

FOR SALE

INVESTMENT OPPORTUNITY



CDM
REAL ESTATE
SERVICES



**3424 EP TRUE PARKWAY
WEST DES MOINES, IOWA 50265**

\$5,865,000

**NEW CREATIONS
CHILD CARE &
LEARNING CENTER**

CONTACT US

www.cdmres.com

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The Offering

CDM Real Estate Services is pleased to present an investment opportunity to purchase this newly remodeled 15,064 square foot, two-story, child care and learning center. In 2023, the building was retrofitted from an office building into a child care facility. Then leased to New Creations Child Care & Learning Center (operator) on a 15-year triple net lease. The building is strategically located on the southeast corner of EP True Parkway and Mills Civic Parkway. This prime location and intersection offers 34,300+ vehicles per day, excellent visibility, and accessibility to the business.

New Creations Child Care & Learning Center is a faith-based child care center that provides a safe, enriching, and supportive foundation for children to grow, learn, and develop in a warm and faith-driven environment. New Creations has 20 locations between Minnesota (17) and Iowa (3) and they continue to grow. Visit their website to find out more: www.newcreationschildcare.com.

West Des Moines, Iowa is the largest suburb in the Greater Des Moines area. It is recognized as the #1 Best City to live in Iowa according to Money, ranked the #1 Location for young professionals according to Forbes, and ranked #1 for Most Diverse suburb in Iowa according to Niche. West Des Moines spreads across Polk County and Dallas County with an abundant of things to do. The extensive miles of bike trails, city parks, restaurants, entertainment, shopping and more, it's one of the least expensive and safest communities in the US.

2025 Platinum Real Estate, LLC d/b/a CDM Real Estate Services. We obtained the information herein from the Property Owner or other sources we believe to be reliable, however it is not verified or warranted to its accuracy and may change or be updated without notice. Property Owner/Seller/Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation. Images herein are property of the Property Owner or Listing Agent. Use of these images are restricted without the proper approval from the Property Owner and/or Listing Agent.



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PROPERTY HIGHLIGHTS

- ◆ Sale Price: \$5,865,000
- ◆ 15,064 SF Building (Two Story)
- ◆ NNN 15-Year Lease In Place (2% Annual Bumps)
- ◆ 1.66 Acre Site
- ◆ 8 Classrooms
- ◆ 3 Infant Rooms
- ◆ Large Motor Room
- ◆ Office
- ◆ Lobby
- ◆ Conference Room
- ◆ Staff Lounge
- ◆ Sick Room
- ◆ Kitchen Space
- ◆ Library
- ◆ Nursing Room
- ◆ Fenced Playground Areas
- ◆ Professionally Landscaped with Irrigation System
- ◆ Website of Operator
www.newcreationschildcare.com



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PROPERTY PHOTOS



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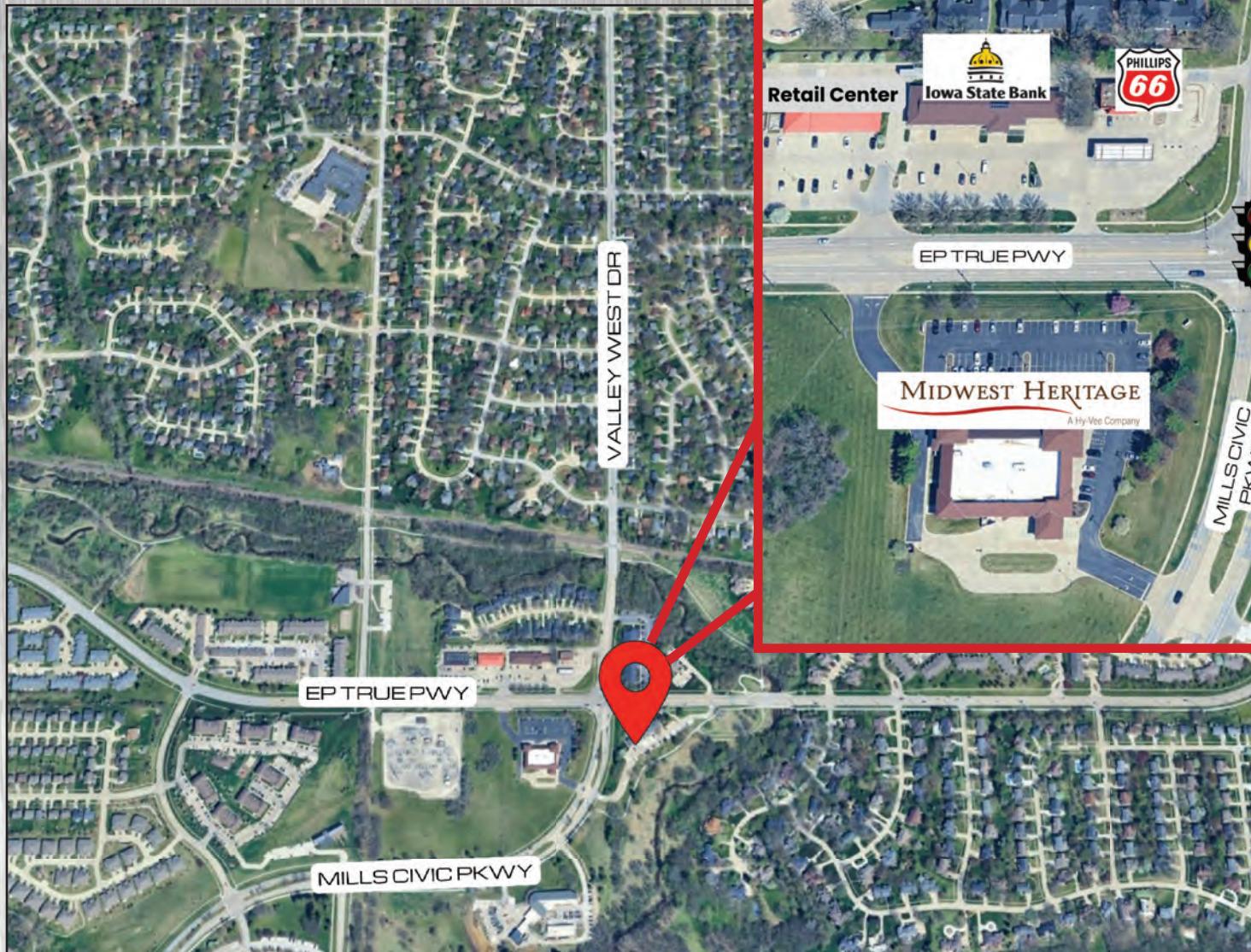
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AERIAL PHOTO



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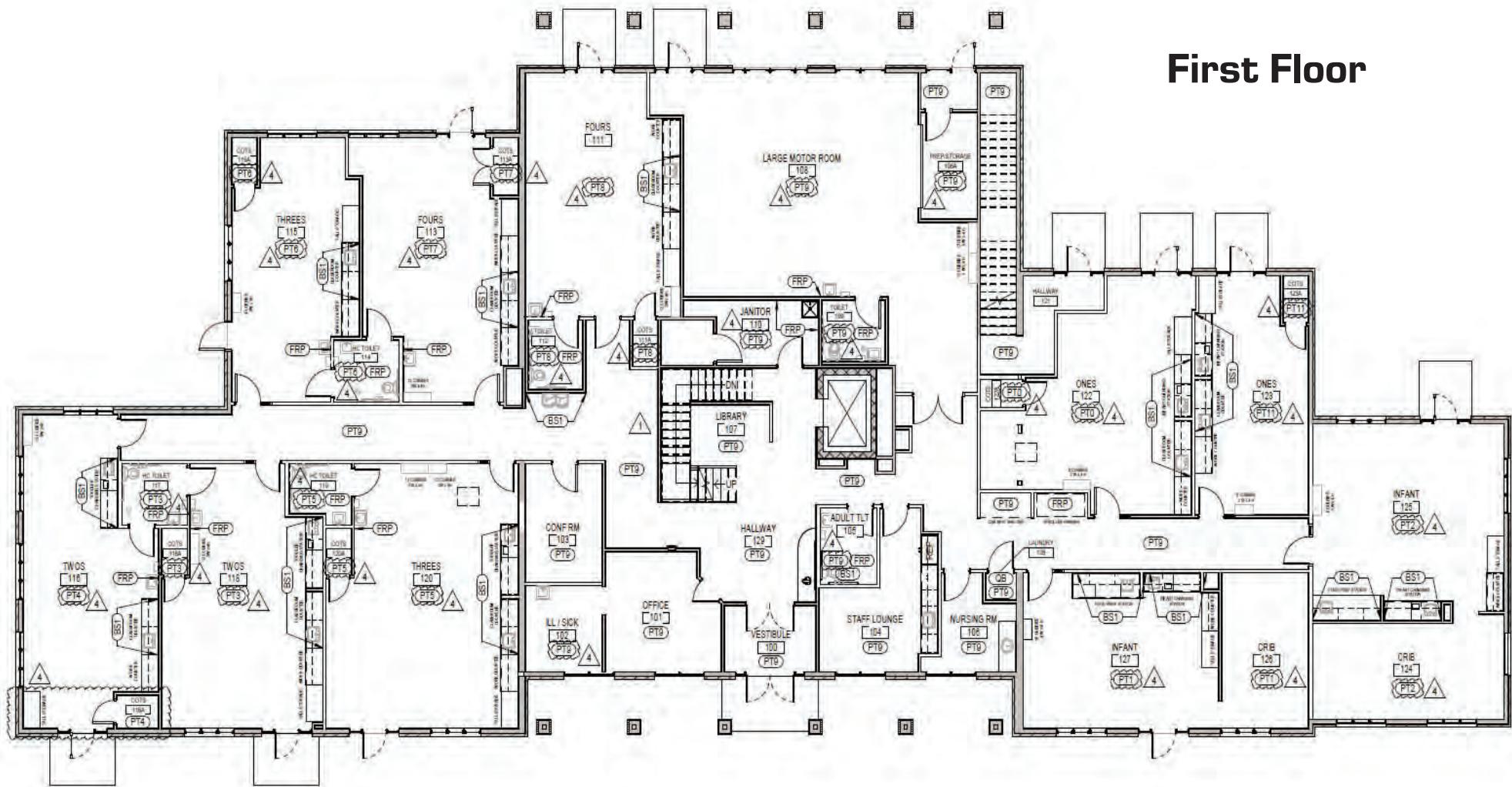
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FLOOR PLANS

First Floor



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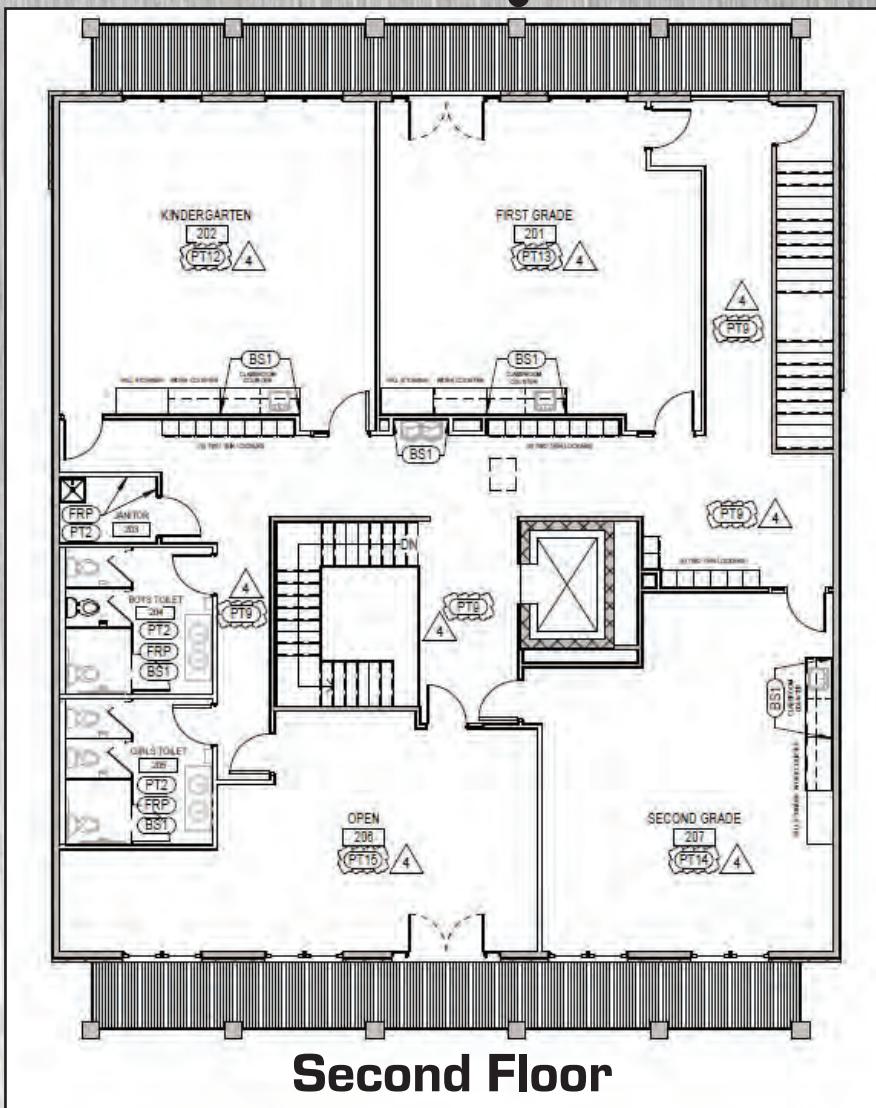
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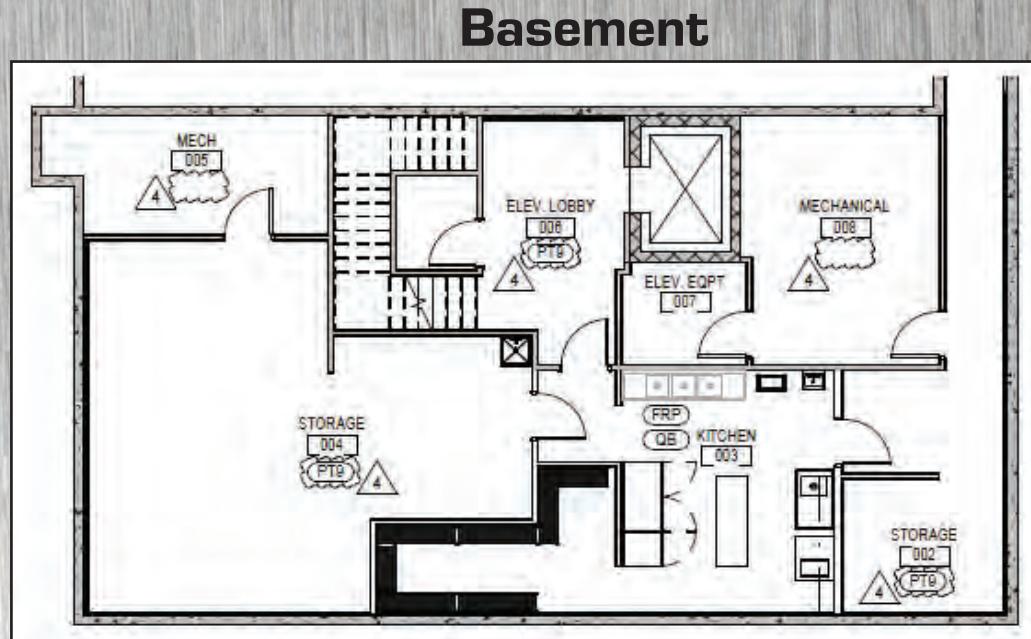
FLOOR PLANS



Second Floor

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Basement