



CREVE COEUR, MO (ST. LOUIS MSA)

Guidepost Global Education

AFFLUENT PARENT DEMOGRAPHICS
- \$151,000+ AVERAGE HOUSEHOLD



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker
#2019035835

Surrounding Retail

HERITAGE PLACE

Ranked in the top 15% of shopping centers in Missouri with 2.6M annual visits, per Placer.ai



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Guidepost Global Education

689 Craig Rd, Creve Coeur, MO 63141 [↗](#)

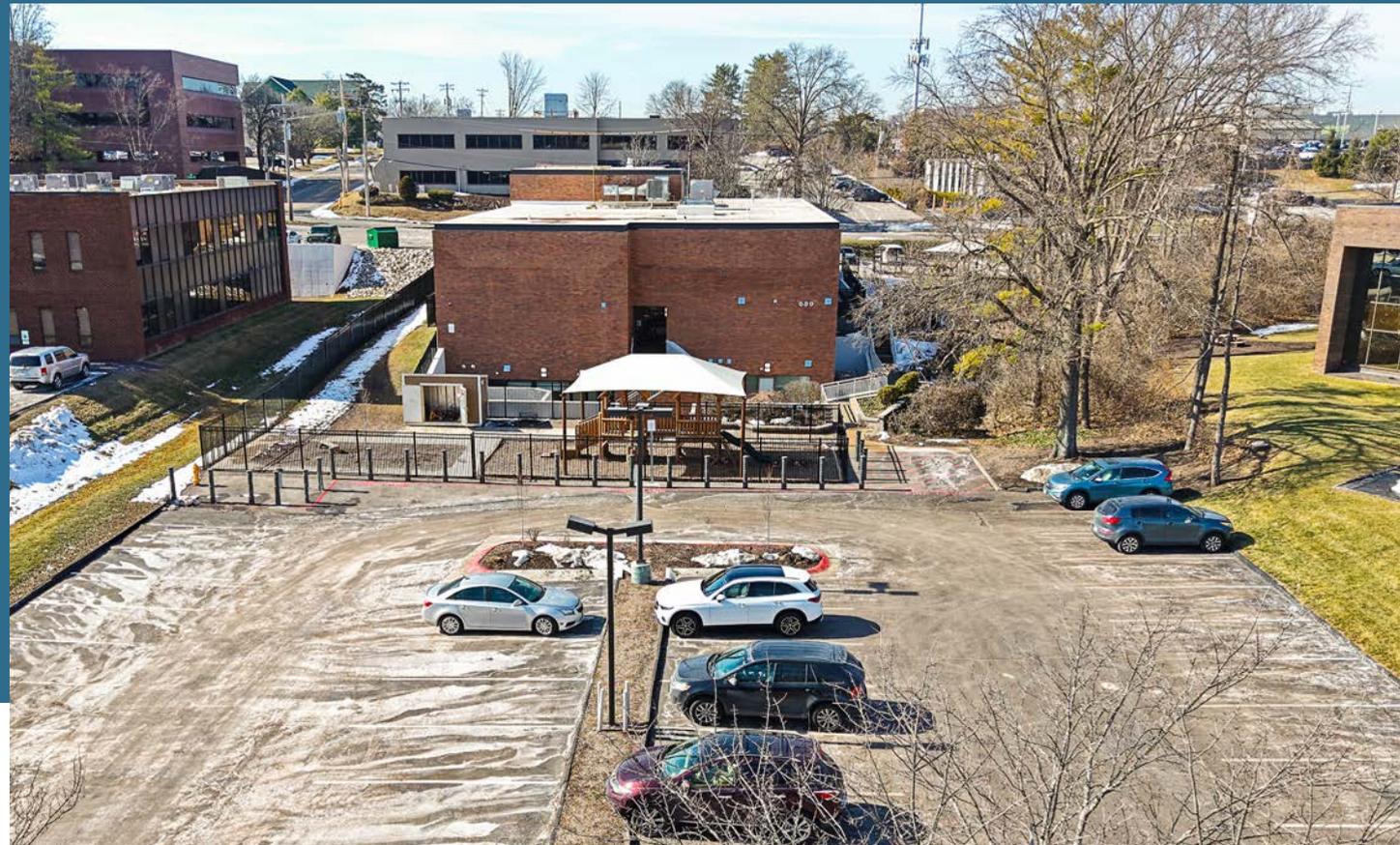
\$7,771,000

PRICE

8.00%

CAP RATE

PRICE/SF	\$391.37
NOI	\$621,645
LEASE TYPE	Corporate NNN
LEASE TERM REMAINING	19+ Years
BUILDING SIZE	19,856 SF
LAND AREA	1.41 AC



Fully remodeled daycare building priced below replacement cost – \$391/SF

Over 19 years remaining on a new corporate Guidepost Global Education lease featuring 2% annual rental increases throughout the base term and options. The subject property is located in **Creve Coeur – an affluent St. Louis submarket** boasting average household incomes of \$151,000+ within a 1-mile radius.

The Offering

- 19+ years remaining in the base term featuring 2% annual rental increases and four, 5-year options to extend
- Corporate lease signed by Guidepost Global Education (see below)
- Full site remodel completed at the end of 2024 which included new roof/ HVAC installation and parking lot resealing/restriping
- Large 1.41 acre lot

About The Tenant/Guarantor

- 4-wall EBIDTA positive company
- 8,800+ system-wide enrolments as of January 2026
- Owns a network of over 100 Montessori schools in the U.S. and Asia and is led by seasoned executives in the early education sector. Investors and strategic partners include 2 Hour Learning (Alpha Schools), the leader in AI education, and Learn Capital, one of the most prominent edtech venture capital firms in the world.

Market Highlights

- Affluent parent demos – \$151,000 average household incomes within a 1-mile radius of the subject property
- 162,000+ residents within a 5-mile radius of the subject property
- Education and daycare spending in a 5-mile radius totals over \$172 million annually (per CoStar)
- Fourteen elementary, middle, and high schools within a 3-mile radius with enrollments totaling over 9,000 students



		CURRENT
Price		\$7,771,000
Capitalization Rate		8.00%
Price/SF		\$391.37
Building Size (SF)		19,856
Lot Size (AC)		1.41
Stabilized Income		
Scheduled Rent		\$621,645
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$621,645

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Guidepost Global Education
Lease Guarantor	Corporate
Lease Type	Corporate NNN
Lease Term Remaining	19+ Years
Rent Increases	2% Annually
Rent Commencement	2/1/2025
Options	Four, 5-Year
Year Renovated	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Guidepost Global Education	19,856	2/1/2025	1/31/2028	\$621,645	\$51,804	\$621,645	8.00%
	<i>2% Increase</i>	2/1/2028	1/31/2029		\$52,840	\$634,078	8.16%
	<i>2% Increase</i>	2/1/2029	1/31/2030		\$53,897	\$646,759	8.32%
	<i>2% Increase</i>	2/1/2030	1/31/2031		\$54,975	\$659,695	8.49%
	<i>2% Increase</i>	2/1/2031	1/31/2032		\$56,074	\$672,889	8.66%
	<i>2% Increase</i>	2/1/2032	1/31/2033		\$57,196	\$686,346	8.83%
	<i>2% Increase</i>	2/1/2033	1/31/2034		\$58,339	\$700,073	9.01%
	<i>2% Increase</i>	2/1/2034	1/31/2035		\$59,506	\$714,075	9.19%
	<i>2% Increase</i>	2/1/2035	1/31/2036		\$60,696	\$728,356	9.37%
	<i>2% Increase</i>	2/1/2036	1/31/2037		\$61,910	\$742,923	9.56%
	<i>2% Increase</i>	2/1/2037	1/31/2038		\$63,148	\$757,782	9.75%
	<i>2% Increase</i>	2/1/2038	1/31/2039		\$64,411	\$772,937	9.95%
	<i>2% Increase</i>	2/1/2039	1/31/2040		\$65,700	\$788,396	10.15%
	<i>2% Increase</i>	2/1/2040	1/31/2041		\$67,014	\$804,164	10.35%
	<i>2% Increase</i>	2/1/2041	1/31/2042		\$68,354	\$820,247	10.56%
	<i>2% Increase</i>	2/1/2042	1/31/2043		\$69,721	\$836,652	10.77%
	<i>2% Increase</i>	2/1/2043	1/31/2044		\$71,115	\$853,385	10.98%
	<i>2% Increase</i>	2/1/2044	1/31/2045		\$72,538	\$870,453	11.20%
	<i>2% Increase</i>	2/1/2045	7/31/2045		\$73,989	\$887,862	11.43%
	Option 1	8/1/2045	7/31/2050		\$75,468	\$905,619	11.65%
	Option 2	8/1/2050	7/31/2055		\$83,323	\$999,877	12.87%
	Option 3	8/1/2055	7/31/2060		\$91,995	\$1,103,945	14.21%
	Option 4	8/1/2060	7/31/2065		\$101,570	\$1,218,844	15.68%
TOTALS:	19,856			\$621,645	\$51,804	\$621,645	8.00%

LEGEND



Property Boundary

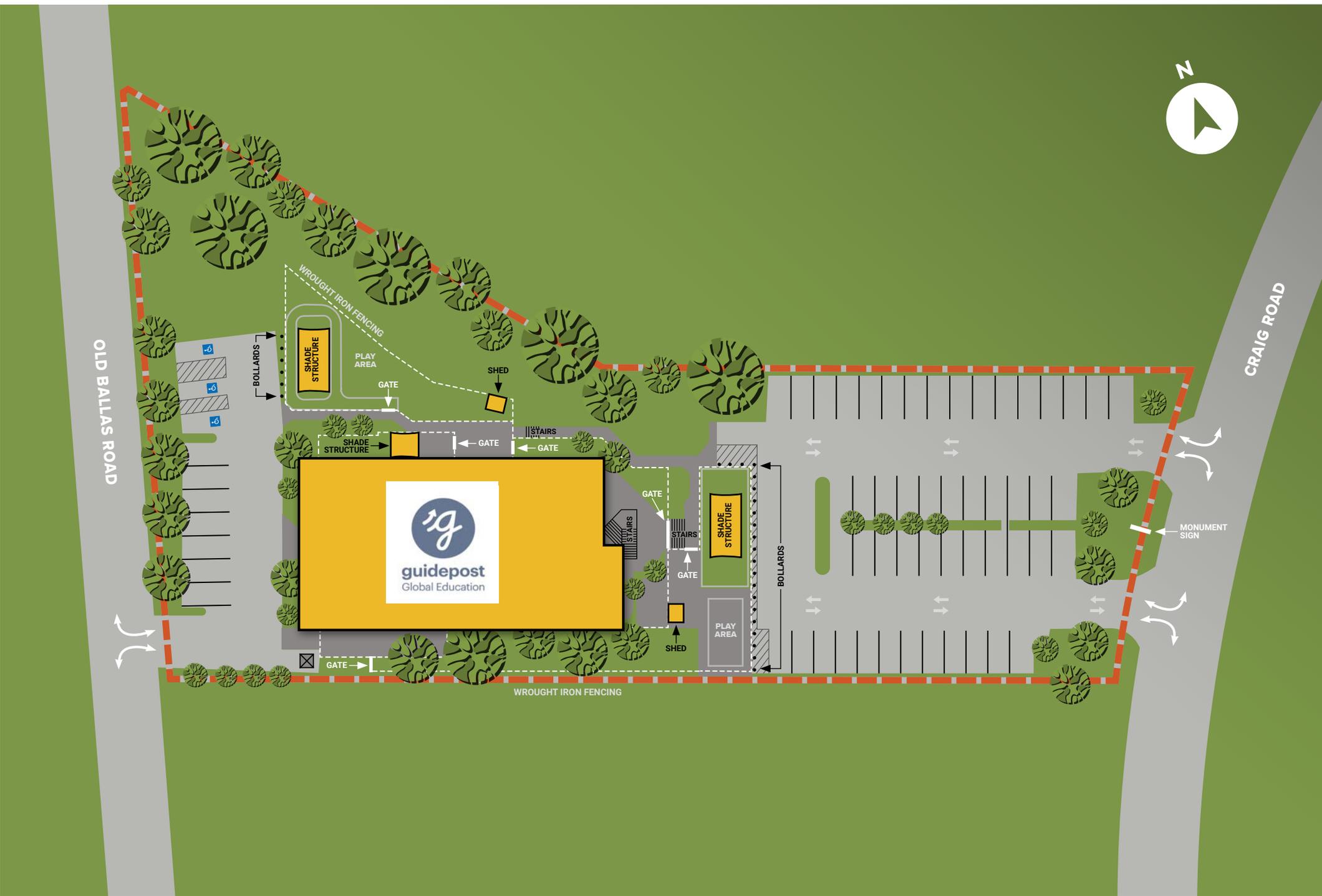
19,856
Rentable SF

1.41
Acres

60
Parking Spaces



Egress





104

SCHOOLS WORLDWIDE



About Tenant/Guarantor

- EBITDA Positive “4-Wall” Company
- 104 schools globally including 84 in the U.S.
- 8,000+ systemwide enrollments projected by year end 2025

Company Highlights

- Portfolio includes 84 of the highest-performing schools formerly operated by Guidepost Montessori, trademark / curriculum IP, and the Prepared Montessorian which is 1 of 3 accredited Montessori teacher training institutes in the U.S.
- Investors include Learn Capital, Venn Growth Partners, Cosmic Education Group, Trilogy Group, and Yu Capital whom have a combined \$1B+ AUM
- Strategic collaboration with 2 Hour Learning/Alpha Schools, the leader in AI education
- Receives royalties from Cosmic’s 25 Asia campuses

[Tenant Website](#)



Subject property benefits from **excellent retail synergy**



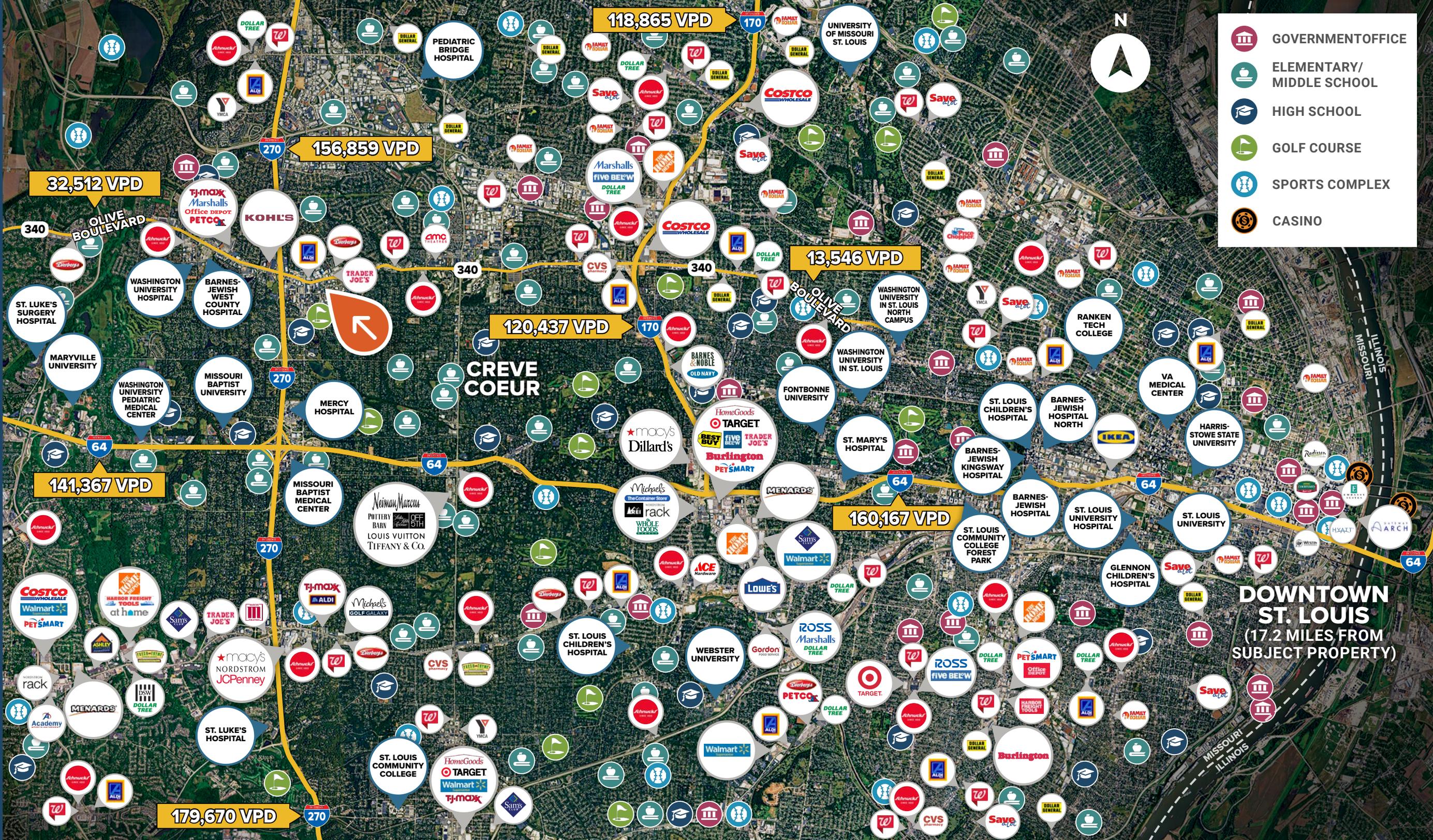
-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



**DOWNTOWN
CREVE COEUR**
(1.9 MILES FROM
SUBJECT PROPERTY)



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX
-  CASINO



DOWNTOWN ST. LOUIS
 (17.2 MILES FROM SUBJECT PROPERTY)

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	7,494	57,159	162,962

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$151,026	\$147,734	\$151,581
Median	\$92,332	\$97,344	\$92,099

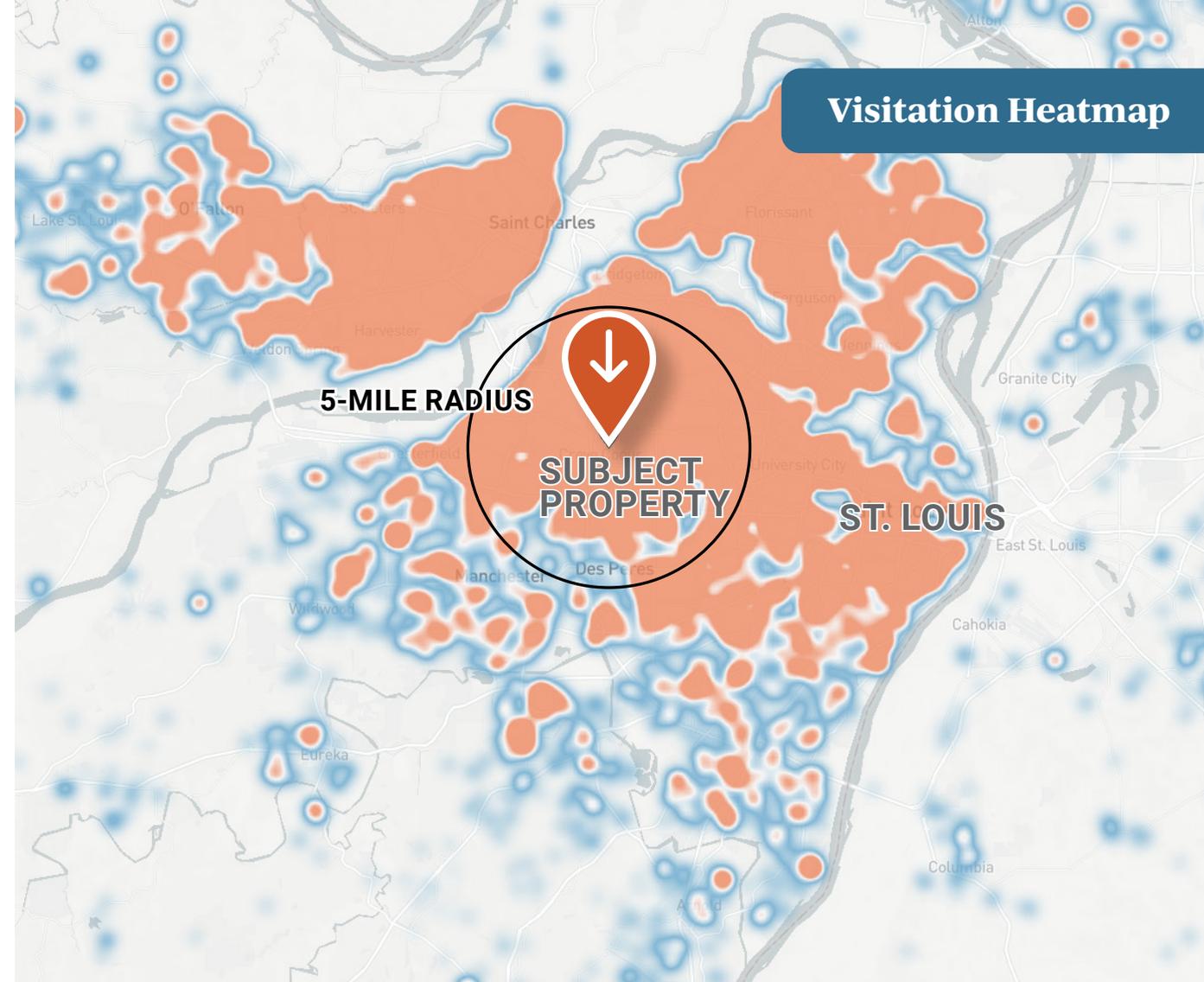
With an average visit frequency of **3.15 visits to the nearby Trader Joe's** over the past 12 months, the subject property benefits from **consistent nearby foot traffic**

554.7K Visits

OVER PAST 12 MONTHS AT THE NEARBY TRADER JOE'S

23 Minutes

AVERAGE DWELL TIME AT THE NEARBY TRADER JOE'S



The shading on the map above shows the **home location of people who visited the nearby Trader Joe's over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Creve Coeur, MO

A GROWING ST. LOUIS SUBURB



Upscale Suburban Living

- Creve Coeur, located approximately 14 miles west of downtown St. Louis, is home to over 18,000 residents
- Creve Coeur benefits from easy access to major highways including Interstate 270 and Highway 40, and Lambert-St. Louis International Airport is within 12-miles, aiding both travel and economic connectivity
- The city is an Innovation and corporate hub anchored by the 39 North AgTech Innovation District and the Donald Danforth Plant Science Center, with major science, biotech, professional services, and corporate employers including Bayer

The St. Louis Metro Area

- The St. Louis Metropolitan Statistical Area (MSA) is a bi-state region anchored by St. Louis, Missouri, and extending across 15 counties in Missouri and Illinois, straddling the Mississippi River
- Greater St. Louis is one of the largest metro areas in the Midwest, with an estimated population of 2.8 million residents
- Home to the St. Louis Fed, one of the 12 regional Reserve banks in the Fed System, the nation's central bank
- It is one of the nation's most diverse metropolitan economies with its central location, infrastructure capacity, favorable cost structure, and key industries in bioscience, finance, and advanced manufacturing
- The Gateway Arch, a symbol of westward expansion, is an iconic landmark and tourist attraction
- Notable universities include Washington University in St. Louis, Saint Louis University, and the University of Missouri–St. Louis



Regional Map

2.8 Million

ST. LOUIS MSA ESTIMATED POPULATION

\$209.9 B

ST. LOUIS MSA GDP



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