

Baby Steps Family Child Care

9642 Dewey Dr , Garden Grove CA 92841



OFFERING MEMORANDUM



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01

Business Summary

- Investment Highlights
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- Property Images

Investment Highlights

BUSINESS NAME	Baby Steps Family Child Care
OFFERING PRICE	\$1,600,000
Year Built	1957
Real Estate Included	Yes
Number of Employees	4
Web Site	http://babystepsfamilychildcare.com/
HOURS OF OPERATION	24/7
BUILDING SIZE	2,632 sf
LOT SIZE	7,310 sf
ZONING	SFR

Business + Real Estate Opportunity

- Unique opportunity to purchase an established turn-key child care facility with over 20 years of amazing reputation in the community and real estate property in a very desirable area of Orange County. The business is usually fully enrolled and has a waiting list, and with close proximity to Disneyland convention center, there's opportunity to add more revenue sources. Owner is willing to help with the transition.

Business Mission

- Our mission is to support families by enriching children's lives while in our care.

Services

- The facility provides care for infants, toddlers, preschoolers, and school aged children.

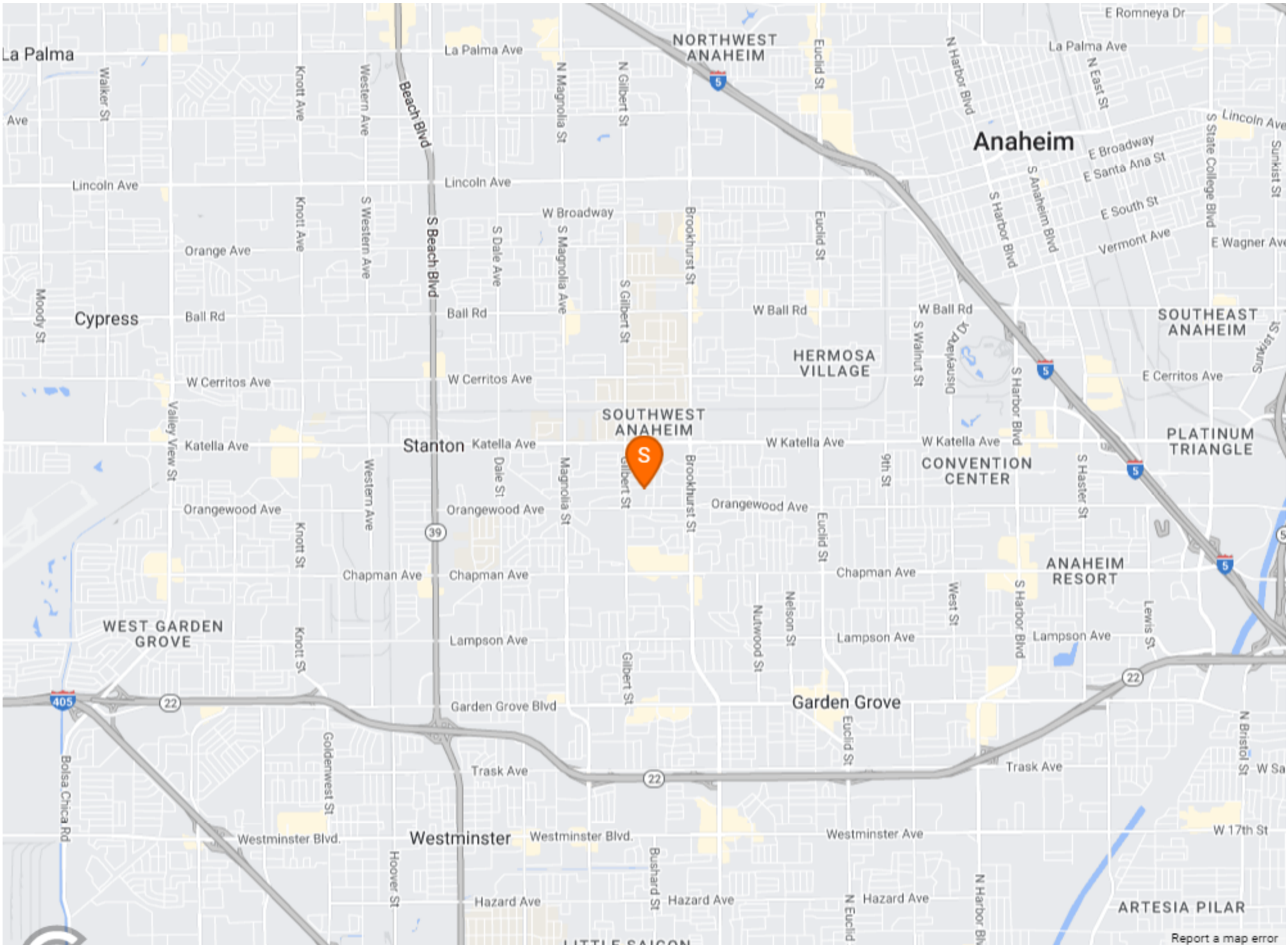
Hours of Operation

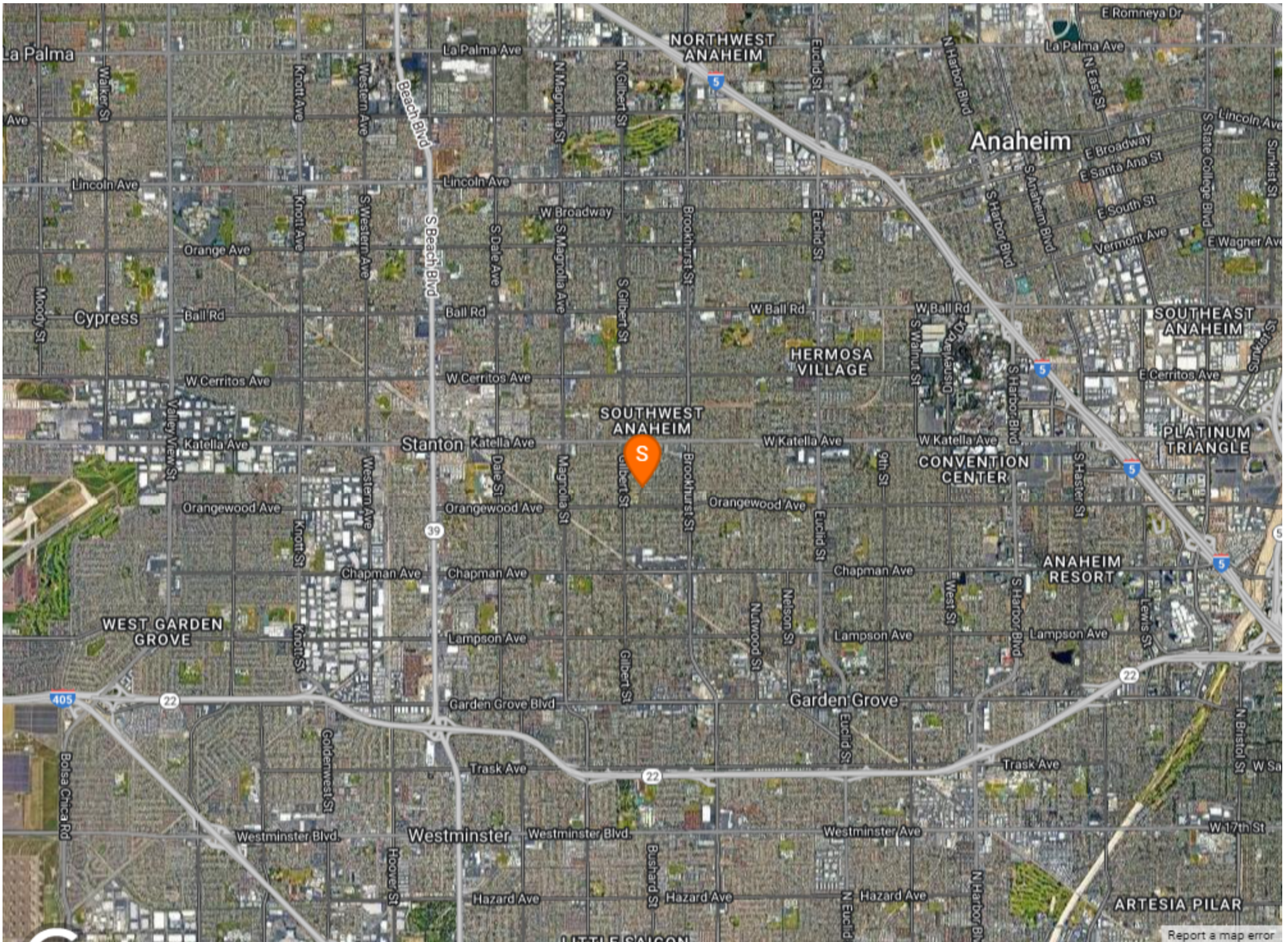
- The business is currently fully staffed by exceptional and caring employees providing care 24 hours a day, 7 days a week, which only a few child care facilities can offer in the area.



Real Estate

- The house features 4 bedrooms, 3 bathrooms, a large Living room, large garage, basement, and separate entrance.

















GARDEN GROVE, CALIFORNIA

EST. 1956

02

Demographics

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,348	268,714	735,946
2010 Population	29,947	279,611	754,166
2021 Population	30,801	287,999	787,093
2026 Population	31,085	291,002	801,214
2021 African American	476	6,982	17,989
2021 American Indian	227	1,953	5,599
2021 Asian	9,819	99,920	242,402
2021 Hispanic	13,543	120,658	360,319
2021 Other Race	6,510	58,279	168,774
2021 White	12,268	106,856	313,436
2021 Multiracial	1,287	12,136	34,652
2021-2026: Population: Growth Rate	0.90 %	1.05 %	1.80 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	669	6,957	18,548
\$15,000-\$24,999	493	6,003	15,590
\$25,000-\$34,999	553	6,242	16,545
\$35,000-\$49,999	867	9,163	24,384
\$50,000-\$74,999	1,416	13,449	37,241
\$75,000-\$99,999	874	10,579	28,239
\$100,000-\$149,999	1,528	14,769	40,756
\$150,000-\$199,999	734	6,411	18,077
\$200,000 or greater	583	5,016	15,777
Median HH Income	\$71,608	\$68,805	\$70,704
Average HH Income	\$93,041	\$87,595	\$90,975

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,959	79,837	212,064
2010 Total Households	7,747	78,142	208,936
2021 Total Households	7,718	78,592	215,162
2026 Total Households	7,733	78,990	218,501
2021 Average Household Size	3.93	3.61	3.60
2000 Owner Occupied Housing	5,310	40,779	109,652
2000 Renter Occupied Housing	2,518	37,302	97,622
2021 Owner Occupied Housing	4,839	37,950	103,678
2021 Renter Occupied Housing	2,879	40,643	111,485
2021 Vacant Housing	373	4,387	12,028
2021 Total Housing	8,091	82,979	227,190
2026 Owner Occupied Housing	4,880	38,440	105,169
2026 Renter Occupied Housing	2,853	40,550	113,333
2026 Vacant Housing	405	4,612	12,147
2026 Total Housing	8,138	83,602	230,648
2021-2026: Households: Growth Rate	0.20 %	0.50 %	1.55 %



2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	2,361	22,292	62,663
2021 Population Age 35-39	2,214	20,647	56,549
2021 Population Age 40-44	1,834	18,053	48,761
2021 Population Age 45-49	1,939	18,420	49,134
2021 Population Age 50-54	2,051	17,943	48,211
2021 Population Age 55-59	1,929	16,951	45,739
2021 Population Age 60-64	1,773	15,481	41,788
2021 Population Age 65-69	1,393	12,682	33,373
2021 Population Age 70-74	1,043	10,026	26,619
2021 Population Age 75-79	749	7,127	19,000
2021 Population Age 80-84	473	4,618	12,433
2021 Population Age 85+	512	4,948	12,670
2021 Population Age 18+	23,564	219,304	599,404
2021 Median Age	36	36	35

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,683	\$71,073	\$73,661
Average Household Income 25-34	\$85,501	\$86,395	\$88,886
Median Household Income 35-44	\$90,007	\$82,322	\$83,228
Average Household Income 35-44	\$105,587	\$98,507	\$100,977
Median Household Income 45-54	\$100,797	\$87,204	\$88,712
Average Household Income 45-54	\$112,136	\$103,235	\$107,024
Median Household Income 55-64	\$78,954	\$76,701	\$78,498
Average Household Income 55-64	\$96,738	\$92,379	\$97,680
Median Household Income 65-74	\$57,039	\$53,717	\$56,596
Average Household Income 65-74	\$83,849	\$75,777	\$80,565
Average Household Income 75+	\$55,732	\$54,067	\$55,956

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,336	21,895	62,790
2026 Population Age 35-39	2,403	22,606	62,859
2026 Population Age 40-44	2,217	20,299	55,787
2026 Population Age 45-49	1,830	17,516	47,587
2026 Population Age 50-54	1,901	17,702	47,278
2026 Population Age 55-59	1,988	17,215	46,238
2026 Population Age 60-64	1,786	15,498	42,246
2026 Population Age 65-69	1,567	13,937	37,744
2026 Population Age 70-74	1,213	11,088	29,579
2026 Population Age 75-79	879	8,600	22,971
2026 Population Age 80-84	574	5,476	14,647
2026 Population Age 85+	542	5,317	13,944
2026 Population Age 18+	24,076	224,273	617,844
2026 Median Age	38	37	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,441	\$80,421	\$81,999
Average Household Income 25-34	\$94,638	\$97,487	\$100,589
Median Household Income 35-44	\$104,536	\$96,904	\$97,803
Average Household Income 35-44	\$122,300	\$114,214	\$117,182
Median Household Income 45-54	\$112,183	\$98,766	\$100,272
Average Household Income 45-54	\$130,120	\$117,503	\$121,185
Median Household Income 55-64	\$91,963	\$86,635	\$88,749
Average Household Income 55-64	\$111,337	\$106,414	\$111,647
Median Household Income 65-74	\$64,051	\$61,033	\$65,071
Average Household Income 65-74	\$98,917	\$89,629	\$94,932
Average Household Income 75+	\$65,106	\$64,765	\$67,258

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