

ACTUAL PROPERTY PHOTO

**PRIMROSE SCHOOL**

3905 Clear Creek Dr. Wheat Ridge, CO 80401
PURCHASE PRICE \$9,280,000 | CAP RATE 6.75%

ASSET CLASS

Preschool

Single-Tenant, Net-Lease

LEASE TYPE

Absolute NNN

20-Year Term

CONSTRUCTION

New Build

2026 Commencement

LOCATION

Wheat Ridge, CO

(Denver MSA)

Josiah Byrnes, President

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**EMBREE**
CAPITAL MARKETS

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EXCLUSIVELY OFFERED BY:



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PROPERTY & LEASE DETAILS

THE OFFERING

Address	3905 Clear Creek Dr. Wheat Ridge, CO 80401
Tenant	Madison Street LLC
Guarantor	Two Personal & Limited Corporate*

SITE DESCRIPTION

Year Built	2026
Stories	Two
Building Sq Ft	14,502 +/-
Playground Sq Ft	13,160 +/-
Lot Size	1.62 Acres +/-
Childcare Licensing Capacity	194 Children +/-

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Preschool
Ownership Interest	Fee Simple
Annual Rent	\$628,771
Rent Commencement	5/1/2026
Lease Expiration	3/28/2046
Lease Term	20-Years
Renewal Options	Four, 5-year
Lease Escalations	8.00% Every 5-Years
ROFR	25-Days

*Limited Corporate Guaranty of \$450,000, reduced by \$150,000 per year for 3 years.
**Final Rent to be reconciled upon completion.



PURCHASE PRICE

\$9,280,000



ANNUAL RENT**

\$628,771



CAP RATE

6.75%



LEASE TYPE*

NNN

Wheat Ridge is a mature, well-established community on the west side of the Denver metro, offering residents a “close-in” suburban lifestyle with quick access to major job centers, shopping, and services. The city’s size (about 32,000 residents as of the July 1, 2024 estimate) helps it feel neighborly and navigable, while still benefiting from the economic gravity of the broader metro area.

Economically, Wheat Ridge tends to reflect a stable, middle-to-upper income suburban market supported by both local businesses and commuters working across the Denver region. The city’s median household income is about \$87,598 (2019–2023, in 2023 dollars), and retail activity is meaningful, with retail sales per capita reported around \$32,109 (2022). These indicators point to a community with consistent consumer demand—helpful for service-based operators like early education providers that rely on predictable household spending.

Demographically, Wheat Ridge skews slightly older than many fast-growth suburbs, with a median age around 42.1. That age profile often signals a balanced mix of long-time homeowners, established professionals, and families who have chosen the area for stability and convenience rather than being a brand-new “starter-home” market. In practical terms, it can mean steady enrollment patterns for child care—fewer boom-and-bust swings—and a community that values quality-of-life services close to home.

Even with a higher median age, Wheat Ridge still has a meaningful pipeline of young families. Census QuickFacts shows children under 5 at about 5.6% of the population, and Census Reporter highlights a relatively strong recent-birth indicator (women ages 15–50 who gave birth in the past year). That combination suggests ongoing demand for infant/toddler care and preschool, especially for families who want to stay local instead of commuting across the metro for reliable early education.

Wheat Ridge also fits the operational “sweet spot” for child care because it supports working-household schedules. Average commute time is roughly 23.9 minutes, and household size is about 2.1 persons—signals of a community with plenty of working adults balancing time, logistics, and pick-up/drop-off routines. When parents are commuting (even moderately), they prioritize convenience, extended hours, and dependable care—exactly where a well-run early education center can stand out and retain families long term.

Overall, Wheat Ridge offers a strong case for a child care or early education facility: stable population scale, solid household incomes, and day-to-day patterns that reward convenient, high-trust services. Add in the city’s established housing base and family-oriented neighborhoods, and the market tends to favor providers who can deliver consistent quality, safety, and curriculum—especially for the most supply-constrained ages (infants and toddlers). In a community that blends local stability with metro access, a thoughtfully positioned center can become a go-to resource for busy families who want excellent care close to home.

COMPANY OVERVIEW



Company Summary



Founded: 1982



Headquarters: Atlanta, GA



Locations: 500+



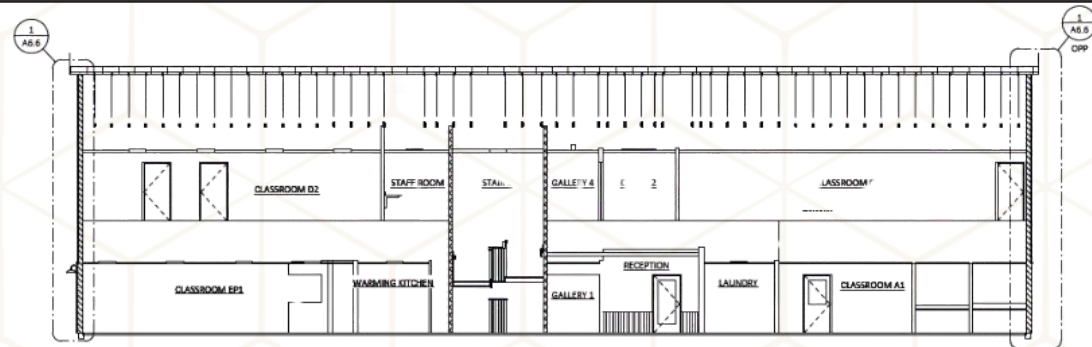
AVG Gross Rev: ~2.6 M

Primrose Schools is a nationally recognized early education and child care brand founded in 1982 in Marietta, Georgia, by Paul and Marcy Erwin. What began as a single school was built on the idea that early education should combine nurturing care with purposeful learning, offered in a full-day format that supported working families. This vision helped distinguish Primrose early on and laid the foundation for its long-term growth as a premium provider of early childhood education rather than a traditional daycare model.

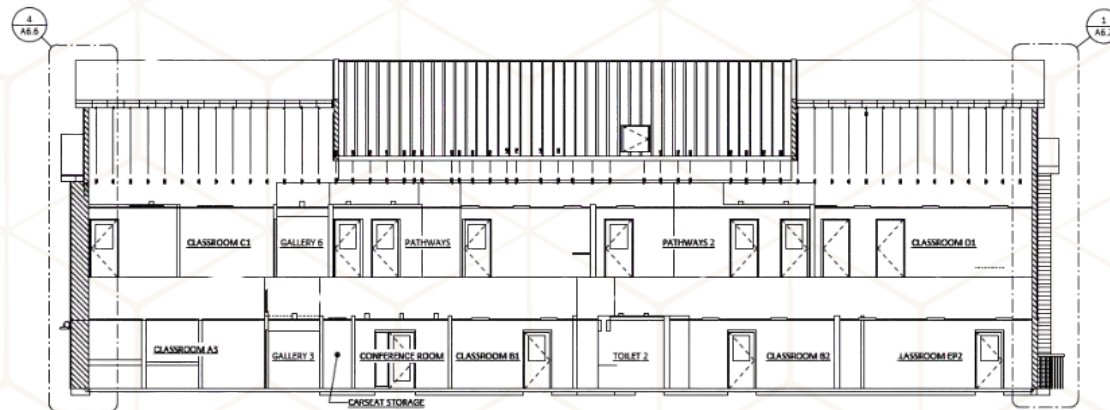
The company began franchising in the late 1980s, which fueled steady expansion across the United States. Today, Primrose Schools operates more than 500 locations in over 30 states, with each school independently owned and operated by franchisees. Despite local ownership, Primrose maintains a consistent brand standard nationwide through centralized curriculum, training, and operational oversight. Schools typically serve children from infancy (as young as six weeks old) through pre-kindergarten, with many locations also offering after-school programs for elementary-aged children.

Primrose's educational approach is anchored by its proprietary Balanced Learning® curriculum, which blends teacher-guided instruction with child-initiated play. The curriculum emphasizes early literacy, math, science, and critical thinking while also focusing heavily on social-emotional development, character education, and creativity. This holistic approach positions Primrose as a bridge between early childhood care and formal schooling, appealing to families who prioritize both academic readiness and emotional development.

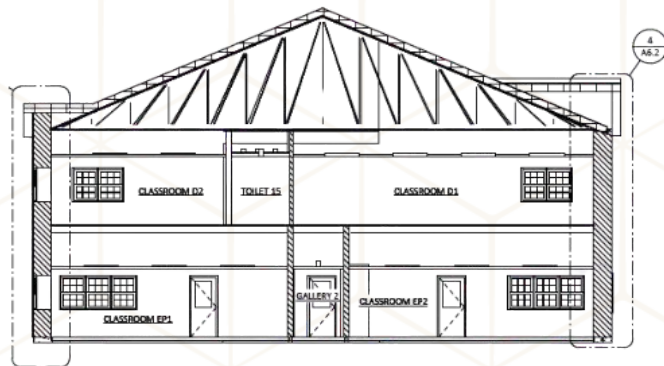
From a business standpoint, Primrose operates as a franchise system supported by a robust corporate infrastructure. Franchisees receive guidance on site selection, real estate development, staff training, marketing, and ongoing operations, allowing them to focus on community engagement and school quality. The brand is frequently ranked among the top education franchises in the U.S. and has expanded into employer-sponsored child care through its Primrose On Premise® program. Overall, Primrose Schools is viewed as a stable, scalable, and well-established platform within the early education sector, combining strong brand recognition with a proven operating model.



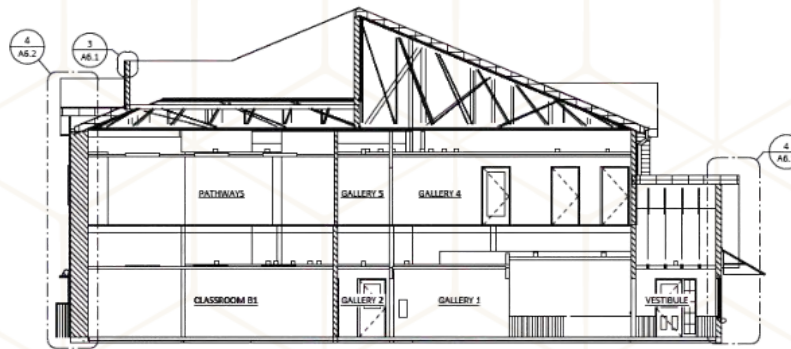
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

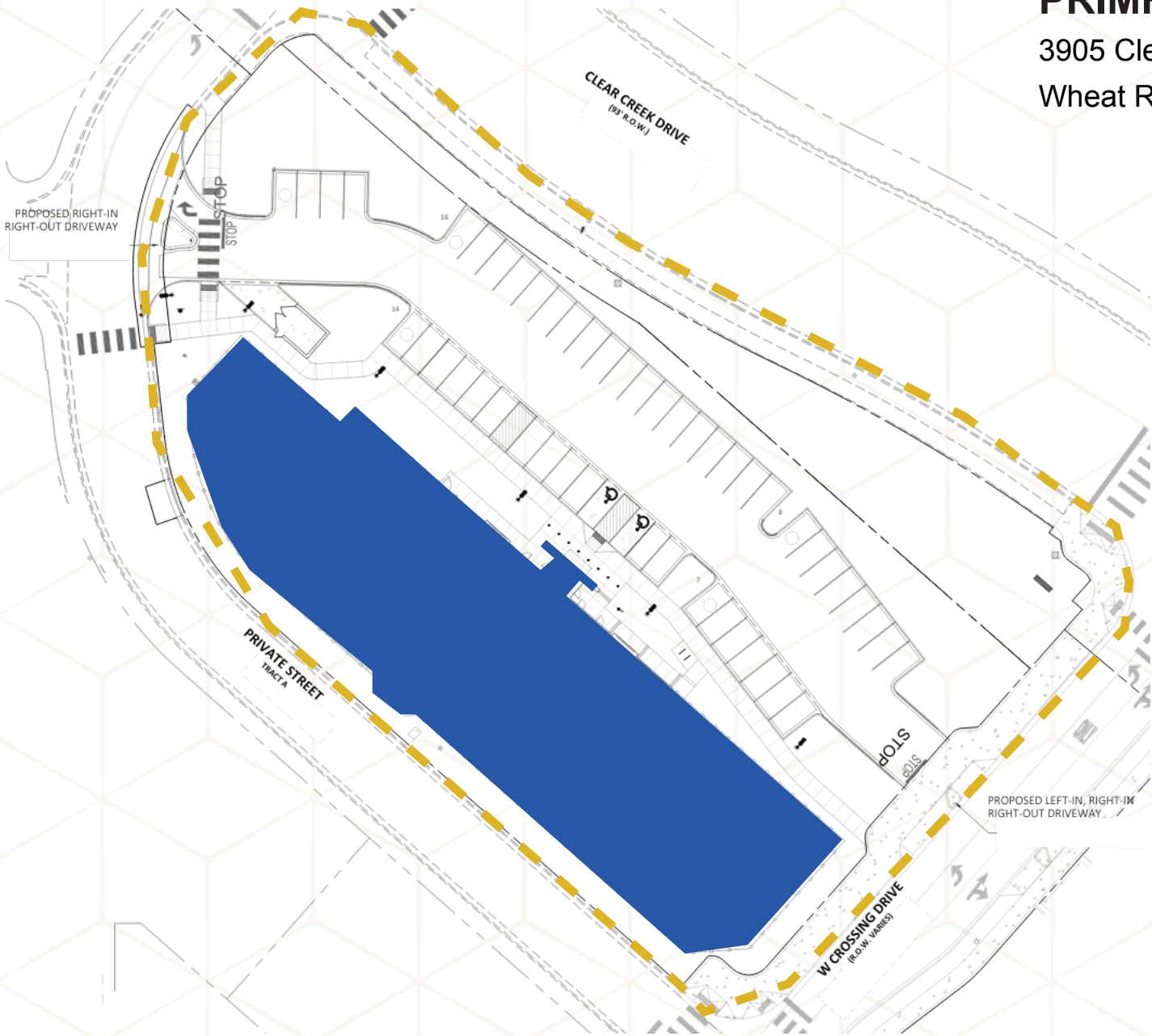


4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

PRIMROSE

3905 Clear Creek Dr.
Wheat Ridge, CO 80401

-  SUBJECT PLOT
-  SUBJECT PROPERTY

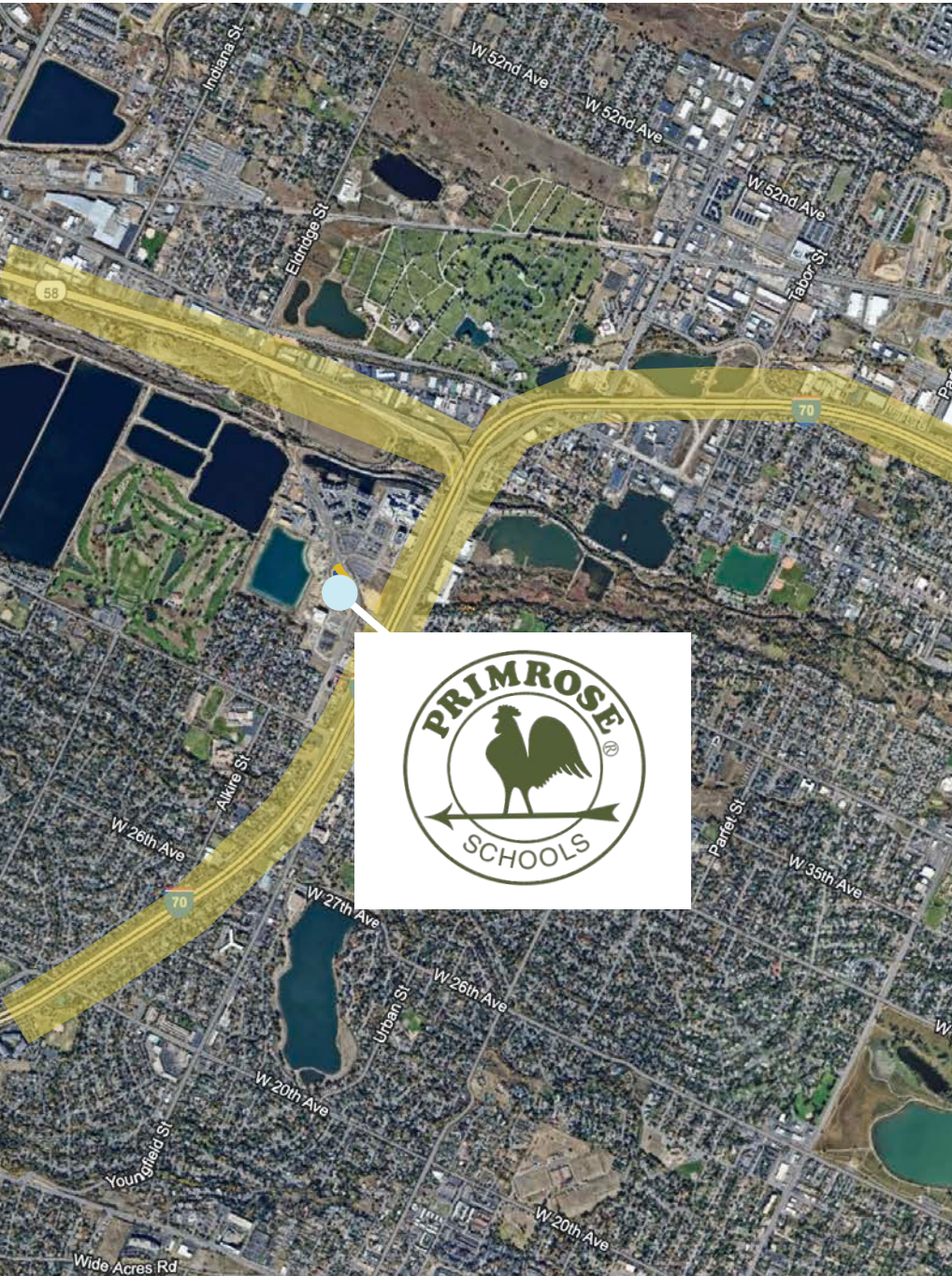




SURROUNDING LOCATION

02





STRATEGIC LOCATION. STRONG CONNECTIONS. ENDLESS OPPORTUNITIES.



Located along one of the most strategic transportation corridors in the western Denver metro, anchored by Interstate 70 and State Highway 58 (Golden Freeway)



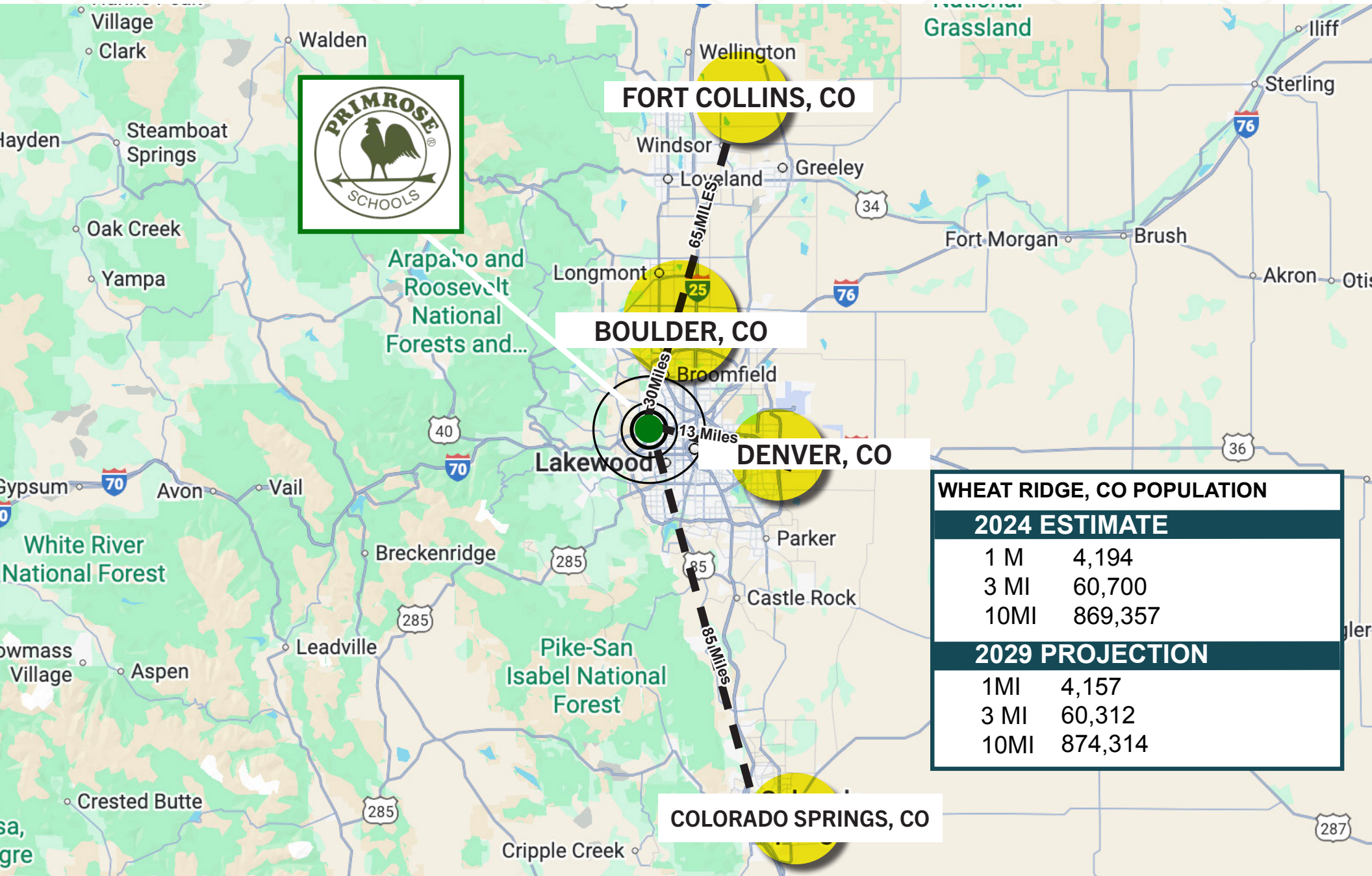
Direct east-west connectivity linking downtown Denver, west Denver suburbs, Golden, Arvada, Lakewood, and the I-70 mountain corridor



Acts as a primary gateway for regional travel, freight movement, and commuting professionals



A CONNECTED LOCATION THAT MOVES PEOPLE, BUSINESS, AND THE REGION FORWARD.





POPULATION

	1 MILE	3 MILES	10 MILES
2029 Projection	4,157	60,312	874,314
2024 Estimate	4,194	60,700	869,357
Growth 2024 - 2029 -	0.88%	-0.64%	0.57%



HOUSEHOLDS

2029 Projection	1,640	25,752	376,268
2024 Estimate	1,658	25,923	374,271
Growth 2024 - 2029	-1.09%	-0.66%	0.53%



AVG. HOUSEHOLD INCOME

Average Household Income	\$171,767	\$128,432	\$123,502
Less than \$25,000	71	2,152	45,315
\$25,000 - \$50,000	164	3,435	46,603
\$50,000 - \$75,000	193	3,712	55,410
\$75,000 - \$100,000	152	3,821	47,653
\$100,000 - \$125,000	116	2,885	39,726
\$125,000 - \$150,000	154	2,044	30,724
\$150,000 - \$200,000	231	3,209	45,715
More than \$200,000	577	4,663	63,123

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