

DENVER
22 MILES



FALCON
BLUFFS
MIDDLE
SCHOOL

SAFeway
KOHL'S
PETSMART QDOBA
Chick-fil-A noodles
MARCOS PIZZA
TEXAS

CODI
MANUFACTURING
EAGLE ROCK
UNITED STATES
POSTAL SERVICE

TOWNEPLACE
SUITES
MARriott

HOMewood
SUITES by Hilton

Hampton
by Hilton

55,462 VPD

470

ACE Hardware
planet fitness
O'Reilly AUTO PARTS
BIG TIRES
TACO BELL
Arby's Davita
KFC
Freddy's STEAKBURGERS

SAFeway
JJ

KAISER
PERMANENTE

Autowash

McDonald's

CHIPOTLE
MEXICAN GRILL

usbank

KeyBank

SONIC

W KEN CARYL AVENUE

18,819 VPD

SHAFFER PARKWAY

PHILLIPS
66

SUBJECT PROPERTY
The Nest
SCHOOLS

FUTURE DEVELOPMENT
(contact Agent for details)

W INDORE PLACE

LITTLETON, CO (DENVER MSA)

The Nest Schools

STRONG INTRINSIC VALUE – REPLACEABLE RENT AT \$28/
FT / BUILDING PRICE OF \$433/FT



CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC



Listing Team

CHRIS PETERS

cpeters@cppcre.com

PH: 415.274.2703

CO LIC# IR.100109435

Copyright ©2025 CP Partners Commercial Real Estate Colorado, LLC



Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CP Partners and CP Partners Commerical Real Estate Colorado, LLC (collectively “CPP”) to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

The Nest Schools

12633 W INDORE PL, LITTLETON, CO 80127 [↗](#)

\$4,468,000

PRICE

6.65%

CAP RATE

NOI	\$297,138
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	10,305 SF
LAND AREA	1.12 AC



Extremely affluent Denver MSA trade area – \$151K average household incomes

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 located in Littleton, CO – a **high end suburb of Denver** – and **across the street from Safeway, Chipotle, and McDonald's**.

The Offering

- Brand-new 15-year lease featuring 2% annual rental increases
- Absolute NNN structure making this a truly “hands-off” investment
- Lease is guaranteed by tenant’s ultra high net worth founder (contact Agent for more details)
- Strong intrinsics – rent at \$28/ft and price per foot of \$433/ft

The Tenant

- Very strong guarantor – 9-figure net worth (speak with Agent)
- 50+ locations in their system across 9 states
- All schools corporate 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
- Affluent residential demographics – average household incomes of \$156K within a 3-mile radius of the subject property
- Across the street from Safeway, Chipotle, and McDonald’s

Surrounding Retail



CURRENT		
Price		\$4,468,000
Capitalization Rate		6.65%
Price/SF		\$433.58
Building Size (SF)		10,305
Lot Size (AC)		1.12
Stabilized Income		\$/SF
Scheduled Rent	\$28.83	\$297,138
Less		\$/SF
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$297,138

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	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
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	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
The Nest Schools	10,305	7/1/2023	6/30/2026	\$297,138	\$24,762	\$297,138	\$28.83	6.65%
	2% Increase	7/1/2026	6/30/2027		\$25,257	\$303,081	\$29.41	6.78%
	2% Increase	7/1/2027	6/30/2028		\$25,762	\$309,143	\$30.00	6.92%
	2% Increase	7/1/2028	6/30/2029		\$26,277	\$315,325	\$30.60	7.06%
	2% Increase	7/1/2029	6/30/2030		\$26,803	\$321,632	\$31.21	7.20%
	2% Increase	7/1/2030	6/30/2031		\$27,339	\$328,065	\$31.84	7.34%
	2% Increase	7/1/2031	6/30/2032		\$27,885	\$334,626	\$32.47	7.49%
	2% Increase	7/1/2032	6/30/2033		\$28,443	\$341,318	\$33.12	7.64%
	2% Increase	7/1/2033	6/30/2034		\$29,012	\$348,145	\$33.78	7.79%
	2% Increase	7/1/2034	6/30/2035		\$29,592	\$355,108	\$34.46	7.95%
	2% Increase	7/1/2035	6/30/2036		\$30,184	\$362,210	\$35.15	8.11%
	2% Increase	7/1/2036	6/30/2037		\$30,788	\$369,454	\$35.85	8.27%
	2% Increase	7/1/2037	6/30/2038		\$31,404	\$376,843	\$36.57	8.43%
TOTALS:	10,305			\$297,138	\$24,762	\$297,138	\$28.83	

**No options to renew providing landlord negotiating leverage*

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](#)

LEGEND



Property
Boundary

10,305

Rentable SF

1.12

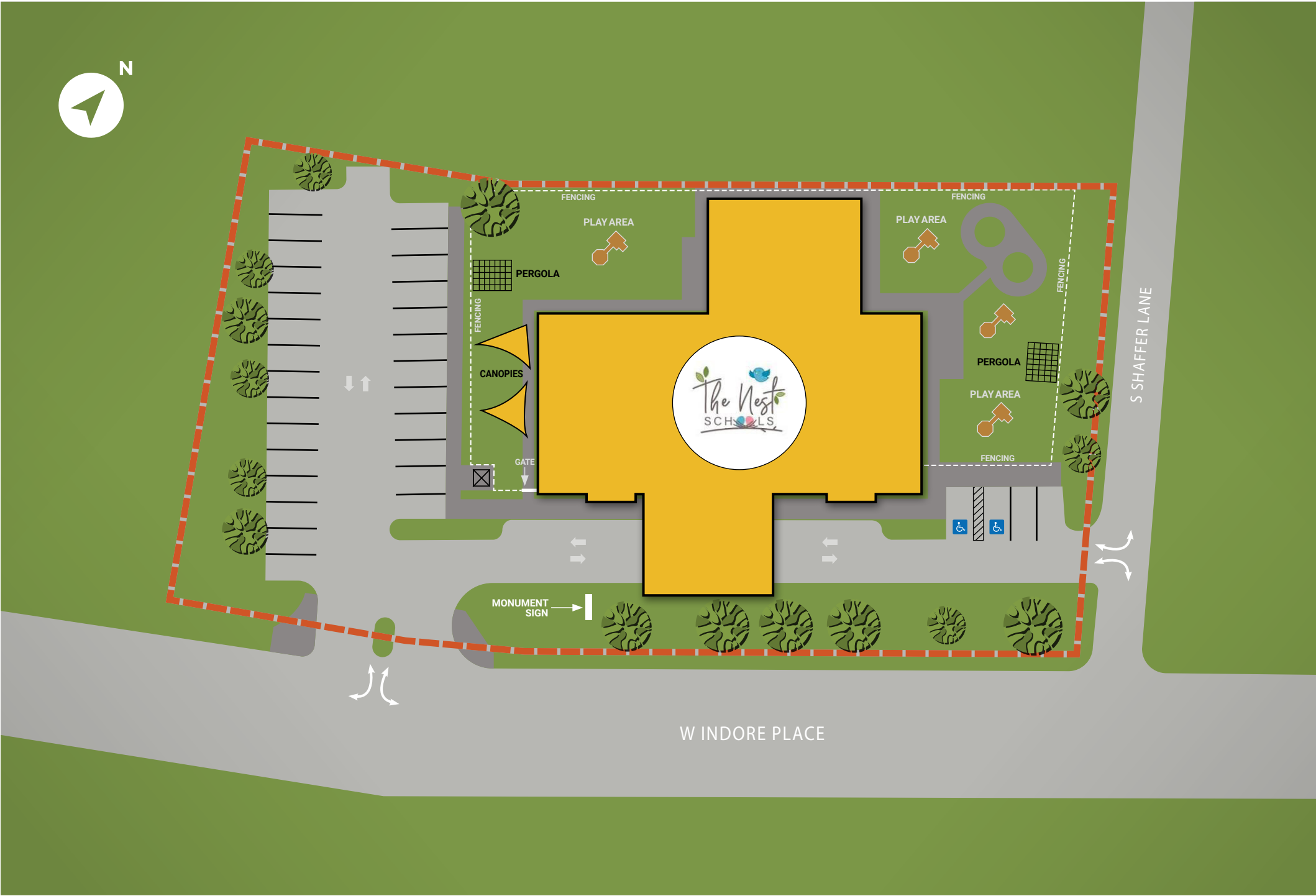
Acres

31

Parking Spaces



Egress





Located in
a thriving
Denver
submarket

432.9K

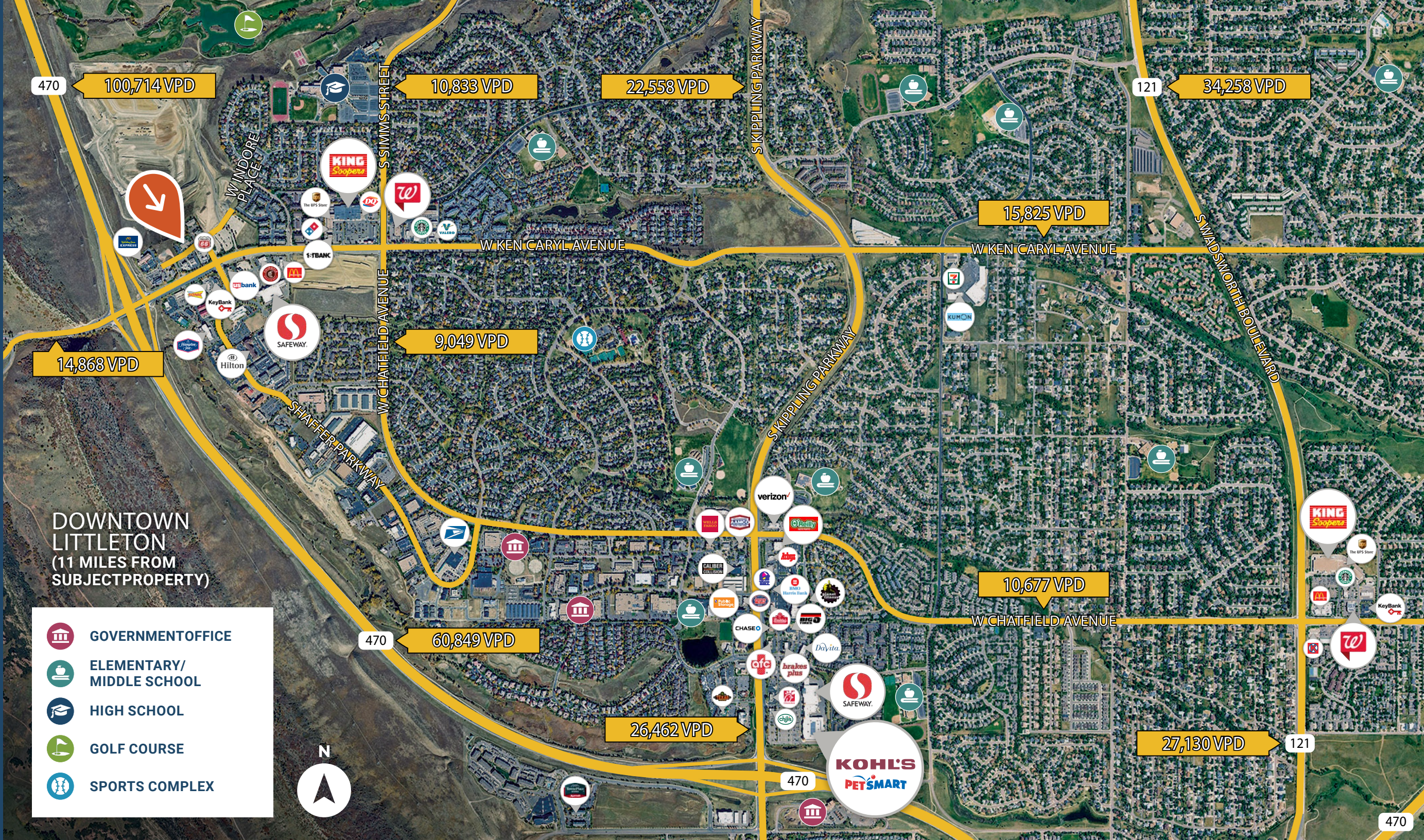
VISITS TO THE NEARBY
SAFeway (TOP 25%
IN COLORADO), PER
PLACER.AI

18,819


VEHICLES PER DAY ALONG
W KEN CARYL AVENUE


22 miles

TO DOWNTOWN DENVER




DOWNTOWN
LITTLETON
(11 MILES FROM
SUBJECT PROPERTY)

**GOVERNMENT OFFICE**

**ELEMENTARY/
MIDDLE SCHOOL**

**HIGH SCHOOL**

**GOLF COURSE**

**SPORTS COMPLEX**



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	6,264	65,700	130,343
2029 Projection	6,412	66,977	132,924

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$142,431	\$156,952	\$152,264
Median	\$126,902	\$128,623	\$122,834

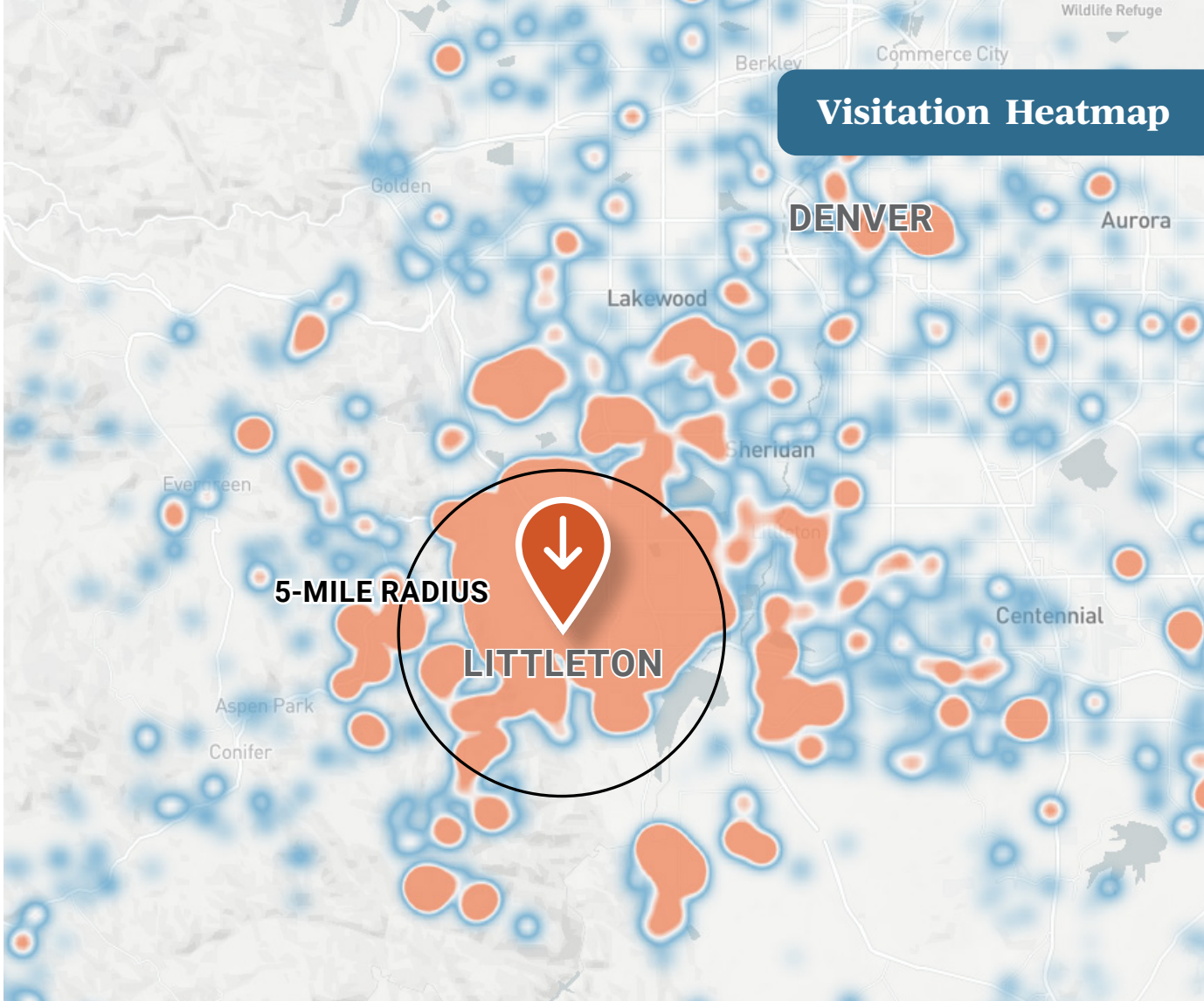
The nearby Safeway is ranked in the **75th percentile (top 25%) in Colorado** based on number of visits in the past 12 months

432.9K Visits

OVER PAST 12 MONTHS AT THE NEARBY SAFEWAY

18 Minutes

AVERAGE DWELL TIME AT THE NEARBY SAFEWAY

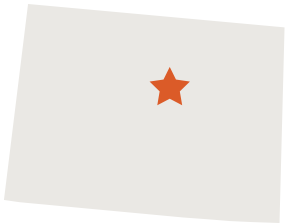


The shading on the map above shows the **home location of people who visited the nearby Safeway over the past 12 months**. Orange shading represents the highest concentration of visits.

*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.

Littleton, CO

SMALL TOWN CHARM, BIG ESCAPES



Central Colorado Region

- With an estimated population of 45,661 residents, Littleton serves as the county seat of Arapahoe County
- It is also part of the Denver–Aurora–Lakewood MSA, located approximately 10 miles south of Denver
- Littleton is easily accessible from downtown Denver via the RTD Light Rail, U.S. Route 85, and bike path along the Platte River Trail and Mary Carter Greenway Trail
- Home to Arapahoe Community College, a public community college with an enrollment of more than 20,000 students
- The city is known for its historic downtown, which is bustling with unique shops, restaurants, and cultural attractions
- Littleton offers many outdoor recreational opportunities with over 200 miles of trails and 1,400 acres of parks and open space

Denver: The Mile High City

- The capital and most populous city in Colorado with a population exceeding 700,000 residents
- In 2023, the Denver-Aurora-Lakewood metro area had a gross domestic product of \$311.8 billion, 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
- The Denver MSA is home to 11 public and private colleges and universities, and boasts a thriving arts and culture scene, from world-class museums to unique art districts

2.8 Million

DENVER MSA
ESTIMATED POPULATION

\$311.8 B

DENVER MSA GDP

Downtown Denver



Regional Map



CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC

Listing Team

CHRIS PETERS

cpeters@cppcre.com

PH: 415.274.2703

CO LIC# IR.100109435