



SINGLE-TENANT NET LEASED ADVENTURE MONTESSORI
12.1 Years of Firm Term Remaining | 1.75% Annual Increases | Denver MSA

NEWMARK

Offering Memorandum

Single-Tenant Adventure Montessori (Denver MSA)

The Offering

Newmark, as an exclusive advisor, is pleased to present the opportunity to acquire a single-tenant Adventure Montessori in the Denver MSA.

\$7,585,000

ASKING PRICE

7.50%

CAP RATE

12.1 Years

LEASE TERM REMAINING

Abs NNN

LEASE STRUCTURE

Fee Simple

OWNERSHIP INTEREST



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Investment Highlights

Single-Tenant Adventure Montessori | Guarantor: Premier Early Childhood Education Partners LLC | 125 Center Network Serving Approximately 20,000 Children Nationwide

Headquartered in Chicago, IL Premier Early Childhood Education Partners **operates a network of 125 centers**. Through their network of 125 centers, the company provides high-quality childcare and early education services to approximately **20,000 children nationwide**. Adventure Montessori Lafayette, CO **serves 85 students** ranging from **infants through lower elementary**, offering a Montessori-based curriculum paired with childcare services. Through prepared environments and outdoor and experiential learning, Adventure Montessori offers a differentiated learning experience tailored to working parents and their children.

Long-Term Commitment | 12.1 Years of Primary Term Remaining | 1.75% Annual Rental Increases | 2 (10-Year) Renewal Options | Absolute NNN Lease

Adventure Montessori signed a **15-year lease** in February 2023. Currently, approximately **12.1 years of firm term remain, plus** Adventure Montessori/Premier Early Childhood Education Partners **has 2 (10-Year) renewal options**. The lease calls for **1.75% annual rental increases**, providing a secure long-term income stream and a hedge against inflation. The lease is a **true absolute NNN lease with zero landlord responsibilities**, making this an ideal investment for both in-state and out-of-state investors.

High Traffic Location at the Intersection of Hwy 287 & Empire Rd (69,516 VPD) | 1 Mile from the Hwy 287 on/off ramp to Northwest Pkwy (Toll Road) | Across the Street from Intermountain Health Good Samaritan Hospital (234 Beds, Level II Trauma Center, 587,570 SF Hospital) | Kaiser Permanente, Community Physicians Pavilion Buildings 1 & 2, and Medtronic are all directly across Hwy 287 from Adventure Montessori

The subject property is **highly visible from Empire Rd (13,284 VPD)** and **easily accessible for healthcare professionals with kids and working parents who commute to Intermountain Good Samaritan Hospital via Hwy 287 (56,232 VPD) via the on/off ramp to Northwest Pkwy (Toll Road)**. Adventure Montessori is **directly across the street from Intermountain Health Good Samaritan Hospital** (234 beds, Level II Trauma Center, 587,570 SF hospital), a full-service hospital now part of Intermountain Health and the city's largest employer. Kaiser Permanente, Community Physicians Pavilion Building 1 & 2, and Medtronic are all directly across Hwy 287 from Adventure Montessori. **Medtronic's campus alone is 352,206 SF and employees an estimated 1,100 people**. Kaiser and Community Physicians Pavilion encompass an additional 302,312 SF of medical office.

Explosive Growth in the Denver MSA (497,682 New Residents since 2010, 120,083 added between 2020 and Today) | Booming Submarket of Lafayette, CO | 16.5 Miles from Downtown Denver

Strategically located just 16.5 miles northeast of Downtown Denver, **Lafayette is at the heart of one of the fastest-growing regions in the United States**. The Denver MSA added 377,599 new residents between 2010-2020 and another 120,000+ since 2020, **a remarkable 19.5% population increase**, from 2.55M to **3.05M+ today**, and a clear indicator of sustained regional momentum. **Lafayette's population growth is primarily driven by its booming** local economy, quality of life, and proximity to Denver's urban core, making it a prime destination for long-term real estate investment.



Investment Overview

Price/Cap Rate

Price (PSF)	\$7,585,000 (\$400)
Cap Rate	7.50%
Net Operating Income	\$568,901 (\$29.98 PSF)

Executive Summary

Address	250 S Cherrywood Drive Lafayette, CO 80026
Tenant	Adventure Montessori
Guarantor	Premier Early Childhood Education Partners LLC
Use	Retail
Rentable Building Area (SF)	18,975
Acreage	+/- 3.34
Expense Structure	Absolute NNN
Rent Increases	1.75% Annually
Lease Commencement	February 10, 2023
Primary Term Expiration	February 28, 2038
Lease Term Remaining	12.1 Years Remaining
Ownership Interest	Fee Simple (Land & Building)



The Investment







82,586 SF
Building 1



81,262 SF
Building 2

Medtronic

1,100 Employees
352,206 SF

Community Physicians
Pavilion

74,056 SF, Building 1



KAIER PERMANENTE
154,224 SF Medical Office

287
(56,232 VPD)

Community Physicians
Pavilion

74,032 SF, Building 2

Good Samaritan Hospital

234 Beds,
Level II Trauma Center,
587,570 SF Hospital

42
EMPIRE RD

(13,284 VPD)



133 Units



84 Rooms



260 Units



240 Units



254 Units

BOYD CR

S CHERRYWOOD DR

ADVENTURE
MONTESSORI

250 S Cherrywood Dr,
Lafayette, CO

S CHERRYWOOD DR



82,586 SF
Building 1



81,262 SF
Building 2

Community Physicians
Pavilion
74,032 SF, Building 2

Community Physicians
Pavilion
74,056 SF, Building 1



KAISER PERMANENTE
154,224 SF Medical Office

Medtronic
1,100 Employees
352,206 SF

Good Samaritan Hospital
234 Beds,
Level II Trauma Center,
587,570 SF Hospital



Ziggi's COFFEE



MURPHY USA



84 Rooms

Rocky Mountains

Boulder

ADVENTURE
MONTESSORI

250 S Cherrywood Dr,
Lafayette, CO



133 Units



254 Units



260 Units



240 Units

Lease Abstract & Property Details

Property Overview

Rentable Building Area (SF)	18,975
Acreage	3.34
Year Built/Renovated	2001

Lease Abstract

Address	250 S Cherrywood Drive Lafayette, CO 80026
Tenant Trade Name	Adventure Montessori
Guarantor(s)	Premier Early Childhood Education Partners LLC
Lease Commencement	February 10, 2023
Lease Expiration	February 28, 2038
Lease Term Remaining	12.1 Years
Renewal Options	2 (10-Year)
Annual Rent (PSF)	\$568,901 (\$29.98 PSF)
Rent Increases	1.75% Annually
Lease Structure	Absolute NNN
Landlord Responsibilities	None
Utilities	Tenant Responsibility
Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area	Tenant Responsibility
ROFR	None

Rent Schedule

Lease Year	Annual Rent	PSF	Monthly Rent	PSF	% Increase
3/1/2023- 2/28/2024	\$549,500	\$28.96	\$45,792	\$2.41	-
3/1/2024- 2/28/2025	\$559,116	\$29.47	\$46,593	\$2.46	1.75%
3/1/2025 - 2/28/2026	\$568,901	\$29.98	\$47,408	\$2.50	1.75%
3/1/2026- 2/28/2027	\$578,857	\$30.51	\$48,238	\$2.54	1.75%
3/1/2027- 2/28/2028	\$588,987	\$31.04	\$49,082	\$2.59	1.75%
3/1/2028- 2/28/2029	\$599,294	\$31.58	\$49,941	\$2.63	1.75%
3/1/2029 - 2/28/2030	\$609,781	\$32.14	\$50,815	\$2.68	1.75%
3/1/2030- 2/28/2031	\$620,453	\$32.70	\$51,704	\$2.72	1.75%
3/1/2031- 2/28/2032	\$631,311	\$33.27	\$52,609	\$2.77	1.75%
3/1/2032- 2/28/2033	\$642,358	\$33.85	\$53,530	\$2.82	1.75%
3/1/2033- 2/28/2034	\$653,600	\$34.45	\$54,467	\$2.87	1.75%
3/1/2034- 2/28/2035	\$665,038	\$35.05	\$55,420	\$2.92	1.75%
3/1/2035- 2/28/2036	\$676,676	\$35.66	\$56,390	\$2.97	1.75%
3/1/2036- 2/28/2037	\$688,518	\$36.29	\$57,376	\$3.02	1.75%
3/1/2037- 2/28/2038	\$700,567	\$36.92	\$58,381	\$3.08	1.75%

* **Bold = Current Term**

Property Photos





Market Overview - Lafayette, CO

Lafayette, CO

Lafayette, Colorado is a growing city located in Boulder County, part of the Denver-Boulder metro corridor. Lafayette has grown **24.31% since 2010, averaging approximately 2% annual growth**. With a population of around 31,000 today, Lafayette combines small-town charm with easy access to urban amenities. The city is known for its family-friendly neighborhoods, thriving arts and culture scene, high quality healthcare & tech jobs, and proximity to outdoor recreation along the Front Range.

Economically, Lafayette has a diverse and stable foundation rooted in healthcare, education, manufacturing, and retail. Its economy benefits from both local employers and the broader economic activity of nearby Boulder and Denver. Healthcare is the leading industry, with the **city's largest employer being Good Samaritan Medical Center, a full-service hospital now part of Intermountain Health**. Other significant contributors to the economy include **Kaiser Permanente**, which operates regional health services in Lafayette, and **Medtronic which employs over 1,100 employees at their 350K SF campus** in Lafayette. Nearby companies like Ball Corporation and CoorsTek also maintain facilities that employ Lafayette residents.

Denver Economy

1. Surging Population Growth: The Denver MSA added 377,599 residents between the 2010 and 2020 censuses. The Denver MSA went from 2,554,816 in 2010 to 2,932,415 in 2020. Today, the Denver MSA is home to 3,052,498 people.

2. Denver's population growth is primarily driven by its booming: Technology and innovation sector, alongside strong performance in healthcare and life sciences, and energy and natural resources. Additionally, the city benefits from a diverse economy encompassing aerospace, financial services, and health and wellness industries.

3. Fortune 500 Companies Headquartered in Denver: Arrow Electronics, Newmont, EchoStar, DaVita, Ball Corporation, VF Corporation, QVC, Ovintiv.

Fortune 500 Companies in Colorado

Company	Ranking
Arrow Electronics	154
Newmont	225
EchoStar	273
DaVita	331
Ball Corporation	349
VF	405
QVC	416
Ovintiv	438

Demographics



Demographics

	1 Mile	3 Mile	5 Mile
2024 Population	6,919	58,245	164,140
2029 Population	6,907	59,579	171,855
2024 Avg. Household Income	\$125,101	\$136,548	\$142,438

Nearest Major Airport



Denver International Airport



23.8 Miles
from the subject property



34,000
acres



± 82.4 Million Passengers
served annually

Largest Universities in Colorado

University	Number of Students
University of Colorado Boulder	41,432
Colorado State University, Fort Collins	33,500
Colorado Technical University	28,852
University of Colorado, Denver	23,409
Front Range Community College	21,096
Metropolitan State University of Denver	17,593
University of Denver	13,387
Pikes Peak State College	12,388
University of Colorado, Colorado Springs	11,213
University of Northern Colorado	9,067

Tenant Profile - Adventure Montessori

Adventure Montessori serves infants through lower elementary, offering a Montessori-based curriculum paired with childcare services. The school encourages children to learn at their own pace through hands-on activities and child-led exploration. Through prepared environments and outdoor and experiential learning, Adventure Montessori offers a differentiated learning experience to the surrounding community.

Through their network of 125 centers, Premier Early Childhood Education Partners provides high-quality childcare and early education services to approximately 20,000 children nationwide. Premier's mission is to simplify and improve the lives of working parents and their children. They accomplish this goal by supporting a network of safe, fun, curriculum-focused early education centers. Their centers leverage best practices and incorporate concepts that benefit the students, families, and employees.

Premier Early Childhood Education Partners LLC is owned by the private equity firm Tyree & D'Angelo Partners ("TDP"). TDP specializes in creating value with lower middle market companies and has completed over 900 partnerships, which have grown to over \$4 billion of enterprise value. Website: <https://www.tdpfund.com/>

SUMMARY

Property	Adventure Montessori
Guarantor	Premier Early Childhood Education Partners LLC
Property Website	adventuremontessori.com
Guarantor Website	premierearlychildhood.com
Company Type	Private

	YEAR FOUNDED 2018		COMPANY TYPE Private
	HEADQUARTERS Chicago, IL		WEBSITE adventuremontessori.com
	LOCATIONS 125 Centers		S&P CREDIT RATING N/A - Private



Adventure Montessori - Lafayette, CO

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