

BRAND NEW CONSTRUCTION

Rare Southwest Salt Lake County Investment Opportunity



# LEARNING CARE GROUP (DBA THE CHILDREN'S COURTYARD)

Bluffdale (Salt Lake City), UT

Asking Price: \$7,010,587 | Cap Rate: 6.30%

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2nd-Largest Corporate Childcare Operator w/ 1,100+ Units



Brand New 2024 Construction and a 15-Year NNN Lease with Minimal Landlord Responsibilities & Rental Increases Every 5 Years



Full Corporate Lease Guaranty (No Burn Off or Expiration)



Excellent Average HH Income of \$181k+ in a 1-Mile Radius and is Expected to Rise 14.92% by '29



Feeder School for Bluffdale Elementary, Ridge View Elementary & Riverton Elementary



\$616+ Million Spent on Education & Daycare in a 10-Mi Radius



Strong Presence of Young Families and Parents



"Silicon Slopes," A Rising Tech Hub with Strong Economic Growth



Highest Growth Hub in the State of Utah



Population Counts Exceed 220k in a 5-Mile Radius, and are Projected to Grow 2.73% by '29



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OFFERED EXCLUSIVELY BY

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