

LA PETITE ACADEMY

RECENT TENANT RENEWAL

8940 EAST TANQUE VERDE ROAD, TUCSON, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap

WESTIN HOTELS & RESORTS **HACIENDA DEL SOL** GUEST RANCH RESORT

SKYLINE COUNTRY CLUB

LOEWS VENTANA CANYON

JCPenney ★ **macy's**
KREI **Dillard's** ★ **H&M**
The Container Store
TUCSON MALL

SPROUTS FARMERS MARKET **ACE** Hardware
BEST BUY **petco**
LA | FITNESS
Walmart
OfficeMax

SAFeway **Walgreens**
ACE **CVS** Hardware pharmacy
McDonald's

WHOLE FOODS MARKET **NATURAL GROCERS**
Walgreens
petco **Blake's** LOTABURGER

ARIZONA NATIONAL GOLF CLUB

SABINO HIGH SCHOOL

TANQUE VERDE HIGH SCHOOL

THE UNIVERSITY OF ARIZONA
44,800 STUDENTS

Walmart **ROSS** DRESS FOR LESS
THE HOME DEPOT **TARGET**
Office DEPOT
CENTURY THEATRES
Marshall's **Burlington** **PET SMART**
EL CON CENTER

TUCSON COUNTRY CLUB

La Petite ACADEMY

★ **macy's** **Dillard's**
ULTA BEAUTY **Total Wine & MORE**
CENTURY FOREVER 21 THEATRES. AMERICAN EAGLE
PARK PLACE MALL

DSW **ROSS** **Freddy's** STEAKBURGERS
HomeGoods **IN-N-OUT** BURGER
NATURAL GROCERS **Michael's**

SAFeway **O'Reilly** AUTO PARTS
goodwill **ROSATT'S** PIZZA
ACE Hardware **eegee's**
ANYTIME FITNESS
DOLLAR TREE

FORTY-NINER COUNTRY CLUB

DOWNTOWN TUCSON



CINEMARK **COSTCO** WHOLESALE **DAVE & BUSTERS**
planet fitness **Walmart**
POPEYES **WOODSPRING SUITES** AN EXTENDED STAY HOTEL

DAVIS-MONTHAN AIR FORCE BASE

NORDSTROM **rack** **DICK'S** SPORTING GOODS
TJ-maxx **Canes** CIGARETTES
BEST BUY **DUTCH BROS**
WORLD MARKET **TEXAS** PACKETS

Walmart Neighborhood Market
DOLLAR TREE
BUCKS **BR** baskin robbins
U-HAUL **Bowlero**



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Executive Summary

8940 East Tanque Verde Road, Tucson, AZ 85749

FINANCIAL SUMMARY

Price	\$1,204,000
Cap Rate	6.00%
Building Size	6,680 SF
Net Cash Flow	6.00% \$72,283.68
Year Built	1988
Lot Size	0.47 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Learning Care Group
Guarantor	Corporate
Roof & Parking Lot	Landlord Responsible
Lease Commencement Date	January 11, 1989
Lease Expiration Date	June 30, 2027
Lease Term Remaining	3+/- Years
Rental Increases	3% in Options
Renewal Options	1, 3 Year Option
Right of First Refusal	None

Base Rent	\$72,283.68
Net Operating Income	\$72,283.68
Total Return	6.00% \$72,283.68





goodwill
ROSE
ACADEMIES
the **BLOC**

VIVA
BURRITO
COMPANY

14,400 CPD
E CATALINA HWY

O'Reilly
AUTO PARTS
Great Clips
SUBWAY

SAFeway

U-HAUL

DAIRY
QUEEN

WELLS
FARGO

33,500 CPD
E TANQUE VERDE RD

McDonald's

K

CVS
pharmacy

Walgreens

BROOKDALE
SENIOR LIVING

La Petite
ACADEMY

RIGHT
SPACE
STORAGE





33,500 CPD
E TANQUE VERDE RD

7,400 CPD
N BEAR CANYON RD

CHURCH

A FAMILY
STORAGE



ACE
Hardware



DAIRY
QUEEN

WELLS
FARGO

ROSATTI'S
PIZZA
ANYTIME
FITNESS
LESLIE'S SWIMMING
POOL SUPPLIES.

eegees

CVS
pharmacy

La Petite
ACADEMY

Walgreens

RIGHT
SPACE
STORAGE



Property Description



INVESTMENT HIGHLIGHTS

- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,050 Schools Across 11 Brands
- » **Long Term Occupancy, Showing Commitment to Site - Tenant has Operated at the Site for 35 Years**
- » Surrounded by National Retailers - Safeway, Walgreens, Goodwill, McDonalds, and More
- » **167,843 Residents within a Five-Mile - Growing Tucson Trade Area**
- » Average Household Income Exceeds \$123,000 in the Immediate Area
- » **Easily Accessible Location Along East Tanque Verde Road (33,500 Cars per Day)**
- » Within a 30-Minute Drive of Downtown Tucson, The University of Arizona, and Tucson International Airport



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	4,487	66,896	167,843
2023 Estimate	4,433	65,450	164,151
Growth 2023 - 2028	1.21%	2.21%	2.25%

Daytime Population

2023 Estimate	3,569	53,625	170,164
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Households

2028 Projections	2,077	31,475	77,148
2023 Estimate	2,044	30,613	74,990
Growth 2023 - 2028	1.60%	2.82%	2.88%

Income

2023 Est. Average Household Income	\$123,974	\$96,012	\$94,961
2023 Est. Median Household Income	\$86,499	\$66,081	\$64,176
2023 Est. Per Capita Income	\$57,244	\$45,044	\$43,603



Tenant Overview



Novi, Michigan

Headquarters

Learning Care Group

Parent Company

450+

Locations

1968

Founded

www.lapetite.com

Website

La Petite Academy, Inc. is one of the nation's largest educational daycare companies. Headquartered in Novi, Michigan, the company operates more than 450 schools across the country. La Petite Academy provides strong social and educational foundations to prepare children for success in elementary school and beyond. The free-flowing, open concept design of La Petite Academy's facilities inspires a nurturing, interactive, and collaborative environment where children can thrive. These schools and classrooms are designed to give children room

to grow, room to share, and room to be themselves. Additionally, each school adheres to the highest standards of safety, security, cleanliness, and teaching.

LEARNING CARE GROUP — In 2007, La Petite Academy became part of the Learning Care Group, one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,050 schools across 11 unique brands. Learning Care Group was recently selected as a 2022 US Best Managed Company by Deloitte Private and The Wall Street Journal.

Property Photos



Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently. The University of Arizona is an integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,800 students and 11,000 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world. Tucson International Airport (TUS) serves as an international port of entry and offers non-stop service to Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Seattle, Salt Lake City, Denver, Minneapolis, Milwaukee, Chicago, Atlanta, Houston, Dallas and Albuquerque.

[exclusively listed by]

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