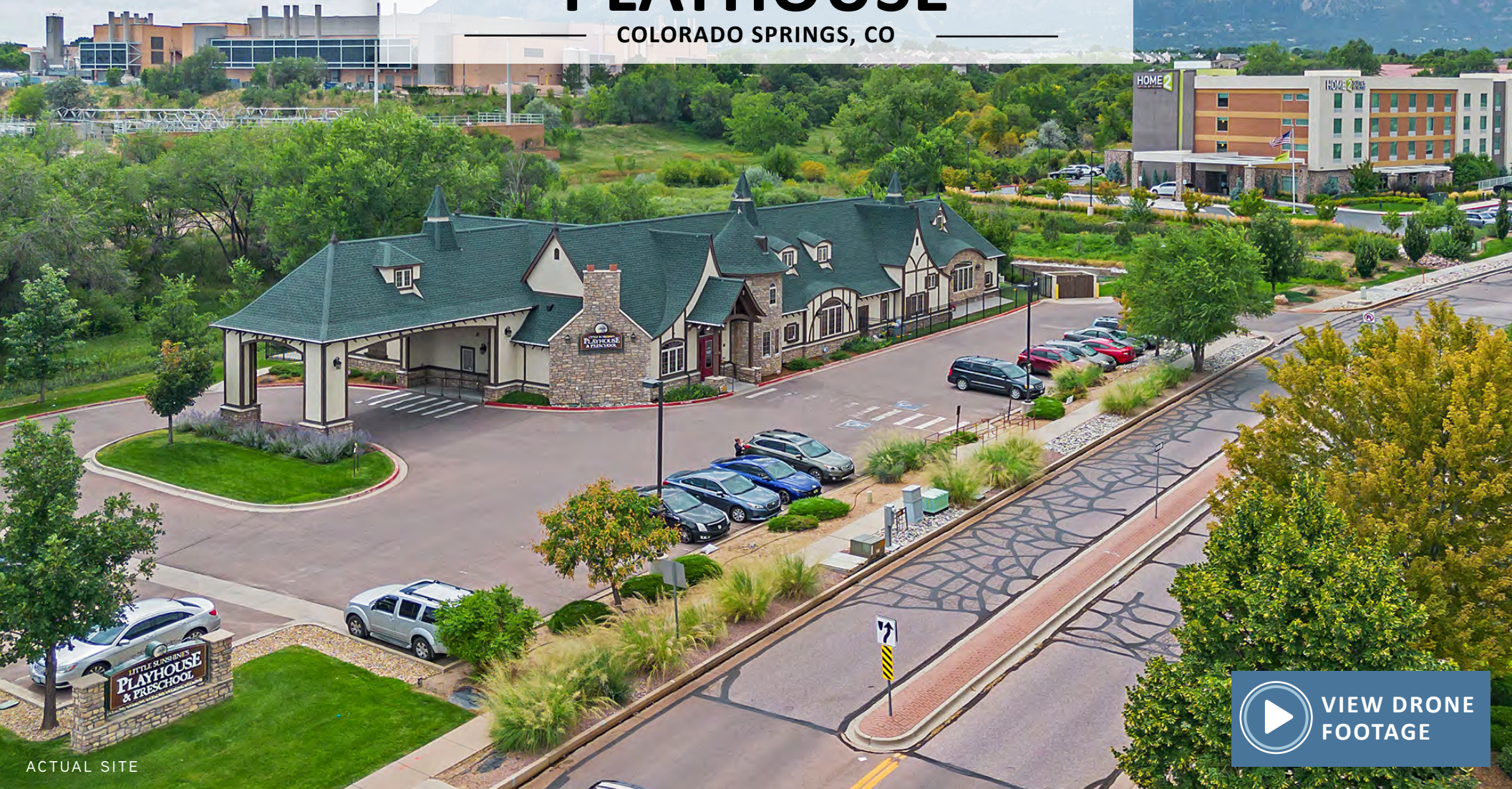


# LITTLE SUNSHINE'S PLAYHOUSE

COLORADO SPRINGS, CO



ACTUAL SITE

[VIEW DRONE FOOTAGE](#)



15-YEAR ABSOLUTE NNN  
LEASE WITH ZERO LANDLORD  
RESPONSIBILITIES



HARD CORNER AT SIGNALIZED  
INTERSECTION WITH 21,493  
VEHICLES PER DAY



216,653 RESIDENTS IN PRIMARY  
TRADE AREA WITH AN AVERAGE  
HOUSEHOLD INCOME OF \$94,157

CLICK TO VIEW DRONE FOOTAGE



BROADMOOR TOWNE CENTER

**U.S. AIR FORCE ACADEMY**  
 5,000 CADETS & 1,600+ EMPLOYEES

**THE CITADEL MALL**  
 JCPenney Dillard's  
 Burlington Bath&BodyWorks

**MARKET SQUARE**  
 HARBOR FREIGHT TOOLS  
 Popeyes Louisiana Kitchen

Walmart

SAFeway

DOWNTOWN 5 MILES

LAS VEGAS WATER TREATMENT FACILITY



51,920 VPD

Culver's

7-Eleven

Carl's Jr.

CAM ANN HWY

3,267 VPD

ACCURA DENTAL

Fazoli's Starbucks

Chili's

BR baskin robbins

Arbys

18,229 VPD

CHASE

TENDERFOOT HILL RD

MATTRESS FIRM SMOOTHIE KING

SUBJECT PROPERTY

VENETUCCI BLVD

HOME 2 SUITES BY HILTON

**CHEYENNE MOUNTAIN CENTER**  
 Target petco  
 Office DEPOT

**RESIDENTIAL COMMUNITIES**  
 216,653 RESIDENTS IN PRIMARY TRADE AREA

CLICK TO VIEW DRONE FOOTAGE



Walmart Neighborhood Market

CROUCH

O'Reilly AUTO PARTS

Auto Zone

Shell

Carl's Jr.

DUTCH BROS

Walgreens

BIG LOTS!

Wendy's

CAPTAIN D'S

McDonald's

Firestone

ACE Hardware

KING Soopers

BURGER KING

TAKE 5

Starbucks

MARKET SQUARE

HARBOR FREIGHT TOOLS

POPEYES LOUISIANA KITCHEN

SAFEWAY

SONIC

jiffylube

COLORADO SPRINGS AIRPORT  
2ND BUSIEST COMMERCIAL AIRPORT IN COLORADO

McDonald's

KOHL'S

BUFFALO WILD WINGS

OUTBACK STEAKHOUSE

Chuck E. Cheese

BROADMOOR WORLD ARENA

Carl's Jr.

Quick Quik CAR WASH

CIRCLE K

51,920 VPD

HARRISON HIGH SCHOOL  
1,179 STUDENTS & 68 STAFF

MATTRESS FIRM

SMOOTHIE KING

Arbys

7 ELEVEN

chilis

CHASE

18,229 VPD

FAZOLI'S

Starbucks

ACCURA DENTAL

TENDERFOOT HILL RD

3,267 VPD

CHEYENNE MOUNTAIN CENTER

TARGET

petco

Office DEPOT

SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES

216,653 RESIDENTS IN PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



**Aaron's** **POPEYES** **T-Mobile**  
 LOUISIANA KITCHEN

**O'Reilly AUTO PARTS** **jiffy lube**

**Auto Zone** **KFC** **BURGER KING** **goodwill** **TACO BELL**

**Walmart** **ANYTIME FITNESS**

**DOLLAR TREE** **Applebee's** **Auto Zone** **McDonald's**  
 GRILL & BAR

**CIRCLE K** **IHOP** **Wendy's** **Jack in the box**

**U.S. ARMY**

FORT CARSON - MAIN EXCHANGE  
74,213 POPULATION (2023)

CHEYENNE MOUNTAIN CENTER

**TARGET** **petco**  
**Office DEPOT**

**Walmart** **Arbys**

**Sam's CLUB** **Freddy's** **Jersey Mike's** **MOD**  
**QDOBA** **verizon**

**KFC** **QDOBA** **DUNKIN'**

BROADMOOR WORLD ARENA

**USA HOCKEY**

**MICROCHIP**

1,000 EMPLOYEES, UNDERGOING \$90M EXPANSION

18,229 VPD

**SUBJECT PROPERTY**

**HOME2 SUITES BY HILTON**

VENETUCCI BLVD

TENDERFOOT HILL RD

3,267 VPD

**RESIDENTIAL COMMUNITIES**  
216,653 RESIDENTS IN PRIMARY TRADE AREA

▶ CLICK TO VIEW DRONE FOOTAGE



# THE BROADMOOR

LUXURY RESORT  
THE WORLD'S LONGEST-RUNNING FORBES  
5-STAR, AAA 5-DIAMOND RESORT

 CHEYENNE MOUNTAIN  
ZOO

 CHEYENNE MOUNTAIN HIGH  
1,261 STUDENTS

 MICROCHIP

1,000 EMPLOYEES, UNDERGOING  
\$90M EXPANSION

CHEYENNE CENTER

 VASA  
FITNESS  FIRST  
BANK

 HOME 2  
SUITES BY HILTON

 3,267 VPD

TENDERFOOT HILL RD

**SUBJECT  
PROPERTY**

 ACCURA  
DENTAL

VENETUCCI BLVD

 18,229 VPD

 RESIDENTIAL  
COMMUNITIES  
216,653 RESIDENTS IN  
PRIMARY TRADE AREA

# OFFERING SUMMARY



**1245 TENDERFOOT HILL RD,  
COLORADO SPRINGS, CO 80906**

**\$5,557,000**  
**6.25% CAP RATE**



GROSS LEASABLE AREA  
**8,439± SF**



LOT SIZE  
**1.03± ACRES**



YEAR BUILT  
**2014**



NOI  
**\$347,341**

## LEASE SUMMARY

<b>LEASE TYPE</b>	Absolute NNN
<b>ROOF &amp; STRUCTURE</b>	Tenant Responsible
<b>TENANT</b>	Playhouse Development, LLC
<b>GUARANTORS</b>	Little Sunshine Enterprises, Inc. (Corporate) and Personal from Founders
<b>REMAINING TERM</b>	10.8 Years
<b>RENT COMMENCEMENT</b>	4/28/2014
<b>RENT EXPIRATION</b>	6/30/2035
<b>INCREASES</b>	10% Every 5 Years
<b>OPTIONS</b>	Two, 10-Year

## RENT SUMMARY

TERM	MONTHLY	ANNUAL
7/28/2024 - 7/27/2029	\$28,945	\$347,341
7/28/2029 - 6/30/2035	\$31,840	\$382,075
Option 1	\$35,023	\$420,282
Option 2	\$38,526	\$462,309

# INVESTMENT HIGHLIGHTS



## SECURE INCOME STREAM

- **15-Year Absolute NNN Lease** – zero landlord responsibilities
- **10% Rent Increases Every 5 Years** – including the two, 10-year renewal options
- **School is Fully Enrolled** – with a year-long wait-list of over 100
- **Rare Corporate and Personal Guarantees** – from founders of Little Sunshine’s Playhouse & Preschool
- **Top 50 Early Education Operator** – 35 schools nationally with strong growth plans
- **Ranked “Fastest Growing Private Companies”** - by Inc. 5000 for the past 6 years



## PROXIMITY

- **Infill Trade Area** – 216,653 residents in primary trade area
- **Affluent Consumer Base** - \$94,157 average household income
- **Hard Corner at Signalized Intersection** – 21,493 vehicles per day
- **Minutes to Colorado Springs Airport** – 2nd busiest commercial airport in Colorado, home to Peterson Space Force Base
- **Just Off I-25** – 51,920 vehicles per day
- **12 Miles to U.S. Air Force Academy** – 5,000 cadets and over 1,600 employees
- **Surrounded by Several K-12 Schools** - 100,271 Combined Students
- **Strong Daytime Population** – 236,463 within 5-mile radius

# TENANT OVERVIEW

## LITTLE SUNSHINE'S PLAYHOUSE

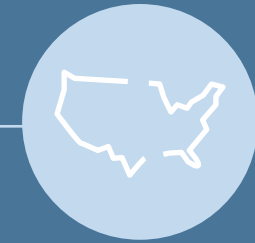
Little Sunshine's Playhouse is a leading early childhood education provider offering a distinctive approach to preschool and childcare. The company operates under a philosophy that emphasizes Reggio Emilia-inspired practices, a world-renowned educational approach that focuses on self-directed, experiential learning. Each Little Sunshine's Playhouse facility is designed to resemble a home away from home, where children can explore their interests, develop critical thinking skills, and build strong social connections. Little Sunshine's Playhouse serves thousands of families across the country and provides quality early education to children ages 6 weeks to 6 years.

The company is committed to providing high-quality care and education, with a curriculum that integrates core academic concepts with imaginative play and social development. Little Sunshine's Playhouse also prioritizes the well-being of its students, ensuring that each child feels valued and supported. The facilities feature advanced security measures and an eco-friendly design, reflecting the company's dedication to creating a safe and sustainable learning environment. With locations across the United States, Little Sunshine's Playhouse continues to expand its footprint, bringing its unique blend of care, education, and innovation to more families nationwide.

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



REPRESENTATIVE PHOTO



LOCATIONS  
**40+**  
IN 11 STATES



HEADQUARTERS  
**SPRINGFIELD**  
MISSOURI



TOTAL 2022 REVENUE  
**\$52M**



# CHILDCARE INDUSTRY OVERVIEW

## MARKET INSIGHTS

The childcare industry is a dynamic and growing sector, valued at \$61.70 billion in the U.S. and \$295.6 billion globally in 2023, according to Grand View Research. Driven by factors such as more parents returning to in-office work, advancements in learning technologies, and increased government funding for single and working mothers, the U.S. market is projected to grow at a compound annual growth rate (CAGR) of 5.86% through 2030. Globally, the industry is expected to grow at a CAGR of 4.33%, from \$295.6 billion in 2023 to \$394.4 billion by 2030. This growth reflects the rising demand for high-quality childcare and early education services, especially as working parents seek reliable solutions for their children's care.

Digital innovation is playing a significant role in transforming the childcare landscape. Childcare management software has become increasingly popular, streamlining operations like enrollment, attendance tracking, billing, and communication between providers and parents. These tools also help providers stay compliant with licensing requirements while enhancing the overall service delivery.

The early education and daycare segment led the market in 2023, accounting for the largest revenue share of 45.66%, and is expected to continue growing at the fastest rate from 2024 to 2030 (Grand View Research). This growth is fueled by the increasing number of working parents who require care for young children and the growing awareness of the importance of early childhood education in fostering children's development. As demand continues to rise, the industry is poised to expand and adapt to the evolving needs of families across the U.S.

## KEY STATISTICS



**The Childcare Industry in the U.S. is Valued at \$61.7B and \$295.6B Globally in 2023**



**The U.S. Market Forecast for 2023 is Valued at \$91.68B, a Compounded Annual Growth Rate of 5.86%**



**Early Education and Daycare Segment Makes Up 45.66% of Market Revenue**



# DEMOGRAPHICS COLORADO SPRINGS

POPULATION	1 MI	3 MI	5 MI
2024 Total	8,976	86,651	216,653
2010 Total	8,666	81,832	200,524
2000 Total	9,712	79,189	191,216
Total Daytime Population	16,576	105,799	236,463
HOUSEHOLDS	1 MI	3 MI	5 MI
2024 Total Households	4,186	35,937	85,803
INCOME	1 MI	3 MI	5 MI
2024 Median Income	\$62,692	\$64,873	\$66,029
2024 Average Income	\$82,963	\$94,157	\$92,377

## HIGHLIGHTS

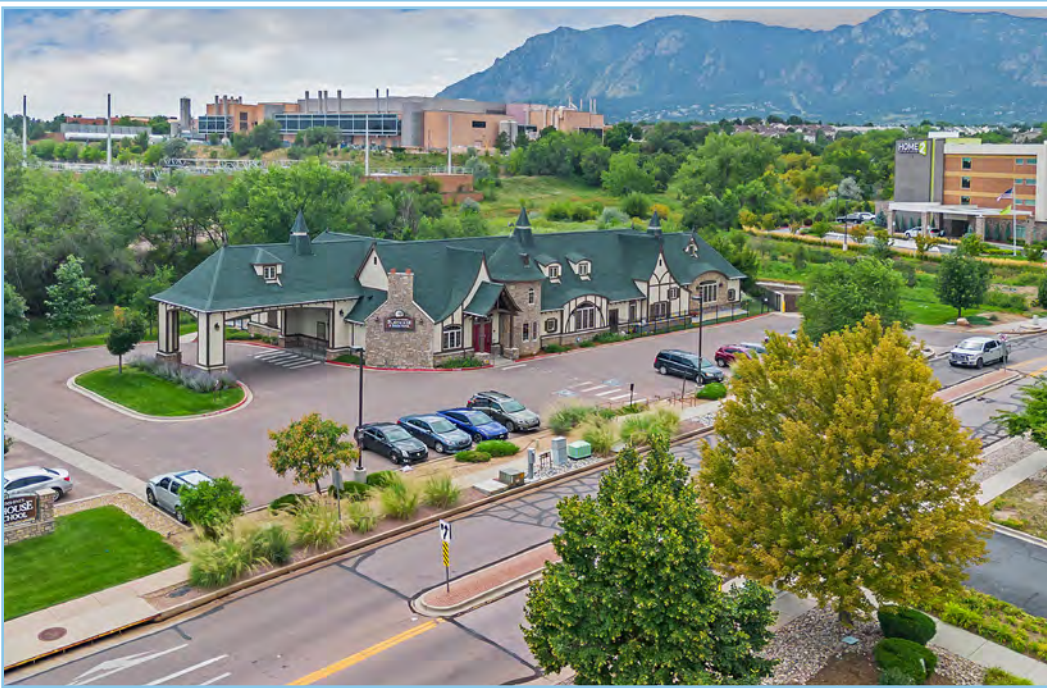
**216,653** Total Population within 5 Miles

**\$94,157** Average Income within 3 Mile

**85,803** Total Households within 5 Miles



# ADDITIONAL PHOTOS



# DRONE FOOTAGE



# SITE OVERVIEW

LOT SIZE

**1.03±**

ACRES

VPD

**21,496**

AT SIGNALIZED INTERSECTION

PARKING

**29**

SPACES

NEARBY TENANTS

TARGET, WALMART, STARBUCKS,  
SAM'S CLUB, KOHL'S, THE  
BROADMOOR WORLD ARENA  
AND MORE

DAYTIME POPULATION

**236,463**

TOTAL



# COLORADO SPRINGS, COLORADO



## COLORADO SPRINGS

Colorado Springs is a picturesque city located at the foot of the Rocky Mountains in Colorado. Known for its stunning natural beauty, it is home to iconic landmarks such as Pikes Peak, the Garden of the Gods, and the United States Air Force Academy. The city offers a vibrant mix of outdoor activities, including hiking, rock climbing, and mountain biking, making it a popular destination for nature enthusiasts. Additionally, Colorado Springs boasts a rich cultural scene, with numerous museums, galleries, and historic sites that reflect its diverse history and growing community.

### ATTRACTIONS



Colorado Springs is a picturesque city located at the foot of the Rocky Mountains in Colorado, USA. Known for its stunning natural beauty, it is home to iconic landmarks such as Pikes Peak, the Garden of the Gods, and the United States Air Force Academy. The city offers a vibrant mix of outdoor activities, including hiking, rock climbing, and mountain biking, making it a popular destination for nature enthusiasts. Additionally, Colorado Springs boasts a rich cultural scene, with numerous museums, galleries, and historic sites that reflect its diverse history and growing community. Its strong sense of community and high quality of life make it an attractive place to live and visit. With a growing economy and an expanding educational landscape, Colorado Springs continues to thrive as a dynamic and desirable city.

### ECONOMY



Colorado Springs has a diverse and growing economy, driven by a mix of industries including defense, technology, tourism, and healthcare. The city is home to several military installations, such as the United States Air Force Academy and Peterson Space Force Base, which significantly contribute to the local economy. The tech sector is also thriving, with a growing number of startups and established companies in cybersecurity and aerospace. Tourism is another key economic driver, with millions visiting the city's natural and cultural attractions each year. Additionally, the healthcare industry has expanded, supported by major medical centers and a growing population. Colorado Springs' relatively low cost of living and high quality of life continue to attract businesses and residents alike.

### TRANSPORTATION



Transportation in Colorado Springs is primarily car-centric, with a well-maintained network of highways and roads making it easy to navigate the city and surrounding areas. Interstate 25 is the main north-south route, connecting Colorado Springs to Denver and Pueblo. Public transportation, managed by Mountain Metropolitan Transit, operates bus routes throughout the area, though coverage is limited compared to larger cities. The Colorado Springs Airport offers domestic flights and is a convenient alternative to Denver International Airport. The city is also bike-friendly, with numerous trails and bike lanes popular among outdoor enthusiasts.

### EDUCATION



Colorado Springs has a robust education system with a wide range of options for students at all levels. The city is home to well-regarded public school districts, private schools, and charter schools offering diverse educational opportunities. Higher education is also prominent, with institutions like the University of Colorado Colorado Springs (UCCS), Colorado College, and the United States Air Force Academy providing high-quality programs. Pikes Peak State College offers associate degrees and vocational training, supporting workforce development. The city's educational landscape emphasizes innovation and research in fields like engineering, cybersecurity, and the liberal arts, creating a dynamic learning environment.

## CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.



Accelerating success.



**LP** LADT | PATEL  
INVESTMENT ADVISORS



**Broker of Record**  
Lance Eberhard  
lance.eberhard@colliers.com  
Lic. FA100067473

**Thomas T. Ladt**

+1 760 930 7931  
Thomas.Ladt@colliers.com  
CA License No. 01803956

**Jay Patel**

+1 760 930 7927  
JPatel@colliers.com  
CA License No. 01512624

**Nico Lautmann**

+1 650 575 6219  
Nico.Lautmann@colliers.com  
CA License No. 01915278