

# BUSY BEES - 12 YR ABS NNN

4041 E CACTUS RD, PHOENIX, AZ 85032

- » 990+ UNIT GLOBAL OPERATOR
- » LOW PRICE POINT CHILDCARE CENTER
- » AFFLUENT DEMOGRAPHICS - \$123,971 AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES



REDEVELOPMENT UNDERWAY

DOLLAR TREE

GREENSPPOINT AT PARADISE VALLEY

ANASAZI VILLAGE CONDOMINIUMS

SWEET WATER COMMUNITY SCHOOL

TARGET

STONECREEK GOLF CLUB

58,421 CPD  
E CACTUS RD

LAS CASITAS CONDOMINIUMS



Phoenix Veterinary  
REFERRAL & EMERGENCY



OFFERING MEMORANDUM

Marcus & Millichap





**Harkins** **Walmart** **TEXAS**  
THEATRES

**M** **mellow MUSHROOM** **LOWE'S** **Olive Garden**  
MOUNTAINSIDE FITNESS **TJ-maxx** **WORLD MARKET** **STARBUCKS**  
**BARNES&NOBLE** **SKECHERS**

**SPROUTS** **SAFeway**  
FARMERS MARKET

**STARBUCKS** **WELLS FARGO** **FIREHOUSE SUBS**

**TARGET** **BARNES&NOBLE** **AMC** **DSW**  
**DAVE & BUSTER'S** **H&M** **Total Wine & MORE**  
**HomeGoods** **Marshall's**  
DESERT RIDGE MARKETPLACE

**LIFETIME FITNESS** **The Container Store**  
**HOBBY LOBBY**  
**WHOLE FOODS MARKET** **DICK'S SPORTING GOODS** **Harkins**  
THEATRES

**REACH 11 SPORTS COMPLEX**

**HONORHEALTH**

**COSTCO WHOLESALE**

**FRY'S**

**PARADISE VALLEY COMMUNITY COLLEGE**  
7,300 STUDENTS

**pv**  
REDEVELOPMENT UNDERWAY

**SCOTTSDALE QUARTER**

**KIERLAND COMMONS**

*Fairmont*  
SCOTTSDALE PRINCESS

**WESTWORLD**  
OF SCOTTSDALE

**Walmart** **WinCo** **Sam's Club** **FOODS**  
**CRUNCH FITNESS** **CHEVROLET**  
**PETSMART** **KOHL'S**

**SAFeway** **Panera BREAD** **Canes** **FRY'S**  
**planet fitness** **LA FITNESS**  
**TARGET** **ROSS** **SPROUTS** **Marshall's**  
FARMERS MARKET DRESS FOR LESS

**Busy Bees**  
The best start in life

**TARGET at home** **THE HOME DEPOT**  
The Home Décor Superstore  
**Walmart** **TJ-maxx**  
**EoS FITNESS** **ORZOLO'S PIZZA BISTRO** **BEST BUY**  
BETTER GYM. BETTER PRICE.

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**jiffylube** **SUBWAY**  
**VASA FITNESS** **DOLLAR TREE**

**EINSTEIN BROS. BAGELS** **AutoZone**  
**CVS pharmacy** **fray's**  
**O'Reilly AUTO PARTS** **Starbucks** **goodwill**

**COSTCO WHOLESALE**

**pv**  
**REDEVELOPMENT UNDERWAY**

**DUTCH BROS.** **See's CANDIES** **Wendy's**  
**WHATABURGER** **SAJAD'S** **Starbucks** **JARED The Galleria Of Jewelry** **chili's** **Cane's** **Panera BREAD**

**REI**

**TARGET**

**CROSS IN THE DESERT UNITED**

**ROADRUNNER PARK**

**Busy Bees**  
 The best start in life

**SPROUTS FARMERS MARKET**

**ULTA BEAUTY** **BEST BUY**  
**EoS FITNESS**  
 BETTER GYM. BETTER PRICE.

**Walmart**

51

**at home** **Jack in the box** **goodwill**  
**Burger King** **DUNKIN' DONUTS** **CHASE**

**ST. JOSEPH CATHOLIC CHURCH**

**Party City** **Jersey Mike's** **HomeGoods**  
**ALDI** **TJ-maxx** **ihop** **LONGHORN STEAKHOUSE** **BIG 5**

**ExtraSpace Storage**

**STONECREEK GOLF CLUB**

**noodles & COMPANY** **ROSS DRESS FOR LESS** **SPRINT HALLOWEEN**  
**CHASE** **TRADER JOE'S**  
**fray's** **cyclebar** **TACO BELL** **JOAO easy**



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# Executive Summary

4041 E Cactus Rd, Phoenix, AZ 85032

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,553,000</b>
Cap Rate	6.50%
Building Size	10,039 SF
Net Cash Flow	6.50% \$230,968
Year Built	1992
Lot Size	1.04 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Valley Child Care & Learning Centers, Inc. / Busy Bees
Lease Commencement Date	April 1, 2022
Lease Expiration Date	March 31, 2037
Lease Term Remaining	12 Years
Rental Increases	2% Annual Increases
Renewal Options	5, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
4/1/2024 – 3/31/2025	\$230,968.00	6.50%
4/1/2025 – 3/31/2026	\$235,587.36	6.63%
4/1/2026 – 3/31/2027	\$240,299.11	6.76%
4/1/2027 – 3/31/2028	\$245,105.09	6.90%
4/1/2028 – 3/31/2029	\$250,007.19	7.04%
4/1/2029 – 3/31/2030	\$255,007.33	7.18%
4/1/2030 – 3/31/2031	\$260,107.48	7.32%
4/1/2031 – 3/31/2032	\$265,309.63	7.47%
4/1/2033 – 3/31/2034	\$270,615.82	7.62%
4/1/2034 – 3/31/2035	\$276,028.14	7.77%
4/1/2035 – 3/31/2036	\$281,548.70	7.92%
4/1/2036 – 3/31/2037	\$287,179.68	8.08%

<b>Base Rent</b>	<b>\$230,968</b>
<b>Net Operating Income</b>	<b>\$230,968</b>
<b>Total Return</b>	<b>6.50% \$230,968</b>







GREENSPPOINT AT PARADISE VALLEY

ANASAZI-VILLAGE CONDOMINIUMS

SWEET WATER COMMUNITY SCHOOL



STONECREEK GOLF CLUB

58,421 CPD  
E CACTUS RD

LAS CASITAS CONDOMINIUMS







PHOENIX MOUNTAIN

THE ACES - SPECIAL EDUCATION SCHOOL

ST. JOSEPH CATHOLIC CHURCH

RISEN PERFORMANCE - ATHLETIC CLUB

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

ROADRUNNER SCHOOL

STONECREEK GOLF CLUB

8,283 CPD  
N 40TH ST



58,421 CPD  
E CACTUS RD

LAS CASITAS CONDOMINIUMS





# PV Mall Redevelopment

**PV Mall Redevelopment** - Paradise Valley Mall, now reimagined as PV Phoenix, is an expansive 92-acre mixed-use development designed to be a high-energy hub for shopping, dining, entertainment, and living. Positioned at the intersection of Tatum Boulevard and Cactus Road, this project includes a 400-unit luxury apartment complex, office spaces, and upscale retailers. In the heart of one of the best neighborhoods in Greater Phoenix, the reimagined PV promises to elevate this community in new and exciting ways. This mixed-use development will also be home to a 3+ acre central park and community gathering space.

A central 3-acre park serves as the community heart, hosting events like live music, fitness classes, and movie nights. Featured tenants include Whole Foods, SkinSpirit, and Flower Child, with additional leases signed for boutique fitness concepts, full-service restaurants, a hotel, and other retail experiences. PV Phoenix is designed with a seamless indoor-outdoor layout, providing an appealing destination for residents and visitors alike.

For further details, visit [PV Phoenix by RED Development](#).

Key aspects of the PV Mall Redevelopment project include:

- » **Community Spaces:** Enhancements will feature outdoor areas, parks, and gathering spaces to foster community engagement and provide venues for events.
- » **Retail Variety:** The redevelopment aims to attract a diverse range of retailers, including local businesses, to create a unique shopping experience.
- » **Mixed-Use Development:** The plan includes a mix of retail, dining, entertainment, and residential spaces. This approach aims to create a more dynamic environment that encourages visitors to spend more time at the site.



# Property Description



## INVESTMENT HIGHLIGHTS

- » 12 Years Remaining on Absolute NNN Lease
- » Corporately Run Location from Busy Bees who Operates 990 Centers Globally, with 119 Centers in the US, and Strong Growth Plans.
- » **Tenant is Backed by The Ontario Teacher's Fund, Pension is Invested in Busy Bees, and has Invested in Brands Like 24 Hour Fitness, Flynn Restaurant Group and Several Others**
- » Average Household Income Exceeds \$125,000 within a 5-Mile Radius
- » **2% Annual Increases with Multiple Renewal Options**
- » 244,352 Residents within a 5-Mile Radius
- » **Busy Bees has Acquired 9 Schools in the Phoenix Market, This School Represents Further Market Expansion**
- » BrightPath Kids is one of North America's largest child care providers

## DEMOGRAPHICS

### Population

	1-mile	3-miles	5-miles
2028 Projection	15,638	97,105	257,152
2023 Estimate	15,134	93,219	244,352
Growth 2023 – 2028	3.33%	4.17%	5.24%

### Households

	1-mile	3-miles	5-miles
2028 Projection	7,461	40,499	112,599
2023 Estimate	7,202	38,727	106,592
Growth 2023 – 2028	3.58%	4.58%	5.64%

### Income

	1-mile	3-miles	5-miles
2023 Est. Average Household Income	\$96,787	\$123,971	\$125,192
2023 Est. Median Household Income	\$69,571	\$86,810	\$85,343



# Tenant Overview




Busy Bees is a leading international childcare business, focused on providing outstanding early years education to children, from babies, to school age. Founded in the UK in 1983, today Busy Bees operates around 1,000 sites in 10 countries, including the USA, Canada, Australia, Singapore, Malaysia and Italy. Our global diversification has also helped ensure the group's ongoing resilience against economic, political and regulatory volatility in any particular territory. We see North America as a huge growth opportunity, and we aim to become one of the region's top 10 largest childcare providers. Busy Bees entered the market in 2017 with the acquisition of BrightPath Canada, with 78 centres. This was followed by the acquisition of Educational Playcare in the US two years later, with 19 centers. Our leadership team puts children's learning and development at the heart of everything we do, driving best practice and sustained global growth.

Today, Busy Bees - operating under the BrightPath brand - has 80+ centers in the USA across the states of Arizona, Connecticut, Delaware, Kentucky, Massachusetts, New York, Ohio and Pennsylvania. In Canada, Busy Bees has more than 80 sites in large provincial hubs including Toronto, Ottawa and Calgary. Busy Bees centers are mostly found in suburban communities, where they are conveniently positioned for working families.

 **LONDON, UNITED KINGDOM**  
Headquarters

 **BUSYBEEGLOBAL.COM**  
Website

 **1,000+**  
Centers Open or  
Under Development

 **1983**  
Founded



# Property Photos





# Location Overview



The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. As of 2020, Metro Phoenix had 4.8 million residents, making it the nation's 11th-largest metropolitan area. The largest city is Phoenix, which encompasses about 520 square miles and boasts a population of more than 1.6 million.

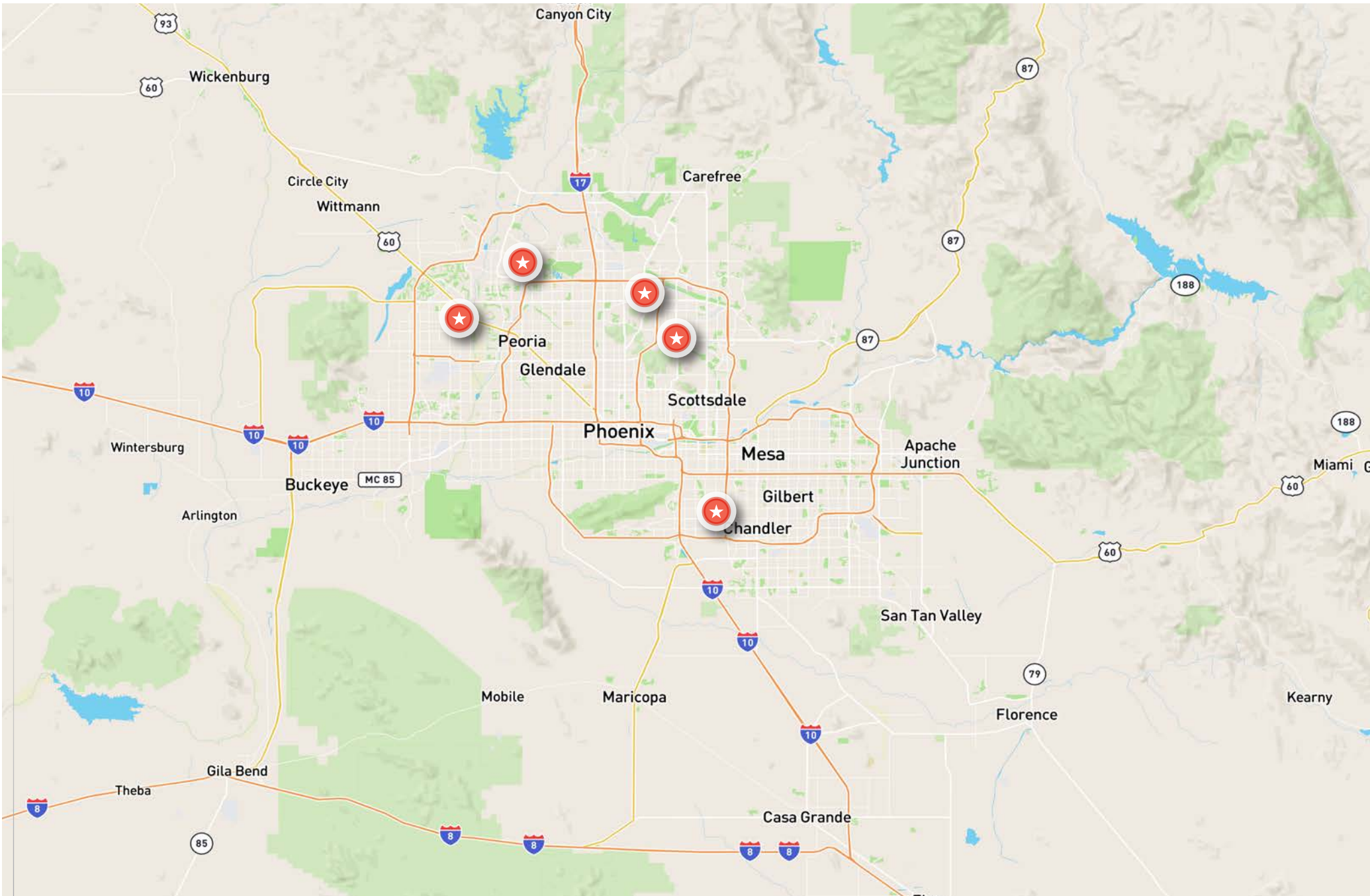
As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims six Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet, Magellan Health, and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region's relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.



# Additional Properties Available in Portfolio





# [ exclusively listed by ]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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**Ryan Sarbinoff**

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