDS LN

modern+chic

MAVERIK

The Children's  
Courtyard™

SANTORINI VILLAGE TOWNHOMES

N

**HAWTHORN  
ACADEMY**

590+ STUDENTS

**Smith's** SMITH AND  
CHASE CHASE EDWARDS CO

**AMC** THEATRES  
**BIG 5**  
**MART** THE HOME DEPOT

**31,000 CPD**  
REDWOOD RD

**SANTORINI VILLAGE TOWNHOMES**

The Children's  
Courtyard™



modern+chic

**MAVERIK**

**11,000 CPD**  
W SHIELDS LN



# Property Description




## INVESTMENT HIGHLIGHTS

- » Brand New 20-Year Triple-Net (NNN) Lease with 7.5% Rental Increases
- » New High-Quality 2025 Construction
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands
- » 8 Feeder Elementary Schools within a 3-Mile Radius
- » Population in the Surrounding Area is Projected to Increase 3-4% by 2030
- » Located in the Salt Lake City MSA with 335,363 Residents in a 5-Mile Radius
- » Average Household Income Exceeds \$142,000 in a 1-Mile Radius
- » Surrounded by Single-Family and Multi-Family Homes and in Close Proximity to Major National Retailers



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	15,283	113,562	347,477
2025 Estimate	14,886	110,276	335,363
Growth 2025 - 2030	2.67%	2.98%	3.61%

### Households

2030 Projections	5,829	39,735	120,451
2025 Estimate	5,637	38,266	115,446
Growth 2025 - 2030	3.40%	3.84%	4.34%

### Income

2025 Est. Average Household Income	\$142,065	\$138,456	\$133,615
2025 Est. Median Household Income	\$115,715	\$116,088	\$112,372

# Tenant Overview



The Children's  
Courtyard™



**NOVI, MICHIGAN**

Headquarters



**96+**

Locations



**1986**

Founded



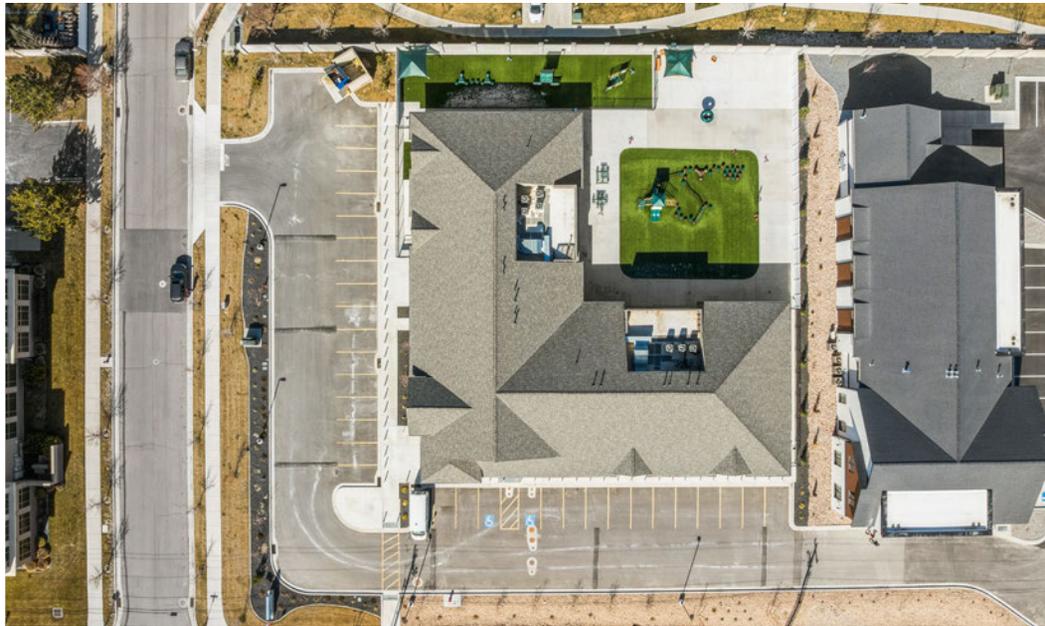
**CHILDRENSCOURTYARD.COM**

Website

The Children's Courtyard schools are designed for children from six weeks to 12 years of age. In all the early educational programs along the school's Learning Pathway, The Children's Courtyard provides research-based curriculum that can be customized to meet the individual developmental needs of each child. The Children's Courtyard is part of Learning Care Group, and has 96 schools open and in development across 12 states: Washington, California, Utah, Colorado, Texas, North Dakota, Illinois, Indiana, North Carolina, South Carolina, Georgia, and Florida.

Learning Care Group is one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,150 schools across 11 unique brands.

# Property Photos



# Location Overview



South Jordan is a city in Salt Lake County, Utah, part of the Salt Lake City metropolitan area and home to over 77,000 residents. The city lies in the Salt Lake Valley along the banks of the Jordan River.

## SALT LAKE CITY METROPOLITAN AREA

Centrally located among the major Western United States markets, Salt Lake City is known as the Crossroads of the West. The metro consists of Salt Lake and Tooele counties and is situated in the Great Salt Lake Valley in northern Utah. The metro houses 1.3 million people. The highest percentage of population growth continues to occur in suburban areas, such as South and West Jordan. The metro is expected to add nearly 100,000 people through 2028, resulting in the formation of roughly 35,000 households.

The Salt Lake City metro's booming tech sector has resulted in tech firms moving to the region and creating higher-paying employment opportunities. With a median household income more than \$10,000 above the United States median, higher wages leads to more discretionary spending. Employers are attracted to the region due to skilled trade and educated works, ample outdoor recreation opportunities, and low overhead costs. A stable base of government entities as well as growing companies in the private sector are located in the metro. Various companies have data centers in the metro, including Goldman Sachs and the National Security Agency. Tourism is another major employment generator. The metro is home to several world-class ski resorts, including Brighton, Park City, Alta, and Snowbird.

# [ exclusively listed by ]

**Adam Lewis**

Broker of Record

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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