



Subject Property Rendering

**3544 E. BROWN ROAD  
MESA (PHOENIX MSA), AZ**

 **ESSENTIAL CRE**  
Brokerage | Investments | Asset Management

In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000

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# Busy Bees

PRICE	CAP RATE	NOI
<b>\$9,265,385</b>	<b>6.50%</b>	<b>\$602,250</b>

PROPERTY SUMMARY

ADDRESS	3544 E. Brown Road, Mesa, AZ 85213
TENANCY	Single
YEAR BUILT   RENOVATED	2025
OWNERSHIP	Fee-Simple (Land & Building)
BUILDING SIZE (SF)	14,772
LOT SIZE (AC)	.93

LEASE SUMMARY

REMAINING TERM	15.00
INCREASES	10% Every 5 Yrs
TENANT	Busy Bees dba BrightPath
GUARANTY	Corporate
LEASE TYPE	Absolute NNN



Representative Photo



Representative Photo



## INVESTMENT HIGHLIGHTS



- Brand New 2025 Construction Est. for 11/25 Rent Commencement
- New 15-Year Absolute NNN Lease w/ No Landlord Responsibilities
- Corporate Guaranty (Full Duration of the Lease)
- 10% Rental Increases Every 5 Years
- Busy Bees Operates 13 Schools in AZ w/ 2 Under Construction (Including This Location)
- Additional Locations Available (Contact Broker)

## LOCATION HIGHLIGHTS



- Ranked #1 Nationally for Economic Growth
- 3rd Largest City in Arizona, Considered a "Suburb" of Phoenix
- Population Counts Exceed 279K in a 5-Mile Radius
- Average HH Income of \$196K+ in a 1-mile Radius & Are Projected to Grow 12%+ by 2030
- Nearby National Brands Include Home Depot, Sprouts, McDonald's, Starbucks, Dutch Bros, Panda Express, Walmart, and More
- Several Feeder Schools Including Marjorie Entz Elementary School, Highland Arts Elementary School, Field Elementary School, Mountain View High School & More
- \$709 Million Spent on Education & Day Care in a 10-Mile Radius

## TENANT HIGHLIGHTS



- Busy Bees Operates 1,000 Centers Globally, w/ 160 Centers in the US, and has Strong Growth Plans
- Significant Investment from The Ontario Teacher's Pension (OTP, OTP is Invested In Brands Like Flynn Restaurant Group, PODS, BroadStreet Partners & Many More
- Significant Investment from Temasek Based in Singapore, Temasek Owns a \$382B Portfolio in Financial Services, Transportation & Industrials, Telecommunications, Media & Technology, Consumer & Real Estate, Life Sciences, and Agri-Food
- 100% Corporate, No Franchising
- Busy Bees Was Founded in 1983





## ADVANTAGES OF EARLY EDUCATION/CHILDCARE REAL ESTATE

- **HIGHER CAP RATES WITHOUT SACRIFICE**

Over the last 5 years we have seen an **86-basis point** spread on average **between single-tenant net-leased retail & early education/childcare** despite attractive locations & solid tenants **due to a lack of knowledge about the property type**

- **HIGH GROWTH BUSINESS**

**\$60B+** Industry with projected **growth to \$83B+** by 2030

- **RECESSION & E-COMMERCE RESISTANT**

Early education is considered **recession-resistant** because working parents continue to rely on childcare **regardless of economic conditions**, making it an **essential**, non-discretionary service as well as **“Amazon proof”**

- **EASY TO RE-TENANT**

Early education properties are **easy to re-tenant**, with **high demand from other childcare operators and flexible layouts** that also appeal to **medical and service-based users**

- **“STICKY” BUSINESS MODEL**

Parents **don't typically switch schools** once enrolling, often **enroll all their children & recommend other families**

- **RECOGNIZED AS AN “ESSENTIAL BUSINESS”**

Early education and childcare are **recognized by both federal and state governments as essential services**, especially during emergencies, due to their critical role in supporting working families and child development

- **INSTITUTIONAL INVESTMENT**

Institutional investors are **heavily invested** in early education businesses and are the **predominant owners** of early education/childcare real estate

- **APPRECIATION POTENTIAL**

Early education properties offer **strong upside potential**, with **cap rate compression** at market peak and **added value** if a smaller tenant improves credit or gets acquired



# Busy Bees

3544 E. Brown Rd, Mesa, AZ 85213

## LEASE ABSTRACT

TENANT	Valley Child Care And Learning Center #1008, LLC
GUARANTOR	Busy Bees US Holdings Limited
RENT COMMENCEMENT	Est. 11/01/25
EXPIRATION DATE	Est. 11/01/40
LEASE TERM REMAINING	15 Years
NET OPERATING INCOME	\$602,250
RENT INCREASES	10% every 5 Yrs
OPTION PERIODS	2, 5 Yr

## LEASE STRUCTURE

LEASE TYPE	Absolute NNN
TAXES	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant

\*NOI is calculated based on final project cost and is subject to change

## RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rental Increases
1-5	\$602,250	\$50,188	
6-10	\$662,475	\$55,206	10%
11-15	\$728,723	\$60,727	10%

## OPTION PERIODS

Year	Annual Rent	Monthly Rent	Rental Increases
16-20	\$801,595	\$66,800	10%
21-25	\$881,754	\$73,480	10%



# — Exterior Photos (Under Construction)





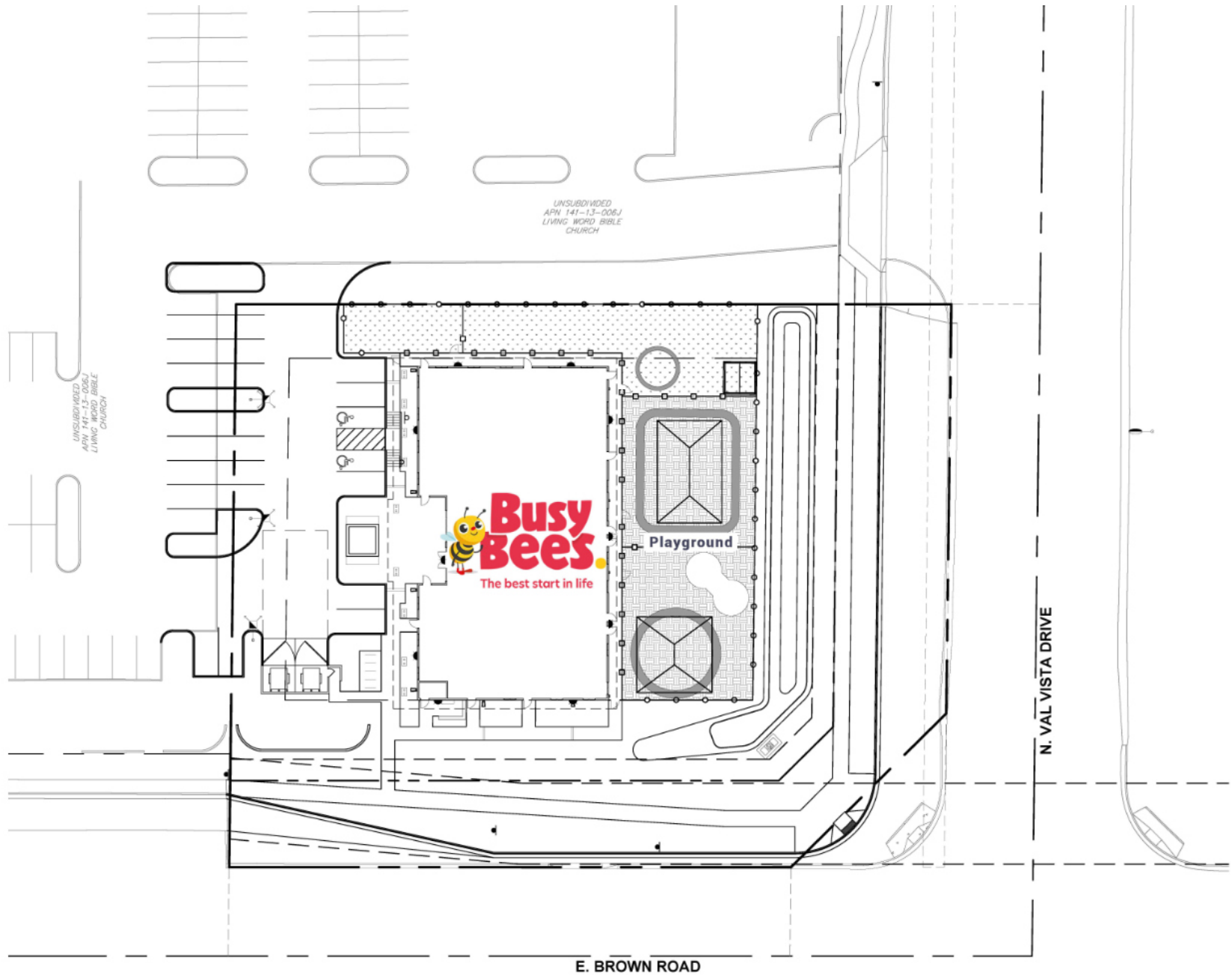
## — Surrounding Photos



# Subject Property Rendered Elevations









TRADE NAME	Busy Bees/BrightPath
COMPANY TYPE	Private
LOCATIONS (US)	160 (US), 1,000 (Globally)
FOUNDED	1983
HEADQUARTERED	London, UK
WEBSITE	<a href="http://www.busybeesna.com">www.busybeesna.com</a>

## Top Operators Global Unit Count

1	KinderCare	1,501
2	Learning Care Group	1,071
3	Bright Horizons	1,081
4	<b>Busy Bees</b>	<b>1,000</b>
5	Goddard Schools	600



## ABOUT BUSY BEES

Busy Bees was founded by three couples in 1983 after failing to find childcare facilities that met the standards they wanted for their own children; Marg Randles is still active in the business today.

38 years later, Busy Bees has grown to 1,000 nurseries, catering to 50,000 children and has expanded its operations across the UK, Europe, US, Canada, Singapore, Malaysia, Vietnam, Australia, and New Zealand with ambitious plans for strategic growth.

Busy Bees has a reputation for providing the highest-quality childcare and preschool programs that can be found anywhere, and continuously raises the bar for the early childhood education industry by investing in cutting edge technology and providing unique services that benefit their students, families, and teachers.



## ABOUT BRIGHTPATH

BrightPath Early Learning in Canada was founded in 2010 and acquired by Busy Bees in 2017. BrightPath Kids is one of North America's largest child care providers. There are currently child care centers across Canada and the USA including New York, Massachusetts, Connecticut, Delaware, Ohio, and Kentucky. Entry to the U.S. market occurred in 2019.



Ontario Teachers Pension Plan ("OTPPR") is Canada's largest single profession pension plan, an independent corporation with 33 years of experience. It currently manages C\$249.8B globally through offices in Toronto, London, Singapore, Hong Kong and New York, with a private equity portfolio of C\$45.2B and a real estate portfolio of C\$26.1B through their real-estate arm, Cadillac Fairview (68 locations). They have a world-class private equity investment portfolio with a track record of top-quartile returns.

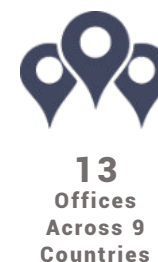


## OTP Representative Investments



## TEMASEK

Temasek is an investment company headquartered in Singapore. Supported by thirteen offices globally, it owns a S\$382B portfolio mainly in Singapore, China and the rest of Asia, as of March 2023. Its global portfolio spans a broad spectrum of industries: financial services; transportation & industrials; telecommunications, media & technology; consumer & real estate; as well as life sciences & agri-food.



# Area Overview



- Mesa, Arizona, is a rapidly growing city located just 16 miles east of Phoenix, within Maricopa County. The 128-square-mile city of Mesa is situated along the Salt River, in Maricopa County, Arizona
- Located approximately 16 miles east of Phoenix, Mesa is often regarded as an extension of the state capital.
- Covering 128 square miles and situated along the Salt River:
  - Mesa ranks as the third-largest city in Arizona and the 40th largest in the United States
  - Mesa has an Estimated population of over 515,486 as of 2025

## ECONOMY

- The economy of Mesa is diverse, with significant sectors including agriculture, aerospace manufacturing, home to Boeing and healthcare, with Banner Health being a major employer.
- With its growing infrastructure and proximity to major attractions like the Grand Canyon, Mesa presents a unique blend of history, economy, and community for those interested in exploring this dynamic city.
- The major employers of the city are Banner Health, Mesa Public Schools, The Boeing Company, City of Mesa, Dexcom, Maricopa County Community College District, Drivetime, Automotive Group, Steward Health Care, Maricopa County and Santander Consumer USA.
- Leading employers like Boeing and Banner Health Systems benefit from Mesa's well-educated workforce, more than 42.4% of which have an associate degree or higher.
- The area's airports -- Phoenix Sky Harbor International, Williams Gateway, and the Mesa Falcon Field municipal airport -- together contribute more than \$600 million to the local economy.

## DEVELOPMENTS / COMING SOON PROJECTS

- **Medina Station (Mixed-Use Development)** - The 64.5-acre mixed-use development is bringing a range of retail and restaurant options to East Mesa across a 300,000-square-foot campus and is set to begin construction on the first phase presently.
- **Mesa Grandview Business Park** - A 270,000 square feet upon completion. It stands at the southwest corner of Loop 202 Red Mountain Freeway and Greenfield Road in Mesa.



***“RANKED #1 IN THE NATION FOR ECONOMIC GROWTH”***







## PHOENIX MSA

### City of Phoenix

- The Phoenix metropolitan area, also known as the Valley of the Sun, the Salt River Valley, metro Phoenix, or The Valley, is the largest metropolitan statistical area in the Southwestern United States, with its largest principal city being the city of Phoenix.
- Region is known for its accessibility, vibrant workforce, and exceptional quality of life as well as being one of the best cities for various industries and operations.
- Phoenix-Mesa metro maintains momentum as nation's No. 1 industrial market – AZ Big Media 2025



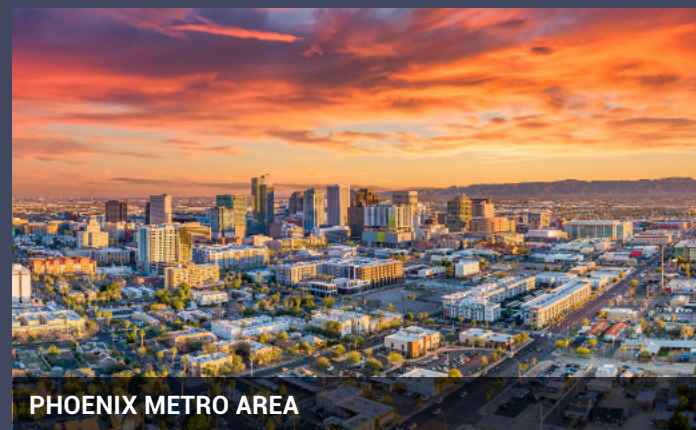
### ECONOMY

- Phoenix Area - Real GDP: \$322.794B as of 2023.
- The Phoenix MSA is home to 68% of the state's population and has been one of the top growth areas in the nation.
- The current metro area population of Phoenix in 2025 is 4,834,000, a 1.19% increase from 2024.
- The Phoenix MSA has a diverse economy with major employers in healthcare, aerospace, technology, and retail. Banner Health, Freeport-McMoRan, Honeywell Aerospace, Intel, and Sprouts Farmers Market are among the largest employers.
- Phoenix-Mesa metro's economy is one of the best in the US, study finds. - AZ Central 2025
- Phoenix-Mesa metro ranked No. 1 in nation for manufacturing growth- Phoenix Business Journal – 2024
- Top Employers of Phoenix MSA are State of Arizona, Banner Health, Amazon, Walmart, Frys Food Stores, Maricopa County, Wells Fargo, Maricopa County Community College District and Arizona State University.



### DEVELOPMENTS / COMING SOON PROJECTS

- In Phoenix, TSMC is ramping up its multibillion-dollar chip manufacturing campus, contributing over 1,000 new high-tech jobs and reinforcing the city's global role in semiconductor production.
- In Chandler, Applied Materials completed the \$41 million acquisition of a newly constructed industrial facility developed by GO Industrial. The building, located in a key technology corridor, is expected to support Applied's expansion of semiconductor equipment production and related R&D activities.



PHOENIX METRO AREA



ARIZONA STATE UNIVERSITY



BANNER DESERT MEDICAL CENTER



# Close Aerial



Bush Elementary School  
(502 Students)

ROCKY MOUNTAIN RESTORATION  
Emergency Water Removal  
Anytime, Anyday.

U-HAUL

CALIBER SUPPLY

HealthLabs

WireMasters

Alta Mesa Golf Club

MOUNTAINSIDE FITNESS

Walgreens

SportClips HAIRCUTS

DUNKIN'

Starbucks

Applebee's GRILL + BAR

SAJAD

ACE Hardware

Bashas'

Halfmark

Sandra Day O'Connor Elementary School  
(418 Students)

Banner Baywood Medical Center

Walmart Neighborhood Market

Walmart Supercenter

DOLLAR TREE

F45 TRAINING

Staples

SUBWAY

Starbucks

Carl's Jr.

N. Val Vista Dr  
18,700 VPD

SUBJECT PROPERTY

Busy Bees

The best start in life

SYNERGY DENTAL GROUP, PLLC

ABC Care LLC  
For A Brighter Community

E. Brown Rd  
18,400 VPD





# Close Aerial



Poston Junior High School  
(779 Students)



Field Elementary School  
(514 Students)

Highland Arts Elementary School  
(711 Students)



Mountain View High School  
(3,391 Students)



Hale Elementary School  
(489 Students)



E. Brown Rd  
18,400 VPD



N. Val Vista Dr  
18,700 VPD





# Close Aerial



N. Val Vista Dr  
18,700 VPD

E. Brown Rd  
18,400 VPD



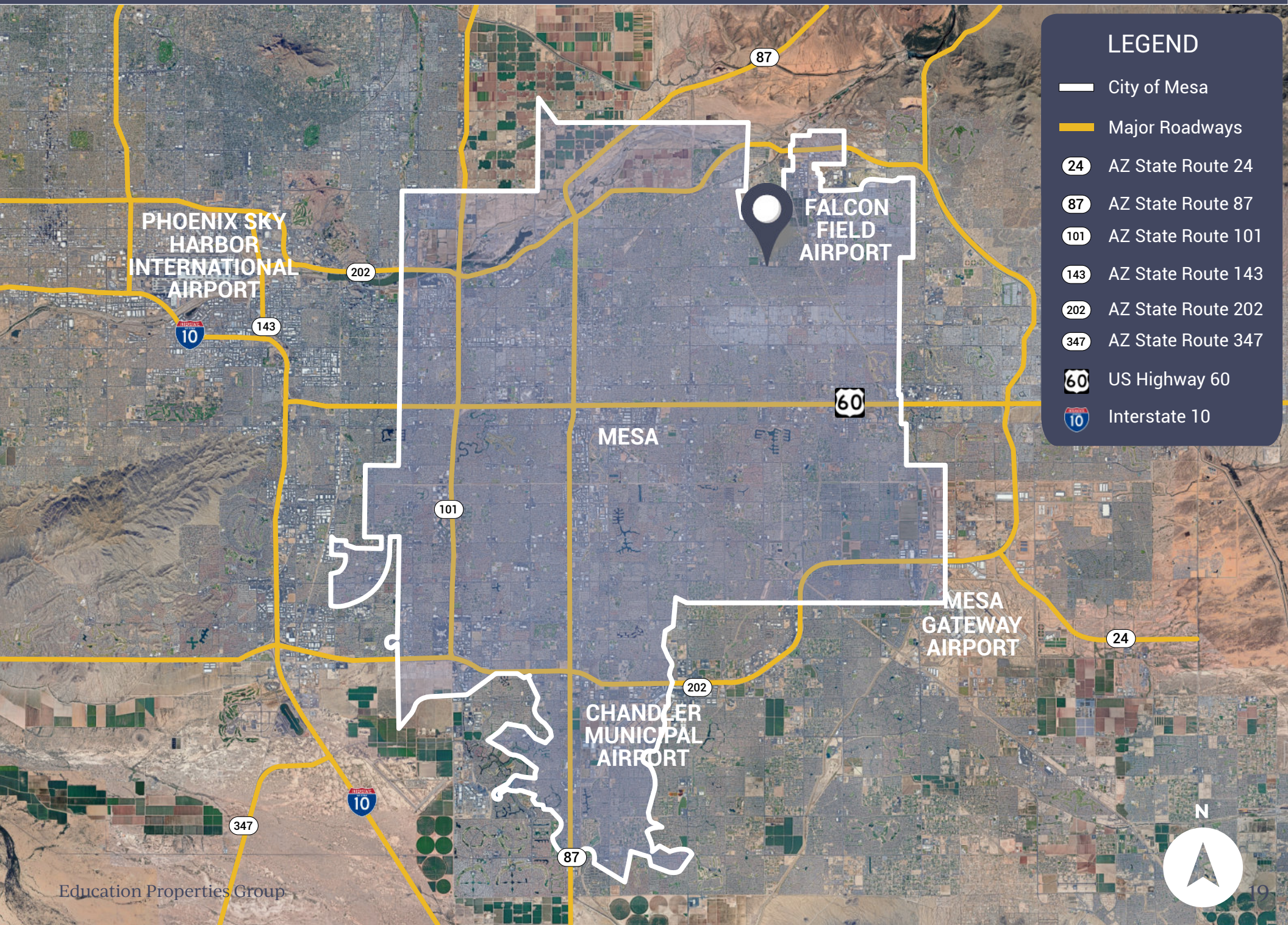


# Wide Aerial





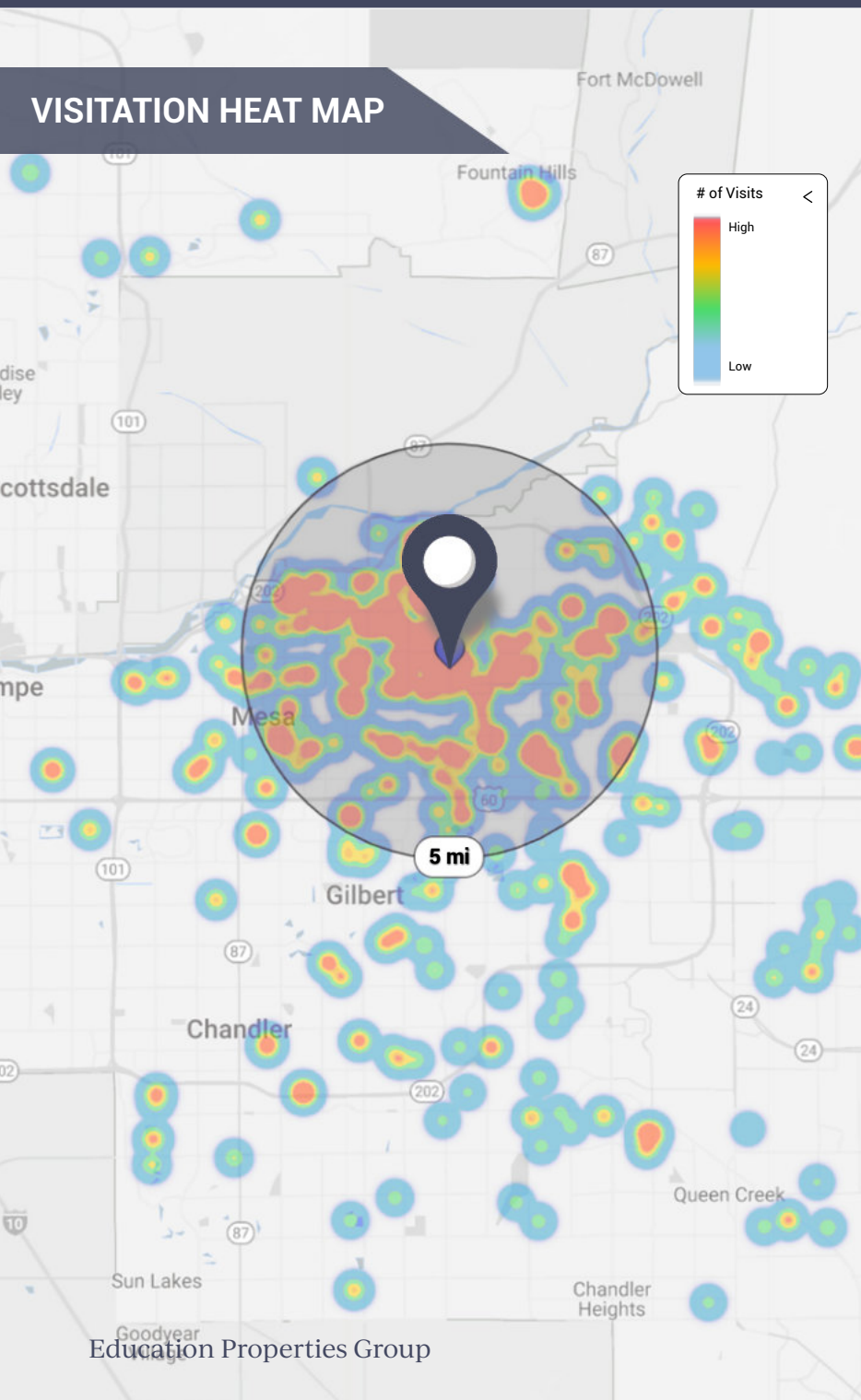
# — Location Map





# Regional Map





## Demographics

3544 E. Brown Rd, Mesa, AZ 85213



POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,386	114,157	279,250
2030 Population	10,339	114,615	280,535
% Change	-0.45%	0.40%	0.46%



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Average HH Income	\$196,733	\$114,894	\$108,858
2030 Average HH Income	\$221,050	\$128,642	\$121,720
% Change	12.36%	11.97%	11.82%



AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Households	3,254	45,573	109,873
2030 Households	3,273	46,361	111,849
% Change	0.58%	1.73%	1.80%



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