

THE CHILDREN'S COURTYARD

NNN CHILDCARE INVESTMENT OPPORTUNITY IN VICTORVILLE, CA



OFFERING MEMORANDUM

12303 RIDGECREST RD, VICTORVILLE, CA 92395

PRESENTED BY:

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ASSOCIATES**
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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY
2. FINANCIAL OVERVIEW
3. TENANT OVERVIEW
4. LOCATION OVERVIEW

INVESTMENT SUMMARY

\$3,150,000

LIST PRICE

\$15,750.00 MONTHLY RENT (6/1/2026)

CURRENT MONTHLY RENT IS \$15,000.00

NNN

LEASE TYPE

5.88%

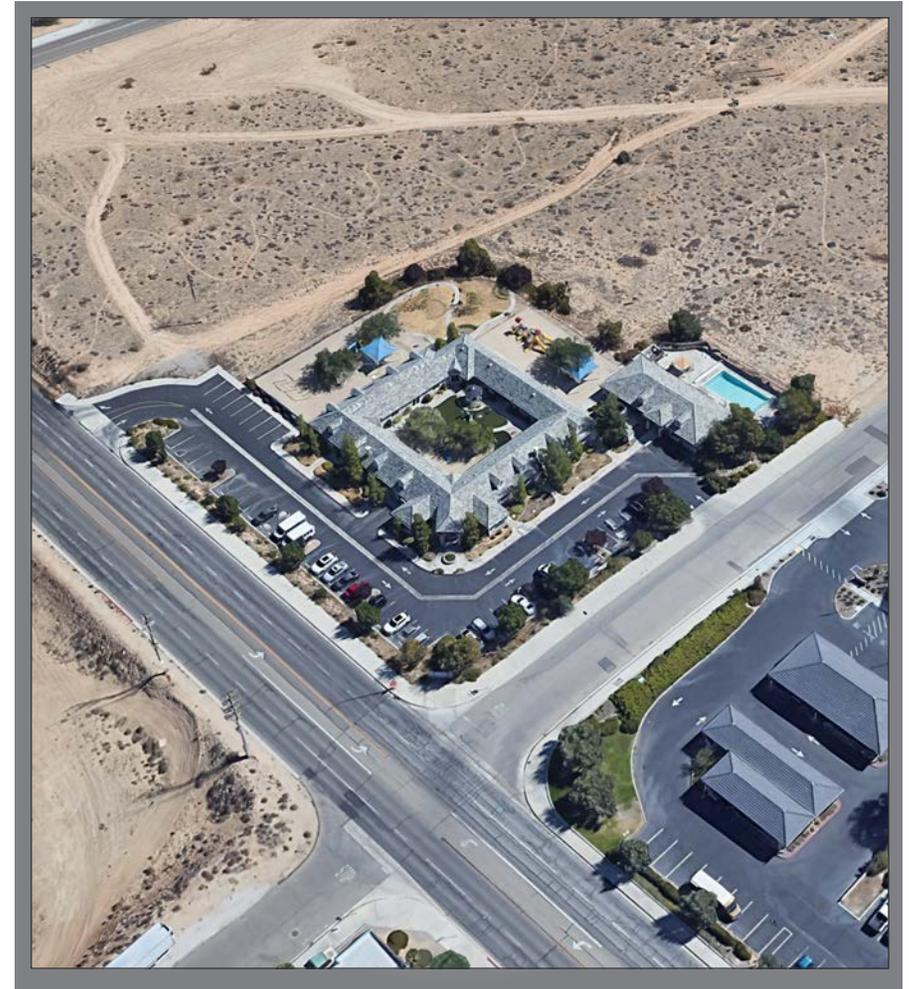
CAP RATE (2026) PROFORMA

+5 YEARS

LEASE TERM REMAINING

CORPORATE LEASE

THE CHILDREN'S COURTYARD INC.
PARENT COMPANY IS LEARNING CARE GROUP INC.



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates is pleased to present the opportunity to purchase a freestanding childcare property with 2 buildings and pool at 12303 Ridgecrest Rd, Victorville. The 13,830 SF building is situated on a 2.48 acre (108,028 SF) parcel along Ridgecrest Rd and Lindero St. The property is adjacent to Bear Valley Rd (70,694 CPD) which is a main corridor in the High Desert. The two buildings were built in approximately 2001 and is 100% occupied by The Children's Courtyard, Inc., a national childcare operator with nearly 100 locations nationwide. The average household incomes in a 1 mile, 3 mile, and 5 mile radius are \$82,234, \$89,573 and \$81,037 respectively. The tenant is E-commerce resistant and service oriented. Traffic counts along Bear Valley Rd. is ±70,600 CPD near Ridgecrest Rd. Neighboring retail tenants include: Vons, Ross, Petco, CVS, US Bank, Starbucks, Carl's Jr., Taco Bell, and many other National and Regional Tenants. The property is adjacent to the Spring Valley Lake Communities which is arguably one of the nicest neighborhoods in the High Desert area. Spring Valley Lake was developed around a man made lake with higher end homes, a country club with a golf course, and many other quality amenities.

OFFERING TERMS

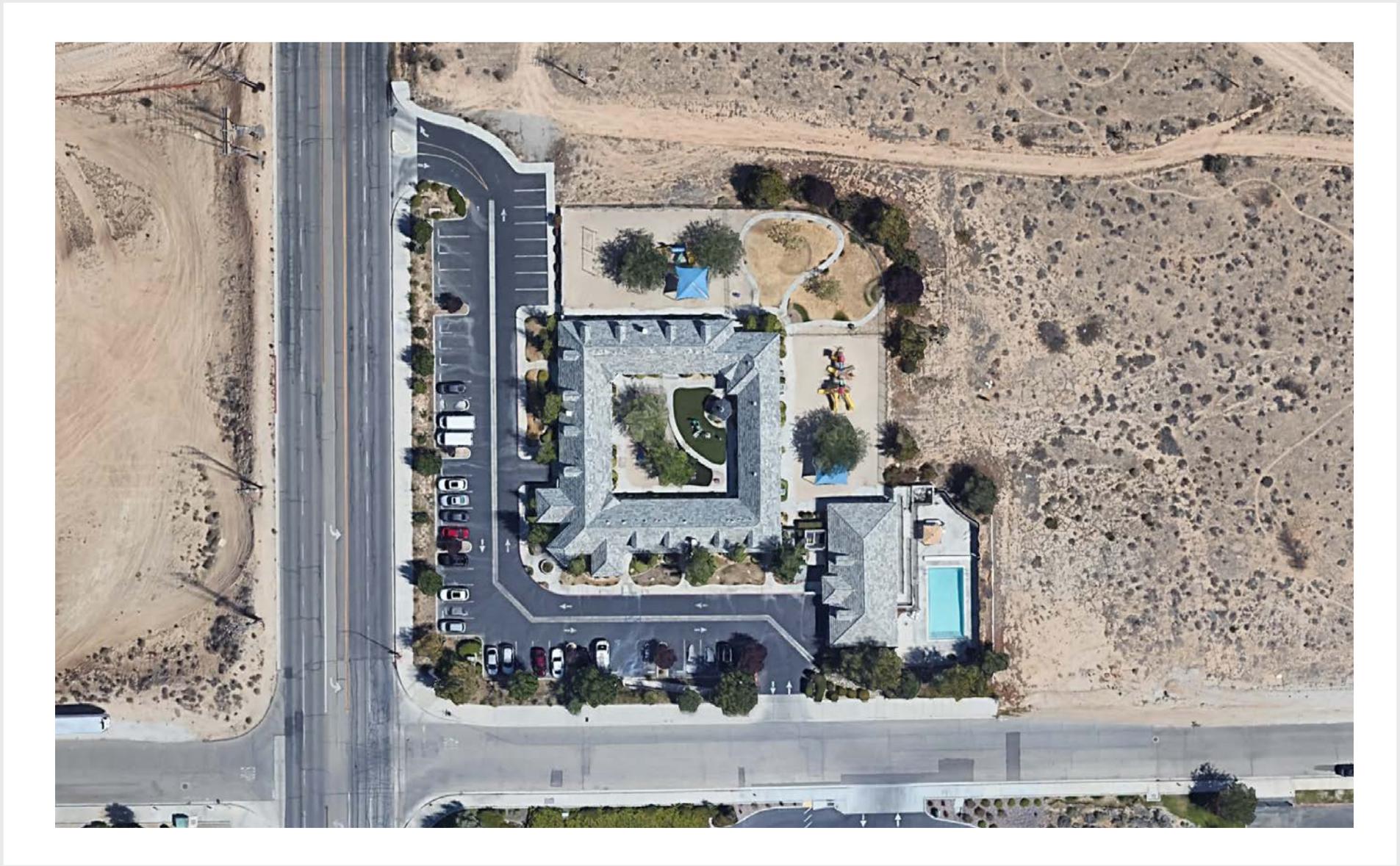
Price:	\$3,150,000
Rentable Square Feet:	± 12,000
2026 Net Operating Income:	\$185,250
Cap Rate:	5.88%
Percentage Leased:	100%
Price PSF:	\$263

PROPERTY PROFILE

Location:	12303 Ridgecrest Rd, Victorville
Assessor's Parcel Number:	0482-033-04-00000
Number of Buildings:	2 freestanding buildings
Building Area:	± 12,000 SF
Land Size:	2.48 acres (108,028 SF)
Year Built:	2001
Ingress/Egress:	1 Entrance on Ridgecrest Rd.
(Entire Shopping Center)	1 Entrance on Lindero St.
Traffic Counts:	± 13,255 ADT - Ridgecrest Rd.
	± 70,694 ADT - Bear Valley Rd.



SITE PLAN



12303 Ridgcrest Rd, Victorville, CA

PROPERTY HIGHLIGHTS

- **The Children's Courtyard, Inc. (CCI) Corporate Lessor:** Lease with a corporate Tenant that operates nearly 100 locations in 12 states.
- **Open 5 Days a Week:** The school maintains extended hours and daily availability, reinforcing strong client loyalty.
- **High-Performing School:** Among the best-performing schools in the region, the school demonstrates strong revenue and sustained operational success. This school has consistently been voted the best school in the High Desert.
- **National Leader Learning Care Group, Inc. (LCG),** a privately held national company with estimated 2.5 billion in annual revenue. LCG operates a diverse portfolio across the country. LCG operates under 11 brands and currently owns and operates 1,150+ schools.
- **NNN Lease-Minimal Landlord of School's Responsibilities** Tenant directly responsible for all expenses, including taxes, insurance, roof maintenance, HVAC (repair/maintenance), utilities, plumbing, and fire/life safety systems. The landlord's responsibility is limited solely to maintenance and repair of the fountain, load-bearing walls, exterior walls, and replacement of the roof membrane and HVAC units at the end of their useful life.
- **Inflationary Protection** Lease features 10% rental increases every 5 years, providing a stable hedge against inflation.



LOCATION HIGHLIGHTS

- **Prime High Desert Location** The property is situated in the City of Victorville, a highly desirable submarket in the heart of the High Desert - one of the California's most value oriented markets.
- **Strong Demographics** The immediate area boasts over 350,000 residents with average household incomes exceeding \$89,000 in a 3-mile radius, fueling strong demand for childcare/school.
- **Accessibility** Centrally located with direct access to Bear Valley Rd, which is similar to a highway with over 70,000 cars per day.
- **Retail & Community Presence** The property benefits from being located adjacent to Bear Valley Rd., a major commercial corridor surrounded by retail, dining, and medical facilities that drive daily consumer traffic and visibility.
- **Proximity to Spring Valley Lake and Jess Ranch** The property is located just 0.5 miles from Spring Valley Lake and nearby Jess Ranch neighborhoods.



AERIAL MAP



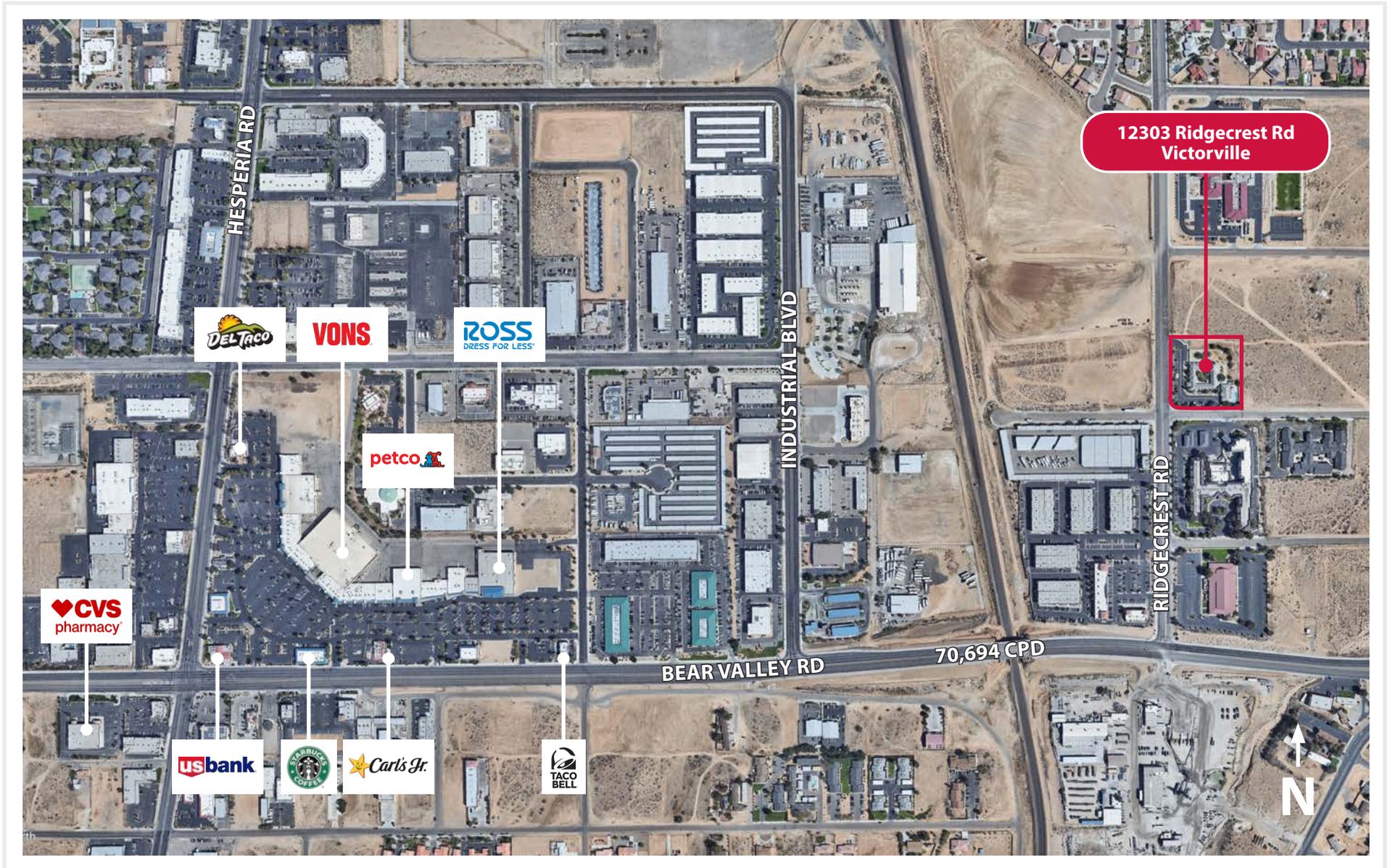
12303 Ridgcrest Rd, Victorville, CA

SPRING VALLEY LAKE AERIAL MAP



12303 Ridgecrest Rd, Victorville, CA

AERIAL MAP WITH LOCAL TENANTS



12303 Ridgecrest Rd, Victorville, CA

LEASE ABSTRACT

Tenant	The Children’s Courtyard, Inc.
Lease Commencement Date	6/1/2021
Lease End Date	5/31/2031
Lease Term Remaining	±5 Years Remaining
Lease Type	NNN
Tenant Responsibilities	Tenant is responsible for all costs associated with: Taxes, Insurance, Utilities, Maintenance, Plumbing, Fire Sprinklers and Fire Protection Systems, Entries and Doors, Windows, Interior Walls, Interior Side of Exterior Walls, HVAC maintenance and repair, Landscaping, and Pool maintenance.
Landlord Responsibilities	Landlord is responsible for the maintenance and repair of the Foundation, Load Bearing and Exterior Walls, Roof Membrane Replacement and HVAC Replacement.
Rental Increases	5% Increases Every 5 Years
Options	2, 5-Year Options Remaining
Parent Company	Learning Care Group, Inc.
Year Built	2001
Rental Rate/SF (\$)	\$13.02 PSF Currently - \$13.67 PSF on 6/1/2026
Monthly Base Rent (\$)	\$15,000.00 Currently - \$15,750.00 on 6/1/2026
Yearly Base Rent (\$)	\$180,000 Currently - \$189,000 on 6/1/2026

PRICING

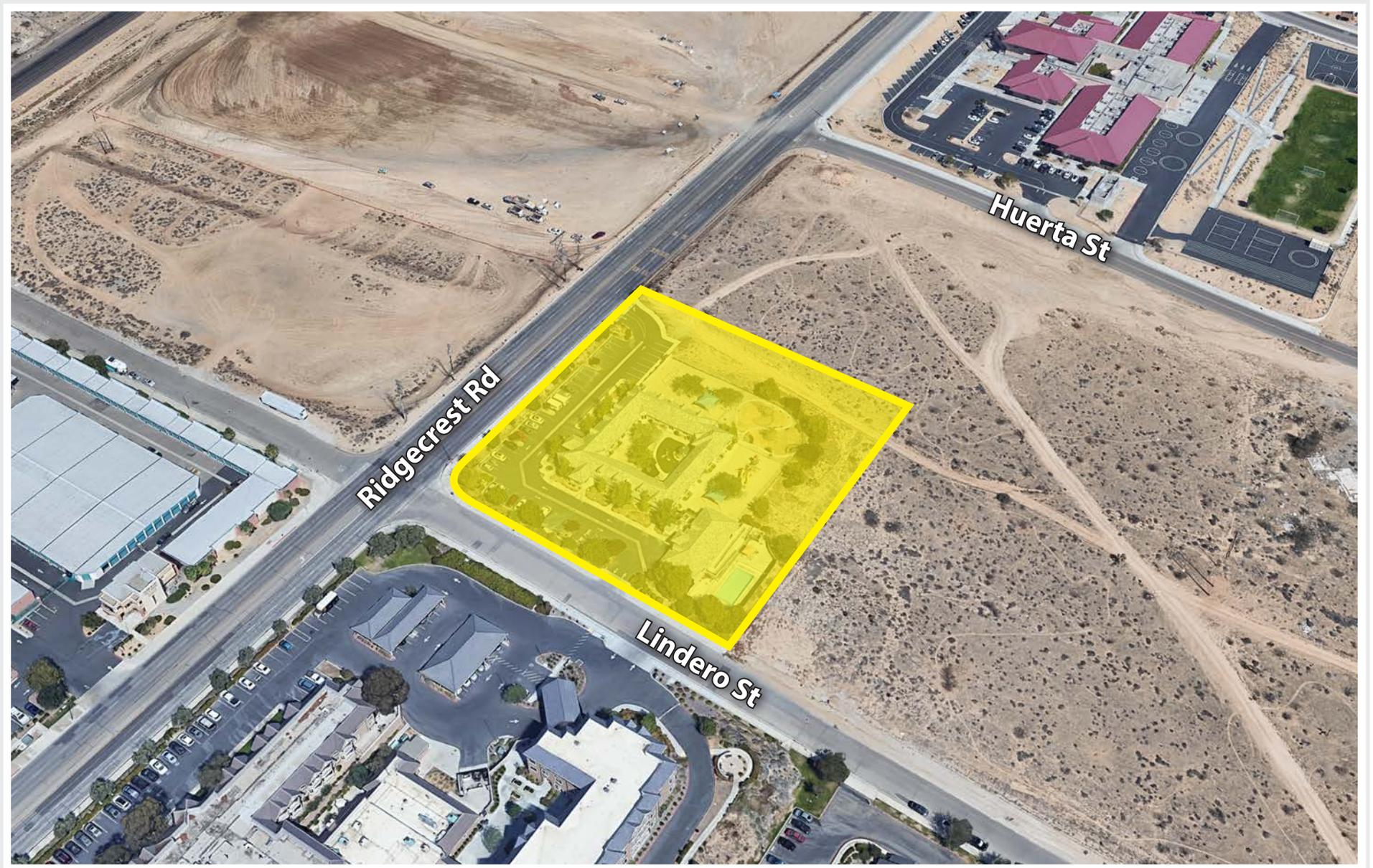
Price
\$3,150,000

2026 NOI
\$185,250

CAP Rate
5.88%

Price/SF
\$227.77

12303 Ridgcrest Rd, Victorville, CA



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3. TENANT OVERVIEW

TENANT HIGHLIGHTS

- **Long-Term Commitment to the Site** - The property was built by the Seller in 2001 as a childcare/school. When the school opened, there was a long waiting list proving the school's need in the community and surrounding areas.
- **Corporate Tenant/Operator** - The tenant purchased the business from the Seller in 2021 primarily because the school's long standing in the community and the demand from the high-end Neighborhoods nearby.

THE CHILDREN'S COURTYARD, INC.

The Children's Courtyard was founded in Arlington, Texas, in 1986. Today, they operate nearly 100 child care and early education locations in 12 states across the country, from coast to coast.

The schools are designed for children from six weeks to 12 years of age. We understand that all children have different interests, abilities, and learning styles, so our approach to education and child care takes into account each child's individuality with customized programs.

Our beautiful facilities are staffed by experienced, dedicated individuals—teachers, administrators, and tireless support staff—who foster a love of learning and exploring in every child, to produce the best early childhood experience possible.

In 2006, The Children's Courtyard became part of the Learning Care Group (LCG)—one of the largest providers of early childhood care and educational services in the United States. Learning Care Group, Inc. is the second largest childcare/school operator in the USA. LCG owns and operates over 1,150+ schools across the country under 11 brands. While LCG is a privately held company, their annual revenue is reported to be over \$2.5 Billion annually.

The Children's
Courtyard™



4. LOCATION OVERVIEW

THE HIGH DESERT

The High Desert region of California, located in San Bernardino County—encompassing the cities of Victorville, Hesperia, Apple Valley and Adelanto—is a flourishing inland community known for its sunset vistas, family-friendly neighborhoods and growing infrastructure. Victorville alone has a population of approximately 125,000 and a median household income around \$70,663. Hesperia reports a median household income of about \$68,971. In Apple Valley the median household income is noted at \$63,031 for the 2020 census. Home values across the region reflect solid affordability relative to coastal California - for example the combined Victorville-Hesperia market saw a median sold home price around \$442,875 as of June 2025. The region boasts major amenities such as large retail hubs (e.g., Walmart Supercenter, Super Target), major transportation corridors (Interstate 15) and expanding industrial/logistics campuses creating jobs locally. With this mix of lifestyle offerings—desert open space, growing employment, and accessible home values—the High Desert stands out as a compelling place for families and buyers seeking value in Southern California.



12303 Ridgcrest Rd, Victorville, CA

350K

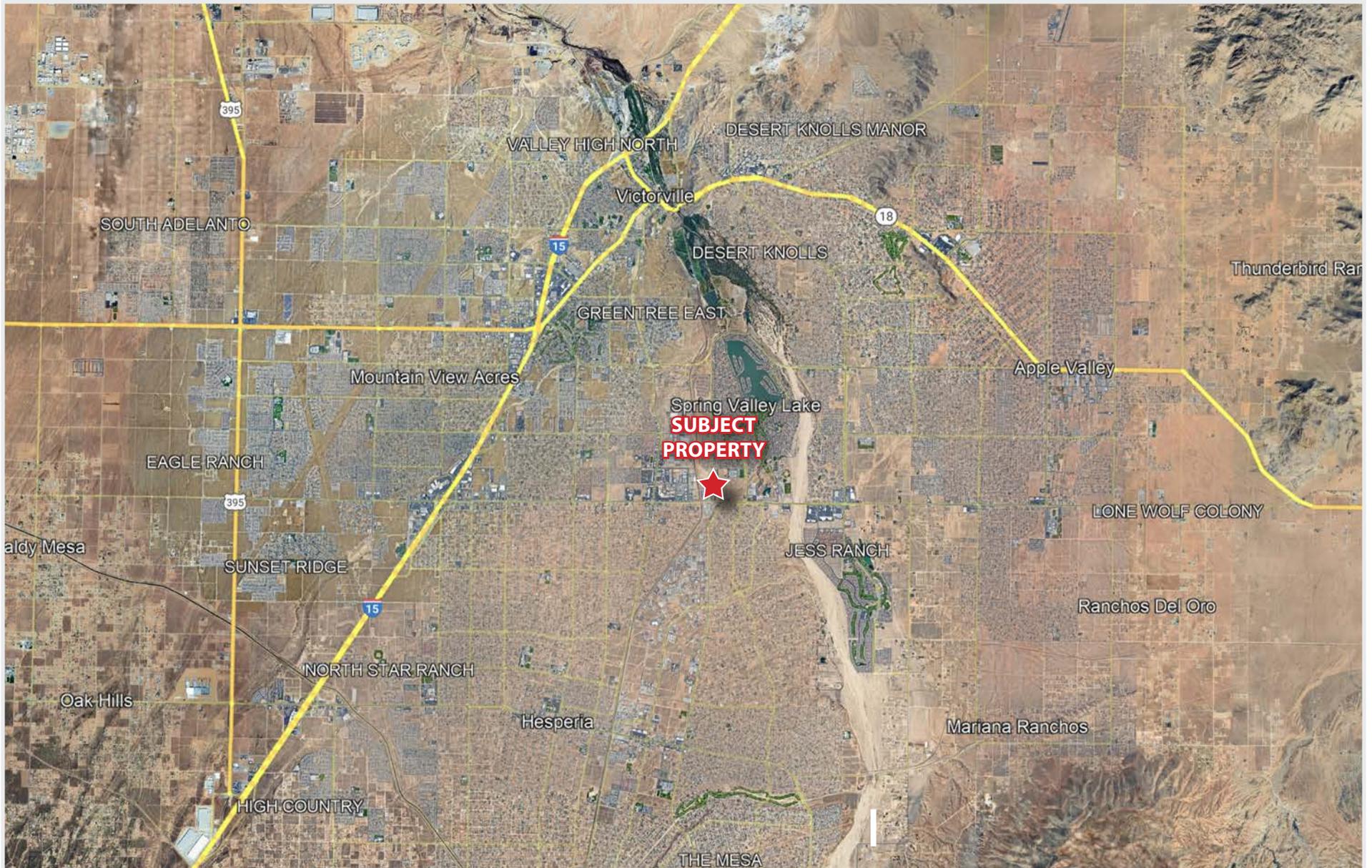
2025 POPULATION

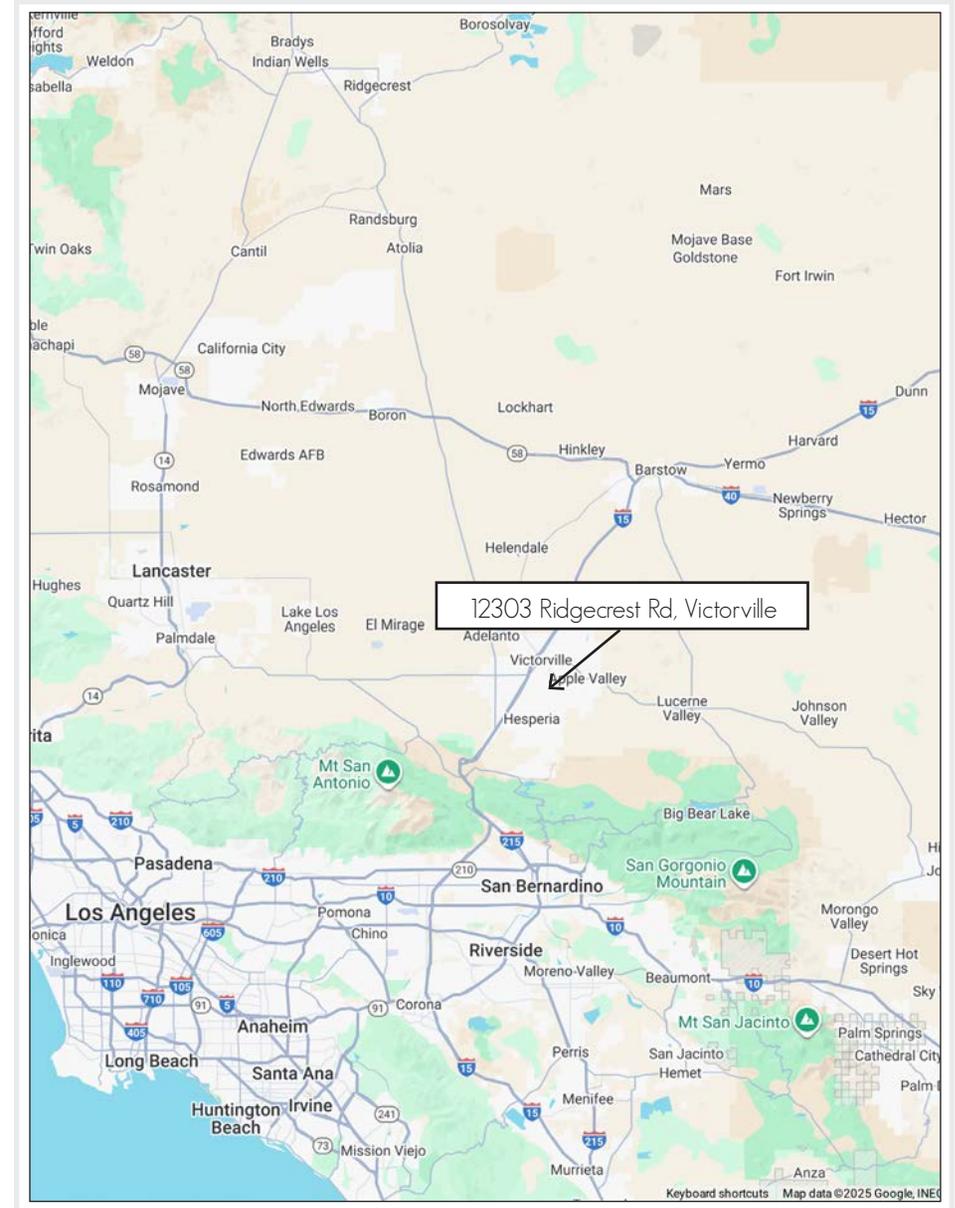
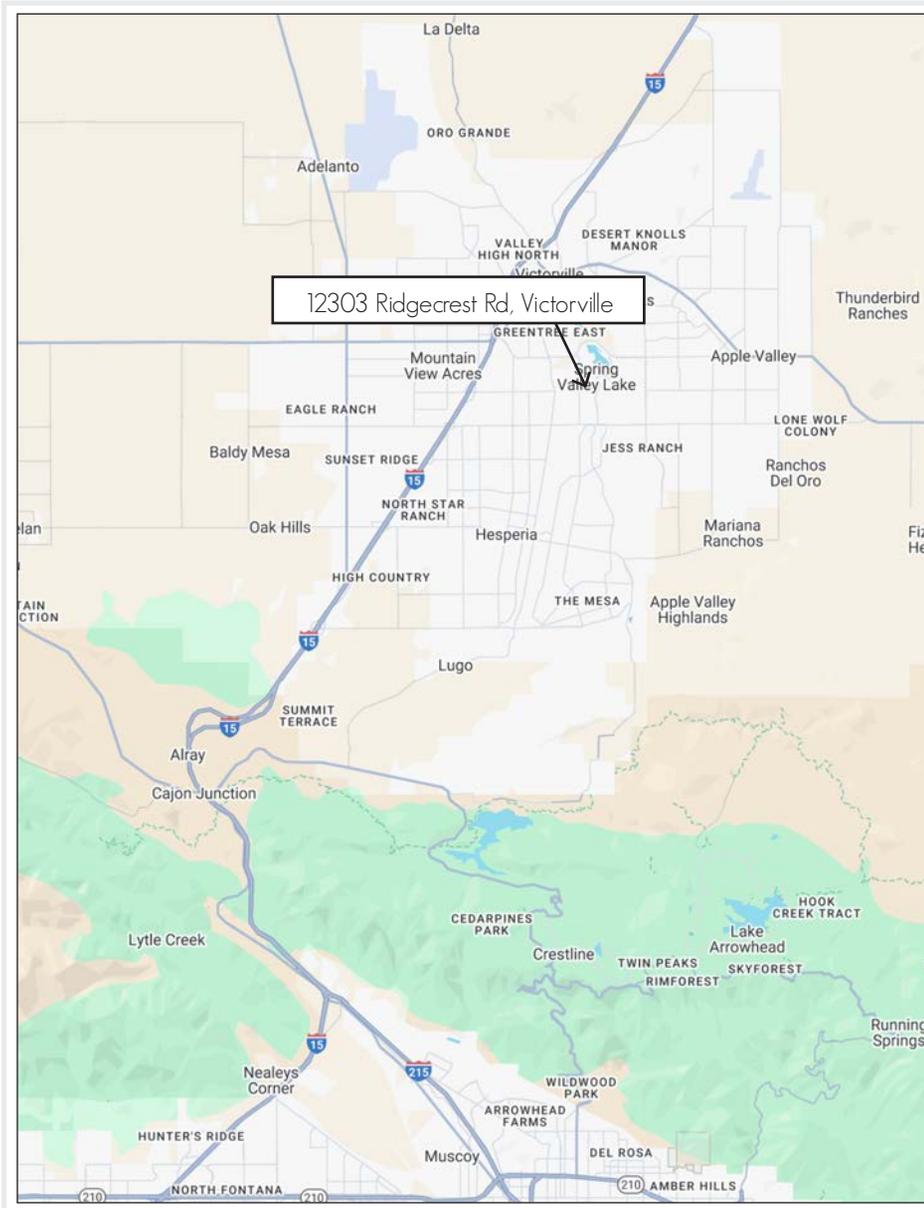
±112K

HOUSEHOLDS

89,000

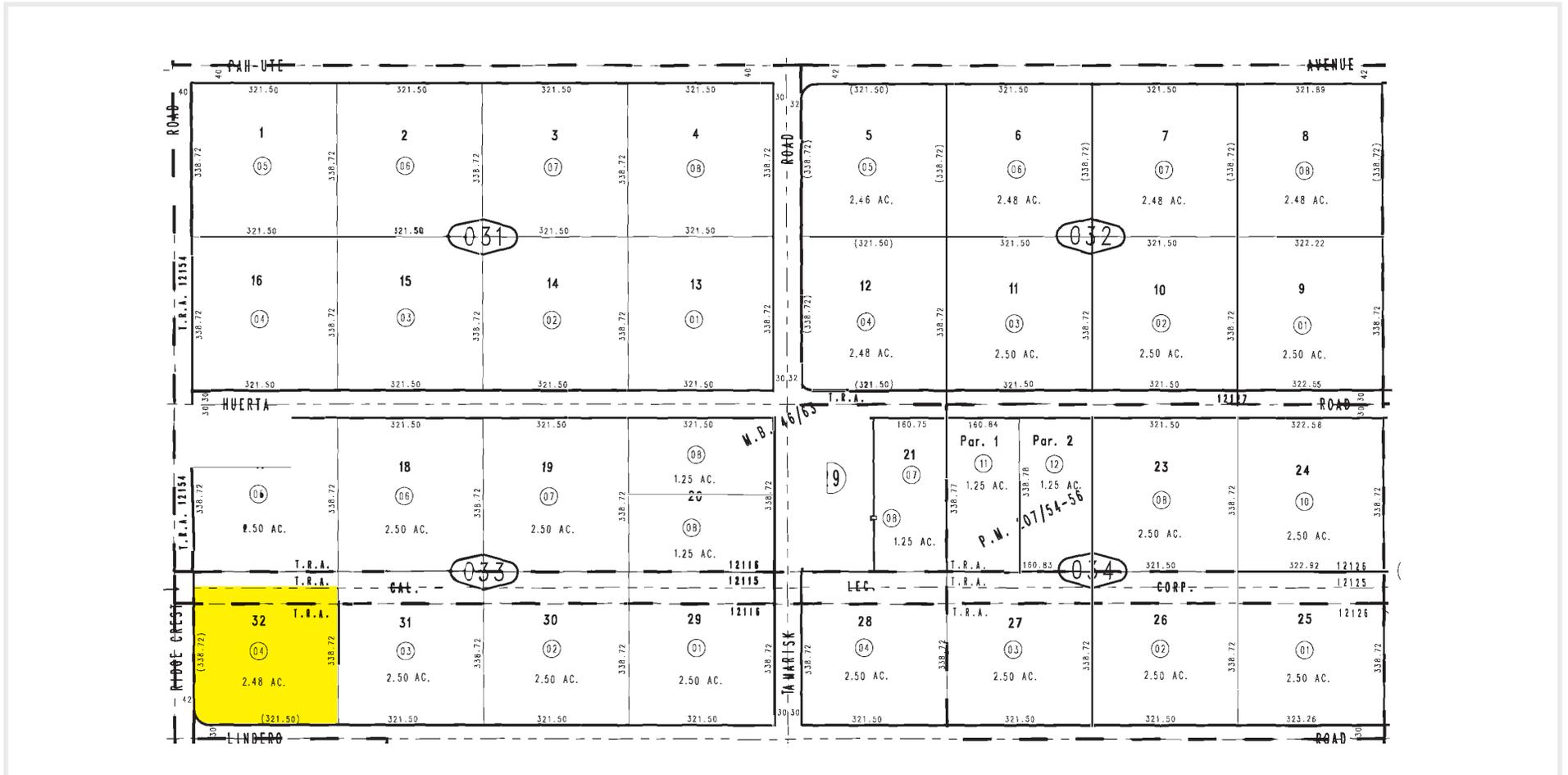
AVG HH INCOME
3 MILE RADIUS





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PARCEL MAP



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FOR MORE INFORMATION, CONTACT:

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