

# FOR SALE

INVESTMENT OPPORTUNITY



**CDM**<sup>®</sup>  
REAL ESTATE  
SERVICES



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

**NEW CREATIONS  
CHILD CARE &  
LEARNING CENTER**

**\$5,865,000**

CONTACT US

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# The Offering



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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](http://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.



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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](http://www.newcreationschildcare.com)





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## PROPERTY PHOTOS



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## AERIAL PHOTO





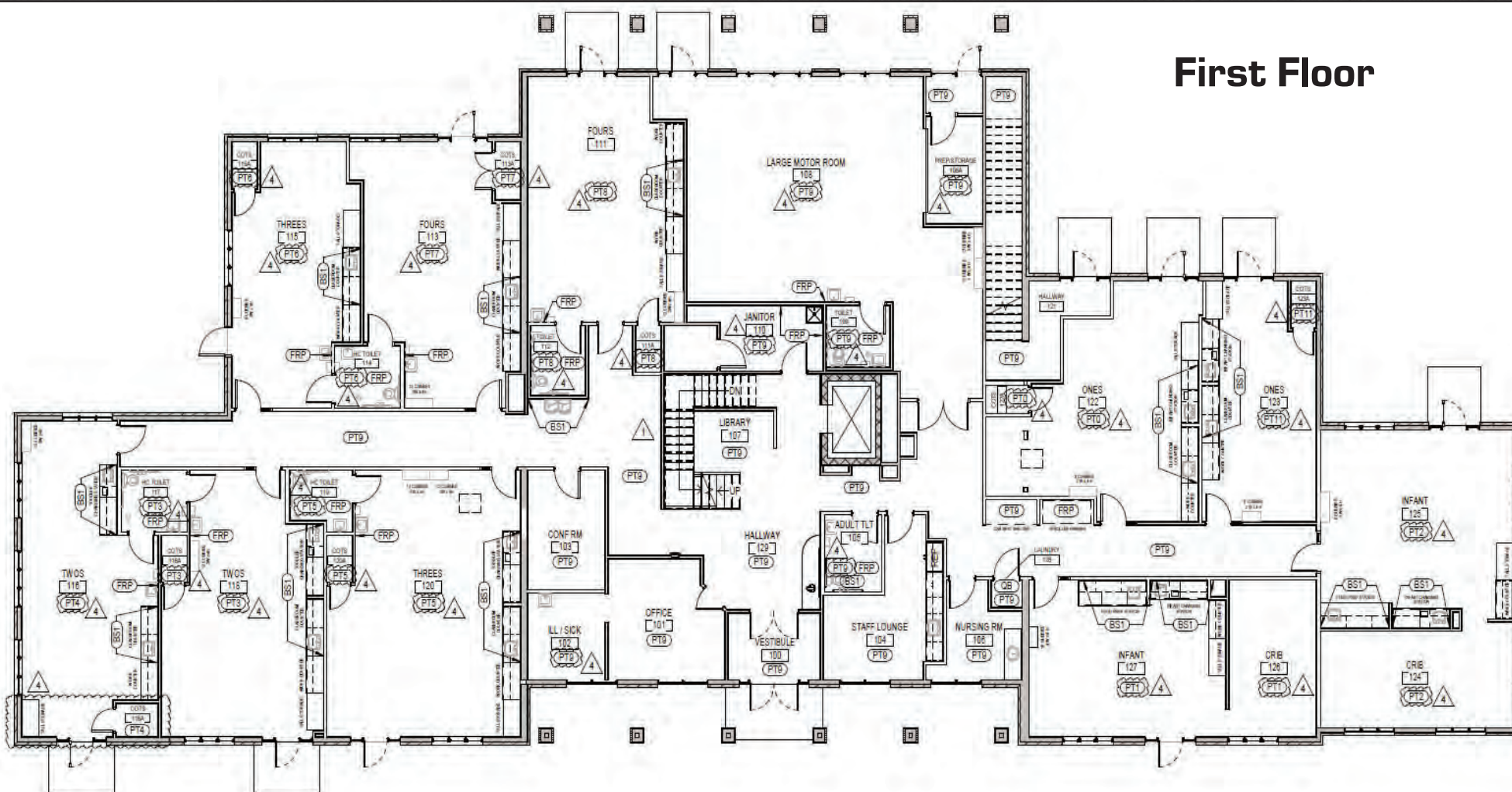
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## FLOOR PLANS

### First Floor



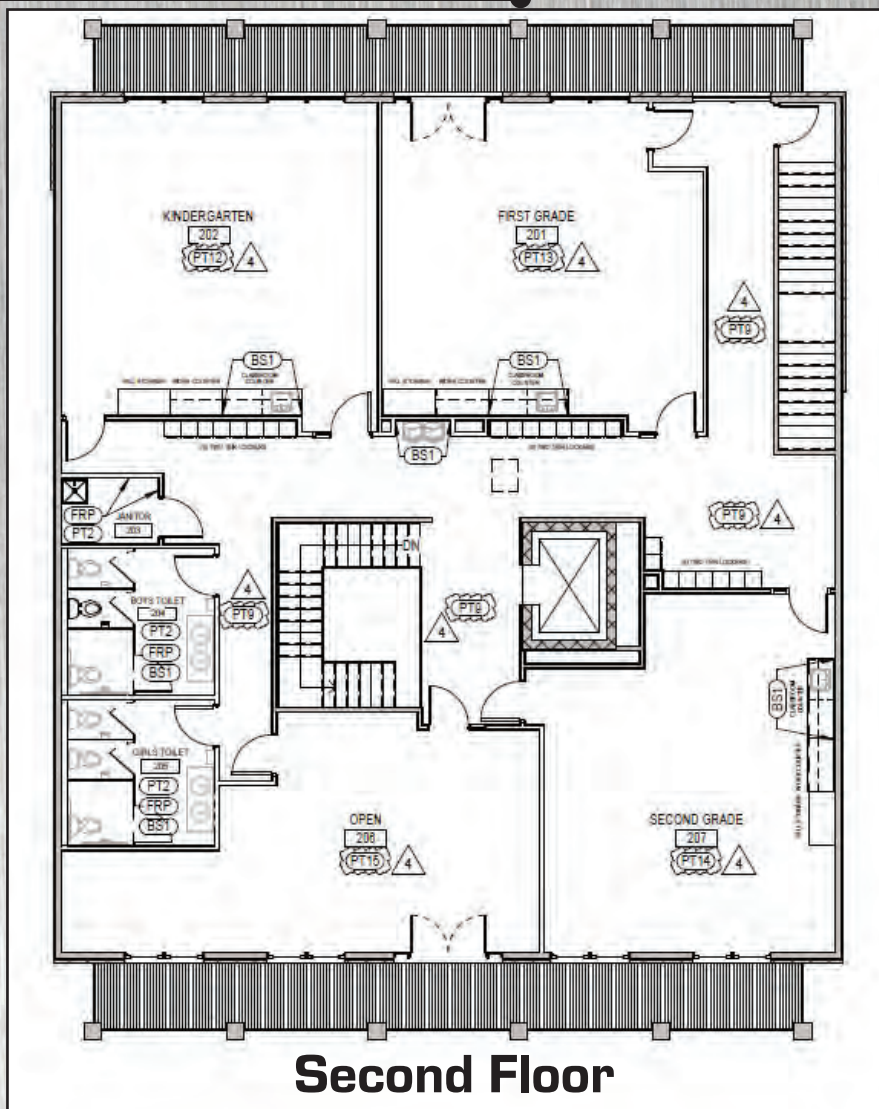


# The Offering



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## FLOOR PLANS



## Basement

