

1.6M SF CLASS A  
SUPER REGIONAL MALL



at home  
The Home Decor Superstore



Dillard's

macy's  
NORDSTROM  
sleep number  
FOREVER 21  
Crate&Barrel



URBAN OUTFITTERS



IN-N-OUT  
BURGER



470

VERY DENSE, HIGH-  
INCOME RESIDENTIAL

\$159K HH INCOMES  
80K+ POPULATION  
3-MILE RADIUS

13,908 VPD

SUBJECT PROPERTY



S YOSEMITE STREET

E MINERAL DRIVE

# The Nest Schools



CP PARTNERS  
COMMERCIAL REAL ESTATE

15-YEAR ABSOLUTE NET LEASE WITH 2% ANNUAL INCREASES

STRONG INTRINSIC VALUE - REPLACEABLE RENT AT \$28/FT / BUILDING PRICE OF \$431/FT

CENTENNIAL, CO (DENVER MSA)

In Association with ParaSell, Inc. | A Licensed Colorado Broker #EC.100085004





**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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# The Nest Schools

9064 E MINERAL AVE, CENTENNIAL, CO 80112 [↗](#)

**\$4,467,000**

PRICE

**6.65%**

CAP RATE

NOI	\$297,024
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	10,583 SF
LAND AREA	1.69 AC



## Infill Denver MSA trade area with IKEA, Costco, and virtually all major retail draws

A 15-year absolute NNN Nest School featuring 2% annual rental increases and backed by an ultra high net worth guarantor. The subject property is **newly renovated** and ideally located in Centennial, CO, **a high-end suburb of Denver**. Major national retailers located within a 2-mile radius of the subject property include **IKEA, Costco, In-N-Out, Nordstrom, Macy's, and Golf Galaxy**.





## The Offering

- Brand-new 15-year lease featuring 2% annual rental increases
- Absolute NNN structure with zero Landlord expense or maintenance responsibilities making this a truly “hands-off” investment
- Lease is guaranteed by tenant's ultra high net worth founder (ask Broker for more details)
- Rent below \$30/ft. and price per foot below \$500/ft

## The Tenant

- Leading provider of childcare services offering quality early education programs for children ranging from infant to school-age
- 50+ locations in their system across 9 states
- All schools corporately operated – leadership team benefits from extensive experience in the childcare/early education space

## Ideally Located In The Denver MSA

- 6th largest metro area in the Western U.S., with approximately 3.2 Million residents
- Centennial is a thriving Denver suburb featuring 7.6% population growth since 2020
- Affluent residential demographics – average household incomes of \$160,215 within a 5-mile radius of the subject property
- Nearby national retailers driving traffic to the area include IKEA, Costco, In-N-Out, Nordstrom, Macy's, and Golf Galaxy



		<b>CURRENT</b>
Price		\$4,467,000
Capitalization Rate		6.65%
Price/SF		\$422.09
Building Size (SF)		10,583
Lot Size (AC)		1.69
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$28.07	\$297,024
<b>Less</b>	<b>\$/SF</b>	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>Total Operating Expenses</b>	<b>NNN</b>	<b>\$0.00</b>
<b>Net Operating Income</b>		<b>\$297,024</b>

## 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).

<b>LEASE ABSTRACT</b>	
<b>Premise &amp; Term</b>	
Tenant	The Nest Schools
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	2% Annually
Rent Commencement	7/1/2023
Options	None
Year Renovated	2023
<b>Expenses</b>	
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	Tenant's Responsibility



Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	ANNUAL RENT/SF	CAP RATE
The Nest Schools	10,583	7/1/2023	6/30/2025	\$297,024	\$24,752	\$297,024	\$28.07	6.65%
	2% Increase	7/1/2025	6/30/2026		\$25,247	\$302,964	\$28.63	6.78%
	2% Increase	7/1/2026	6/30/2027		\$25,752	\$309,024	\$29.20	6.92%
	2% Increase	7/1/2027	6/30/2028		\$26,267	\$315,204	\$29.78	7.06%
	2% Increase	7/1/2028	6/30/2029		\$26,792	\$321,508	\$30.38	7.20%
	2% Increase	7/1/2029	6/30/2030		\$27,328	\$327,938	\$30.99	7.34%
	2% Increase	7/1/2030	6/30/2031		\$27,875	\$334,497	\$31.61	7.49%
	2% Increase	7/1/2031	6/30/2032		\$28,432	\$341,187	\$32.24	7.64%
	2% Increase	7/1/2032	6/30/2033		\$29,001	\$348,011	\$32.88	7.79%
	2% Increase	7/1/2033	6/30/2034		\$29,581	\$354,971	\$33.54	7.95%
	2% Increase	7/1/2034	6/30/2035		\$30,173	\$362,071	\$34.21	8.11%
	2% Increase	7/1/2035	6/30/2036		\$30,776	\$369,312	\$34.90	8.27%
	2% Increase	7/1/2036	6/30/2037		\$31,392	\$376,698	\$35.59	8.43%
	2% Increase	7/1/2037	<b>6/30/2038</b>		\$32,019	\$384,232	\$36.31	8.60%
<b>TOTALS:</b>	<b>10,583</b>			<b>\$297,024</b>	<b>\$24,752</b>	<b>\$297,024</b>	<b>\$28.07</b>	

*\*No options to renew providing landlord negotiating leverage*



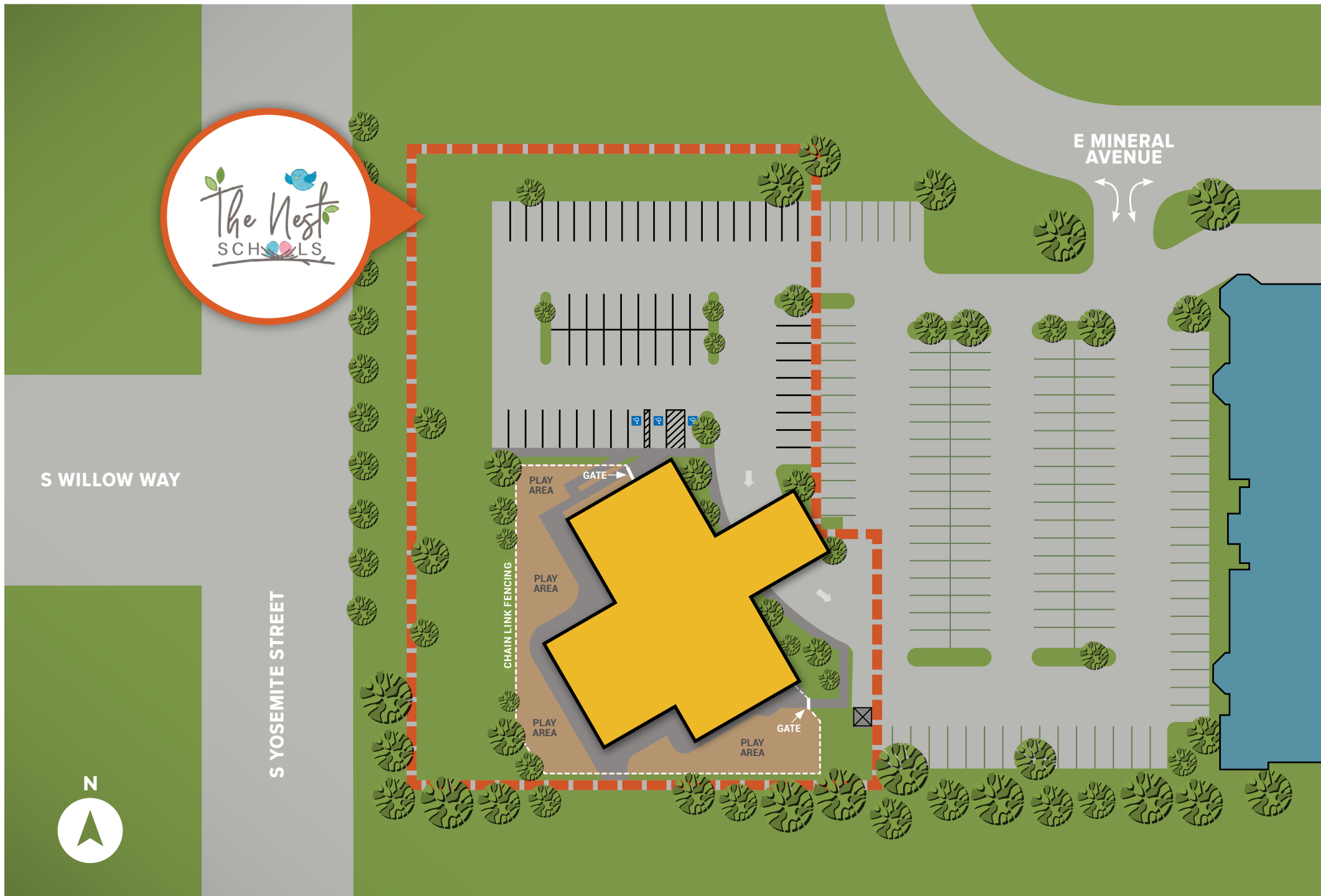
LEGEND

Property Boundary

10,583  
Rentable SF

1.69  
Acres

Egress





# The worldwide leader in early childhood programs



50+

LOCATIONS  
ACROSS 9 STATES

30 Years

OF EARLY EDUCATION  
EXPERIENCE

## About The Nest Schools

- The Nest Schools (“TNS”) is a Top 50, best-in-class early education provider founded by industry leaders with over 30 years of experience. The founders previously owned a best-in-class early education/childcare platform comprised of 20 locations in the Northeast.
- The Nest Schools has already acquired multiple open and operating centers with several more in the pipeline and a growth goal of over 200 locations nationally. All locations will be corporately operated and rebranded as The Nest Schools.
- In 2022, Rockbridge Growth Equity made a strategic investment in The Nest Schools. Rockbridge Growth Equity was founded in 2007 and is a middle market private equity firm committed to helping both founder operated and established companies accelerate growth and build long-term, sustainable value. As of 2021, Rockbridge had over \$1.2 billion in assets under management and experience in the education sector.
- The Nest Schools prides itself on offering the highest quality early education program for families in the 50 communities across the nation it serves. Programs are provided from infancy through elementary school age.
- The Nest Play curriculum is a proprietary and comprehensive approach to early education. It is designed to help children succeed and thrive and includes core and supplemental curriculum components, a philosophy on creative play, and the method and style of delivery that teachers use. The Nest Schools believes that work in early childhood education is about developing the whole child: socially, emotionally, intellectually, and physically.

[Tenant Website](#)













CommonSpirit  
REGION OFFICE

KEENE  
AT THE DISTRICT  
306 LUXURY  
APARTMENT  
UNITS

THE  
GLENN  
306 APARTMENT  
UNITS

PEDIATRIC  
OFFICE

IKEA

HomeGoods  
MICHAEL'S  
ROSS  
Guitar Center  
WORLD MARKET  
COST PLUS  
Total Wine & More  
Bath & Body Works  
GOLF GALAXY

SUBJECT PROPERTY  
The Nest  
SCHOOLS

13,908 VPD

S YOSEMITE STREET

Located in  
a thriving  
Denver  
submarket

612  
ADJACENT  
RESIDENTIAL UNITS

13,908  
VEHICLES PER DAY ALONG  
S YOSEMITE STREET

16.1 miles  
TO DOWNTOWN  
DENVER





DOWNTOWN CENTENNIAL  
1 MILE

233,843

155,120 VPD

470

25



S YOSEMITE STREET

111,540 VPD

470

22,638 VPD



E MINERAL AVENUE

E MINERAL AVENUE

S YOSEMITE STREET

13,908 VPD

STATE OF COLORADO



ELEMENTARY SCHOOL



JARED



verizon









Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2020	10,143	79,903	219,490
2023	11,423	81,309	226,131

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$153,794	\$159,622	\$160,215
Median	\$121,265	\$122,268	\$121,882

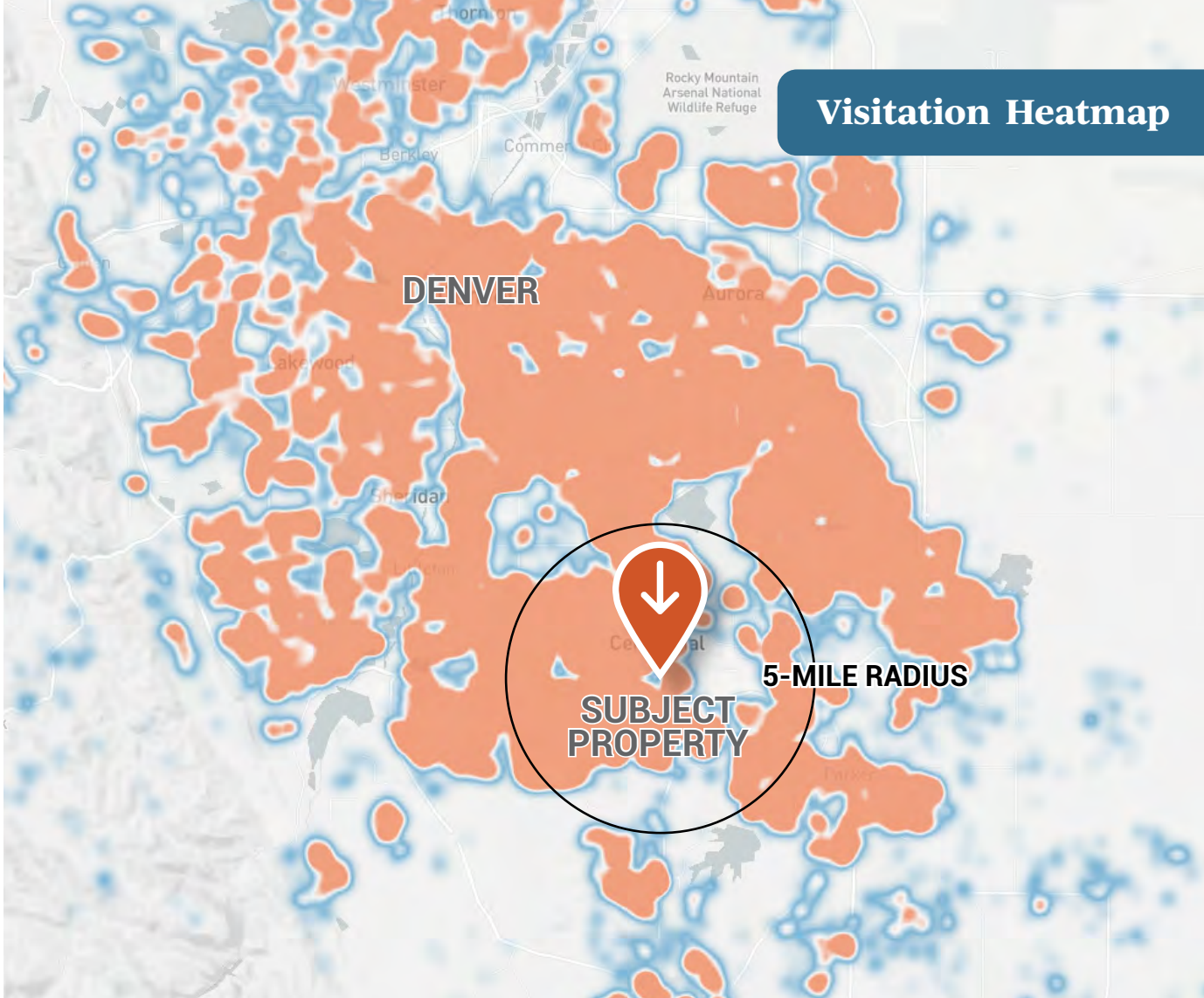
The **typical visitor** persona for individuals who visited the subject property in the last 12 months are individuals with **annual incomes greater than or equal to \$150k**

**1.5M Visits**

OVER PAST 12 MONTHS AT THE NEARBY IKEA

**73 Minutes**

AVERAGE DWELL TIME AT THE NEARBY IKEA



Visitation Heatmap

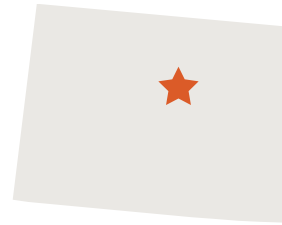
The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*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.



# Centennial, CO

RANKED ONE OF THE SAFEST COMMUNITIES IN COLORADO



## A Denver Suburb

- Centennial is located in Arapahoe County, just 11 miles south of Denver with an estimated population of 106,966 residents
- Incorporated in 2001, Centennial is one of Colorado's newest cities, and ranks as the tenth-largest city in the state
- The Centennial Airport is the nearest non-commercial airport to downtown Denver, which is also the third busiest non-commercial carrier airport in the country
- One of the main attractions include the award-winning, 11-acre Centennial Center Park, located near the Centennial Civic Center

## Denver: The Mile High City

- Denver is the capital and most populous city in Colorado with a population exceeding 700,000 residents
- The Denver MSA had a gross domestic product of \$196.7 billion in 2020, making it the 18th largest metropolitan area economy in the U.S.
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- There are 11 four-year public and private colleges and universities in the Denver metro

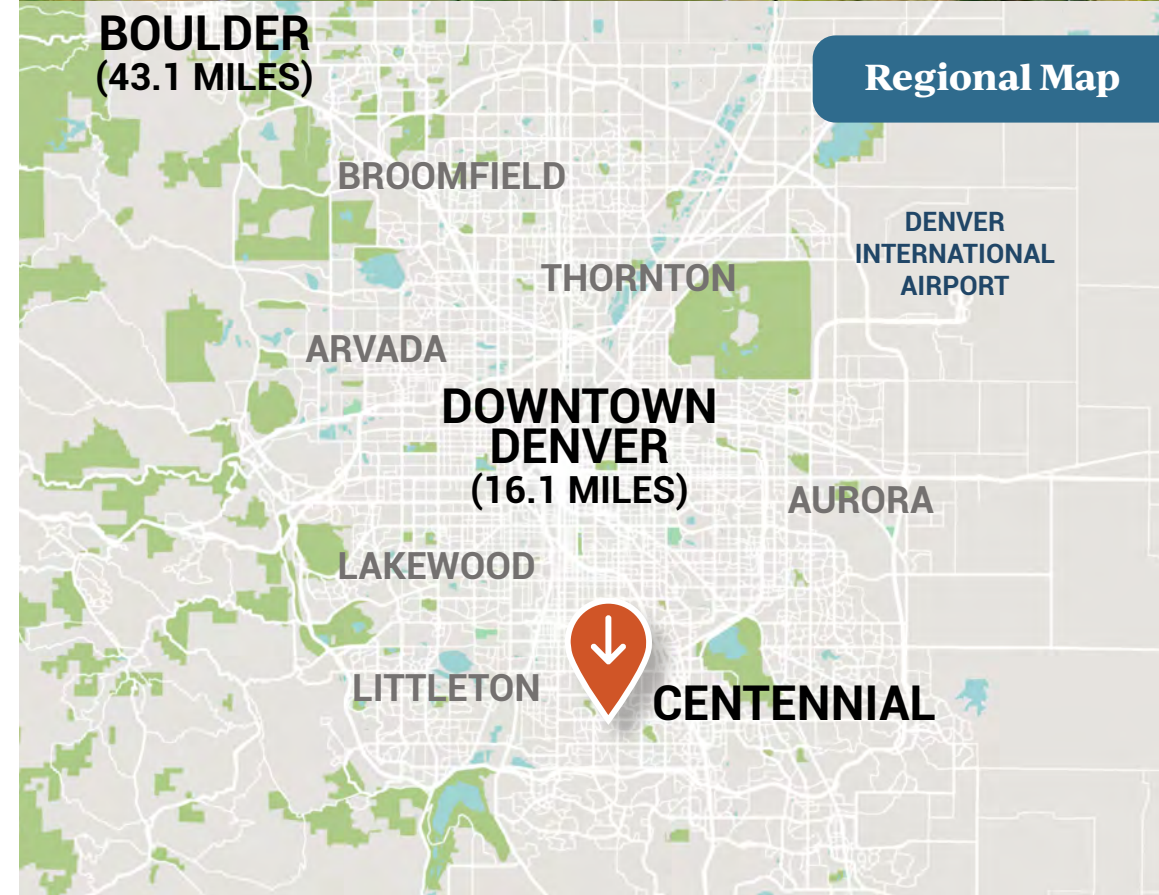
**3.2 Million**

DENVER MSA  
ESTIMATED POPULATION

**\$288 Billion**

DENVER MSA GDP

### Downtown Denver







## University of Colorado Denver

### Ranked in the top 5% of the ~4,500 U.S. universities and colleges

- The University of Colorado consists of four campuses located in Aurora, Boulder, Colorado Springs, and Denver
- Founded in 1973, the University of Colorado Denver (CU Denver) is Colorado's only public urban research university
- CU Denver, located in the heart of downtown Denver, has eight schools and colleges with more than 100 degree programs

## Largest university in the state of Colorado

**114**

TOTAL DEGREE PROGRAMS

**~15,000**

NUMBER OF STUDENTS ENROLLED 2023

**\$832**

ECONOMIC IMPACT ON THE DENVER METRO





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