



FOR SALE

100% NNN Leased Single Tenant Childcare Investment

4250 W Pinnacle Peak Rd,
Glendale, AZ 85310

MENLO GROUP
P: 480.659.1777 • F: 480.535.5854
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

GRAFTON MILNE, SIOR, CCIM
480.659.1777
grafton@menlocre.com



Menlo Group
COMMERCIAL REAL ESTATE

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$4,750,000
Price / SF:	\$591.97
NOI:	\$337,250
Cap Rate:	7.10%
Building Size:	8,024
Lot Size:	0.9 Acres
Year Built:	2011
Zoning:	C-1

PROPERTY OVERVIEW

Explore an exceptional opportunity with this NNN single tenant investment sale with a national preschool tenant in place in the vibrant Glendale area. With a newly signed 15-year lease with ample options to renew, this approximately 8,024 SF childcare facility offers a strong, stable investment. Zoned C-1 by the City of Glendale, this prime location offers close proximity to retail and business amenities, as well as convenient access to the I-17 and 101 freeways.

PROPERTY HIGHLIGHTS

- 100% NNN Leased Single Tenant Childcare Investment Sale
- Kiddie Academy of North Phoenix
- Lease expiration: June 30, 2040
- APN 205-11-972
- Licensed for 156 children (Infants to School-age)
- Near Retail and Business Amenities
- Close Proximity to I-17 and 101 Freeways

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Financial Overview

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TENANT

Childcare of Glendale LLC (Assignee: Kiddie Academy Domestic Franchising, LLC)

RENT COMMENCEMENT DATE

July 1, 2025

LEASE EXPIRATION DATE

June 30, 2040

TERM & RENEWAL OPTIONS

15 years initial with three 5-year renewal options with 2% escalations

PERIOD	PER MONTH	ANNUAL	PSF
Month 1	\$0	\$0	\$0.00
Months 2-12	\$28,084	\$337,008	\$42.00
Year 2	\$28,084	\$337,008	\$42.00
Year 3	\$28,084	\$337,008	\$42.00
Year 4	\$28,646	\$343,748	\$42.84
Year 5	\$29,219	\$350,623	\$43.70
Year 6	\$29,803	\$357,636	\$44.57
Year 7	\$30,399	\$364,788	\$45.46
Year 8	\$31,007	\$372,084	\$46.37
Year 9	\$31,627	\$379,526	\$47.30
Year 10	\$32,260	\$387,116	\$48.24
Year 11	\$32,905	\$394,859	\$49.21
Year 12	\$33,563	\$402,756	\$50.19
Year 13	\$34,234	\$410,811	\$51.20
Year 14	\$34,919	\$419,027	\$52.22
Year 15	\$35,617	\$427,408	\$53.27

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Lease & Tenant Information

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OTHER LEASE INFORMATION:

Tenant Improvements	N/A
Security Deposit	N/A
Tenant Responsibilities	Tenant responsible for 100% Operating Expenses, Real-Estate Taxes, and Utilities
Tenant Maintenance	Interior (non-structural) including windows & doors, HVAC, parking lot, sidewalks, and landscaping
Landlord Maintenance	Foundations, roof, and other structural components
Guarantor	Jaswant S Chohan & Simeran K Chohan

KIDDIE ACADEMY

Kiddie Academy is a nationally recognized leader in educational child care with over 350+ locations across 39 states. Their Life Essentials® curriculum is uniquely focused on the development of the outcomes that prepare children for life. At Kiddie Academy, children grow socially, physically, emotionally, and intellectually. Highly trained educators are there every step of the way to guide, nurture, and cultivate child development. Serving children from 6 weeks to 12 years old, including infant care, toddler and preschool programs, Pre-K and kindergarten, school-age care, and summer camp programs. With a focus on child-centric care, strong parent communication, and a nurturing learning environment, Kiddie Academy offers families a reliable and quality place for children to thrive and grow.

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Additional Photos

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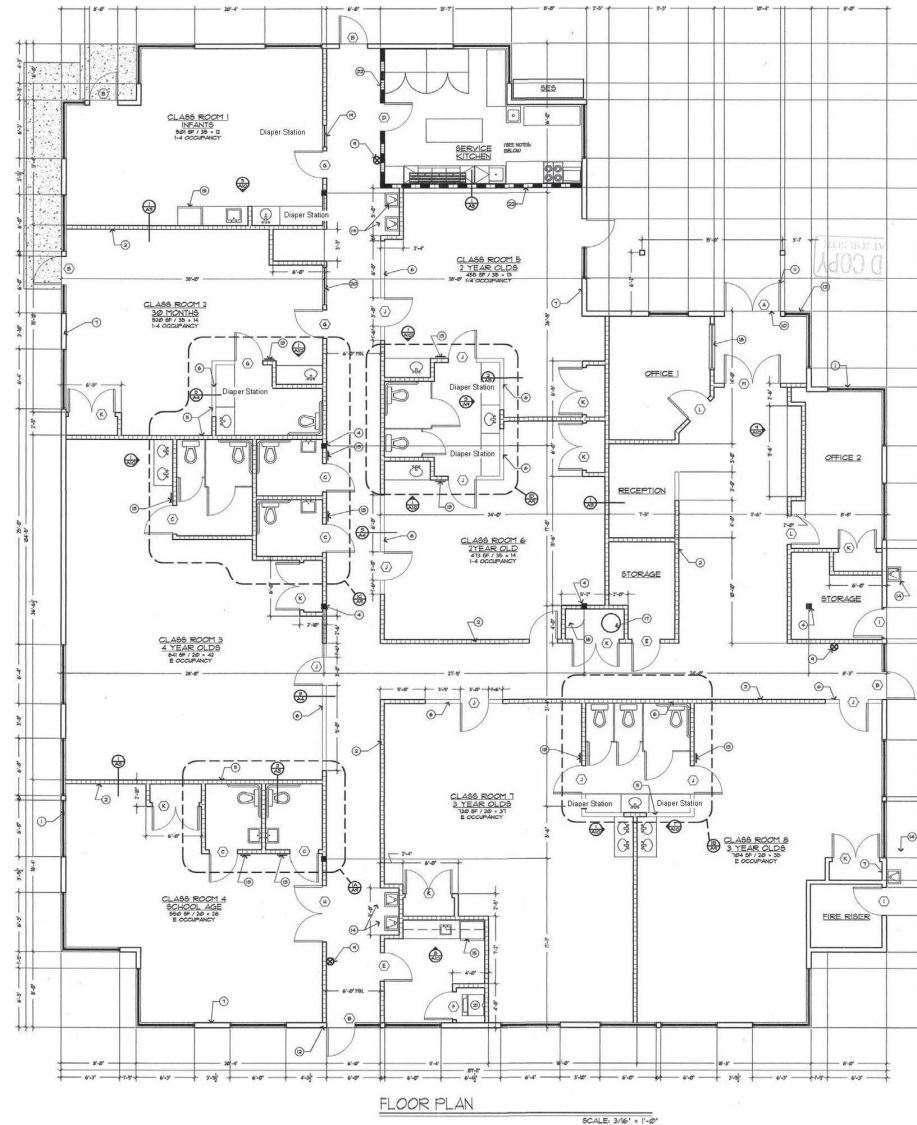


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Floor Plan

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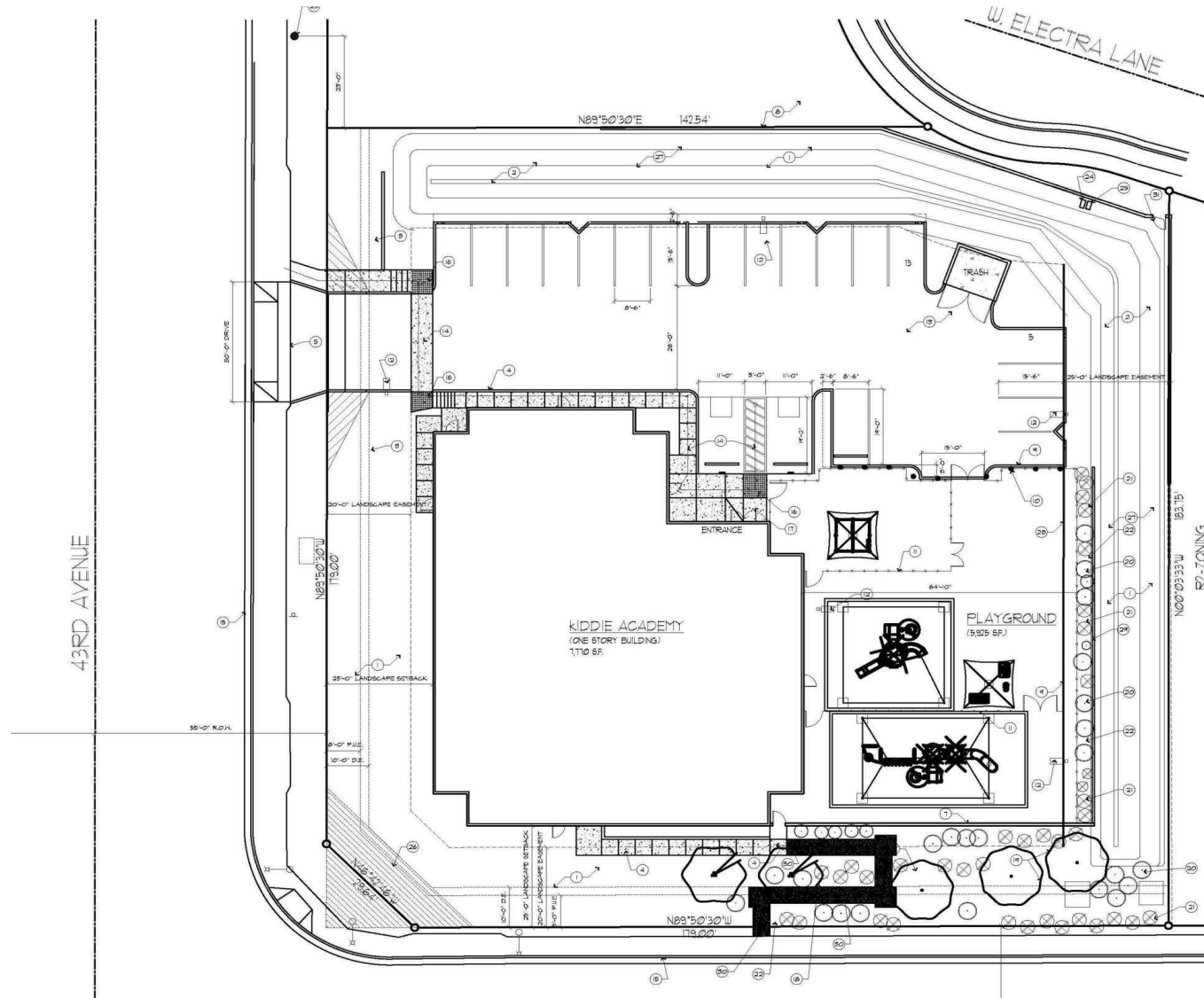


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Site Plan

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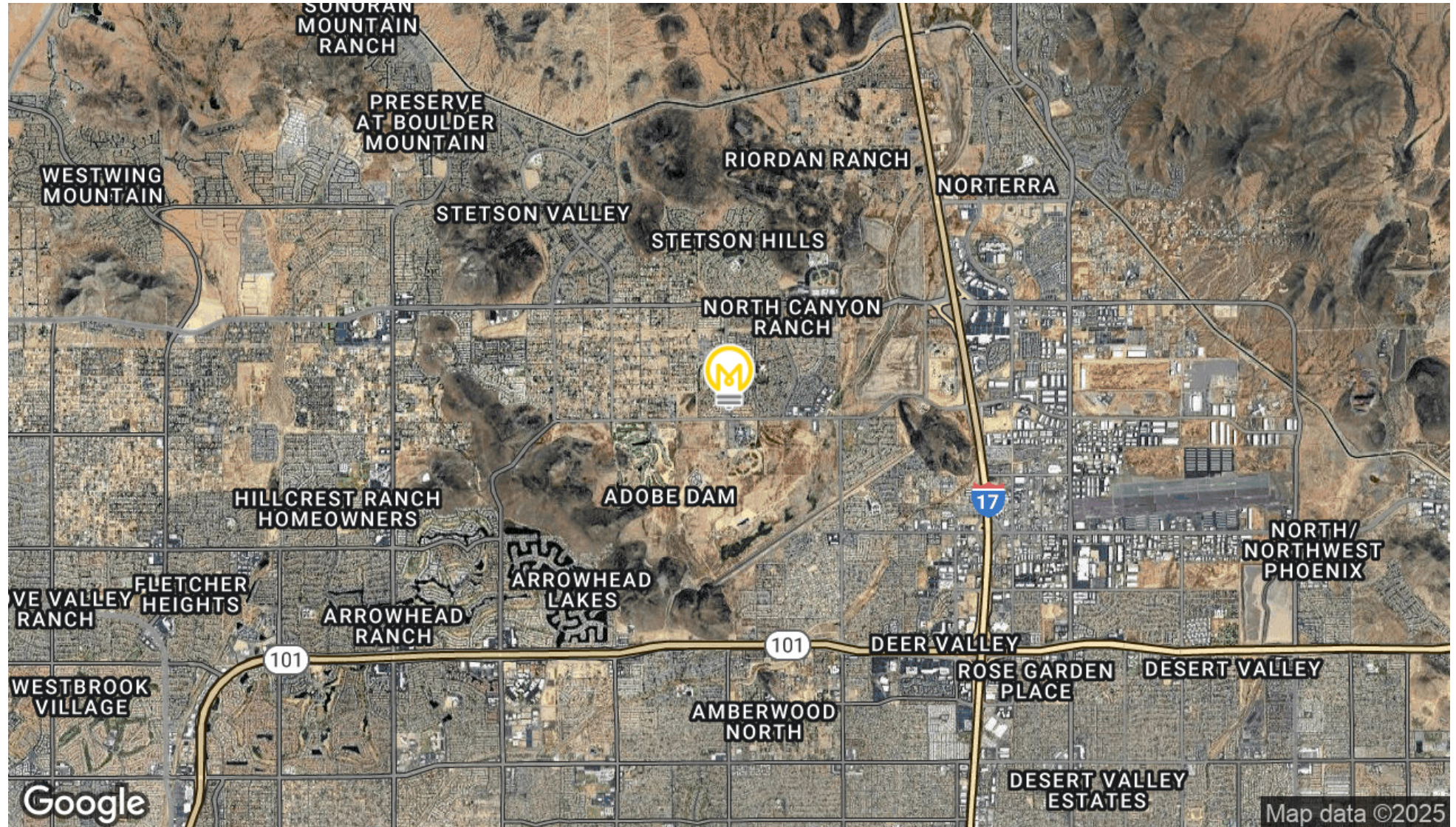


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Location Map

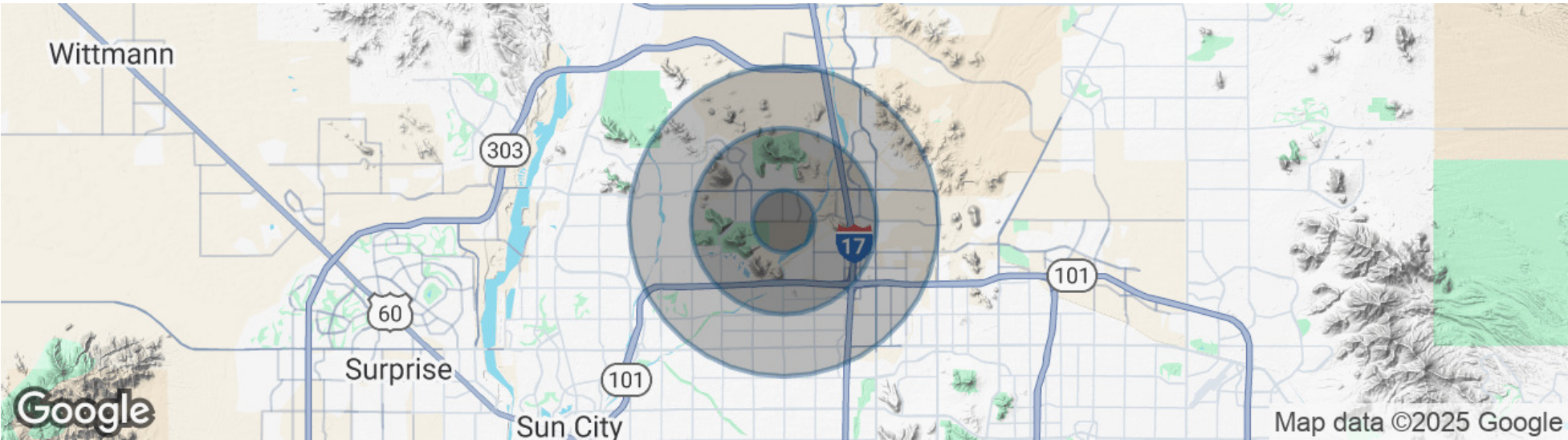
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,706	70,718	210,384
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,753	26,693	79,492
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$159,381	\$137,140	\$127,677
Average House Value	\$539,837	\$524,031	\$492,467

Demographics data derived from AlphaMap