

# BUSY BEES - 12 YR ABS NNN

21468 N 75<sup>TH</sup> AVE, GLENDALE, AZ 85308 (PHOENIX MSA)

- » 990+ UNIT GLOBAL OPERATOR
- » LOW PRICE POINT CHILDCARE CENTER
- » AFFLUENT DEMOGRAPHICS - \$140,264 AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE



OFFERING MEMORANDUM

Marcus & Millichap

**LIFETIME FITNESS** **AutoZone** **Walgreens** **Starbucks**  
**Walmart** **SONIC** **fru's**  
 Neighborhood Market **DUNKIN' DONUTS** **Firestone**  
**McDonald's**

**BARNES & NOBLE** **STAPLES** **ULTA BEAUTY** **Cafe Rio**  
**TJ-MAXX** **Walmart** **HomeGoods**  
**Olive Garden** **WORLD MARKET** **petco**  
**OLD NAVY** **Party City** **LOWE'S**  
**HAPPY VALLEY TOWNE CENTER**

**Harkins THEATRES** **DICK'S SPORTING GOODS**  
**PXG** **TEXAS HOLDERS**  
**BEST BUY** **crumbl cookies** **BUFFALO WILD SAUCE**  
**mellow MUSHROOM** **BevMo!** **jamba**  
**SHOPS AT NORTERRA**

**SUPER TARGET** **Michael's** **ULTA BEAUTY** **BevMo!**  
**THE HOME DEPOT** **SPROUTS FARMERS MARKET** **LOWE'S**  
**BED BATH & BEYOND** **PET SMART**  
**KOHL'S** **fru's**  
**Marshalls** **Marketplace**

**Busy Bees.**  
 The best start in life

**THE HOME DEPOT** **EoS FITNESS** **fru's**  
**Melting Pot** **petco**  
**pure barre** **DEL TACO**

**AMC THEATRES** **TARGET** **Michael's**  
**ROSS** **PET SMART** **WILDFLOWER** **noodles & CO.** **Chick-fil-A**  
**DEER VALLEY TOWNE CENTER**

**macy's** **JCPenney** **Apple**  
**DICK'S SPORTING GOODS** **amc THEATRES** **Dillard's**  
**ARROWHEAD TOWNE CENTER**

**Abrazo Health**

**MIDWESTERN UNIVERSITY**  
 Tomorrow's Healthcare Team  
 6,900 STUDENTS

**Walmart** **WinCo FOODS** **CRUNCH FITNESS**  
**sam's club** **DOLLAR TREE** **CHEVROLET** **PET SMART** **KOHL'S**

**ORIGINO'S PIZZA BISTRO** **WinCo FOODS**  
**BEVMO!** **Walmart** **THE HOME DEPOT**  
**SPROUTS FARMERS MARKET** **CARRABBA'S ITALIAN GRILL**  
**ESPORTA** **OUTBACK STEAKHOUSE** **KOHL'S**

**NORDSTROM** **rack** **TARGET** **TJ-MAXX**  
**ULTA BEAUTY** **HomeGoods** **urbanAir**  
**HOBBY LOBBY** **DSW** **ROSS**  
**BARNES & NOBLE** **Bath & Body Works**

**PEORIA SPORTS COMPLEX**

**ARIZONA CHRISTIAN UNIVERSITY**  
 1,000 STUDENTS

**ASU West Campus**  
**Arizona State University**  
 4,445 STUDENTS

**BEST BUY** **LOWE'S**  
**THE HOME DEPOT** **Walgreens**  
**ZIA RECORDS EXCHANGE** **WHATABANGER**



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# Executive Summary

21468 N 75<sup>TH</sup> Ave, Glendale, AZ 85308

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,422,000</b>
Cap Rate	6.75%
Building Size	10,730 SF
Net Cash Flow	6.75% \$230,968
Year Built	1998
Lot Size	1.90 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	6.75%
4/1/2025 – 3/31/2026	\$235,587.36	6.88%
4/1/2026 – 3/31/2027	\$240,299.11	7.02%
4/1/2027 – 3/31/2028	\$245,105.09	7.16%
4/1/2028 – 3/31/2029	\$250,007.19	7.31%
4/1/2029 – 3/31/2030	\$255,007.33	7.45%
4/1/2030 – 3/31/2031	\$260,107.48	7.60%
4/1/2031 – 3/31/2032	\$265,309.63	7.75%
4/1/2033 – 3/31/2034	\$270,615.82	7.91%
4/1/2034 – 3/31/2035	\$276,028.14	8.07%
4/1/2035 – 3/31/2036	\$281,548.70	8.23%
4/1/2036 – 3/31/2037	\$287,179.68	8.39%

<b>Base Rent</b>	<b>\$230,968</b>
<b>Net Operating Income</b>	<b>\$230,968</b>
<b>Total Return</b>	<b>6.75% \$230,968</b>



**SIERRA VERDE  
ELEMENTARY SCHOOL**



**VELAIRE AT ASPERA APARTMENTS**



**EAGLE HEIGHTS  
NEIGHBORHOOD**  
(LOW \$400S)



**OFFICE BUILDINGS  
(REAL ESTATE, COUNSELING, ETC)**



**31,104 CPD**  
N 75<sup>TH</sup> AVE





**MOUNTAIN RIDGE HIGH SCHOOL**

**COPPER CREEK ELEMENTARY SCHOOL**

THUNDERBIRD CONSERVATION PARK

**ARROWHEAD LANDSCAPING**

**HILLCREST MIDDLE SCHOOL**



**34,718 CPD**  
W DEER VALLEY RD

**QUIKTRIP**

**31,104 CPD**  
N 75<sup>TH</sup> AVE

**OFFICE BUILDINGS**  
(REAL ESTATE, COUNSELING, ETC)



# 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 \$140,000 within a 1-Mile Radius
- » **2% Annual Increases with Multiple Renewal Options**
- » 232,516 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

1-mile

3-miles

5-miles

### Population

2028 Projection	15,875	96,138	246,372
2023 Estimate	15,229	91,135	232,516
Growth 2023 – 2028	4.24%	5.49%	5.96%

### Households

2028 Projection	5,544	36,508	96,661
2023 Estimate	5,286	34,432	91,005
Growth 2023 – 2028	4.88%	6.03%	6.22%

### Income

2023 Est. Average Household Income	\$140,269	\$129,002	\$118,937
2023 Est. Median Household Income	\$111,201	\$102,957	\$92,434

# Tenant Overview



**LONDON, UNITED KINGDOM**

Headquarters



**BUSYBEEGLOBAL.COM**

Website



**1,000+**

Centers Open or  
Under Development



**1983**

Founded

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.

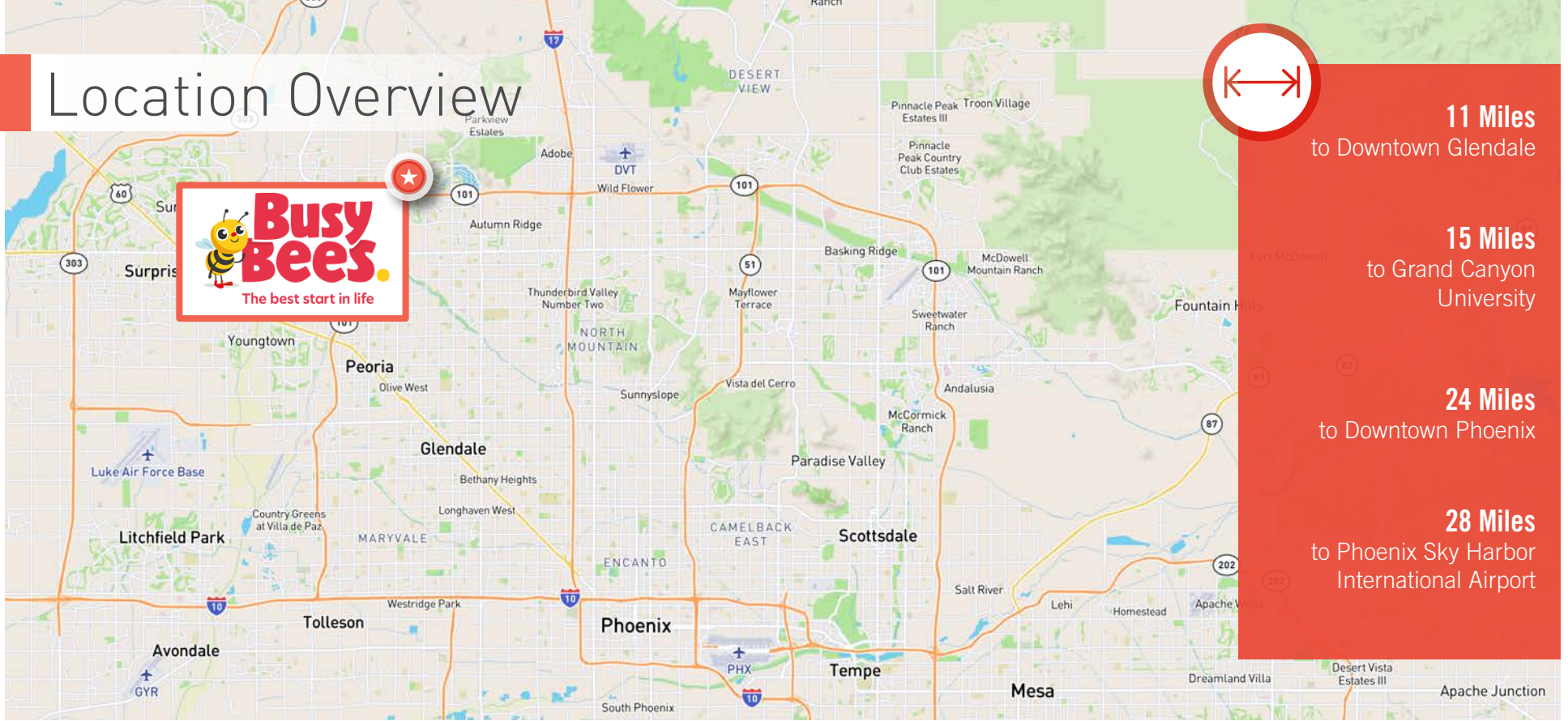
Today, Busy Bees - operating under the BrightPath brand - has 80+ centers in the USA across the states of Arizona, Connecticut, Delaware, Kentucky, Massachusetts, New York, Ohio and Pennsylvania. In Canada, Busy Bees has more than 80 sites in large provincial hubs including Toronto, Ottawa and Calgary.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



# Property Photos



# Location Overview



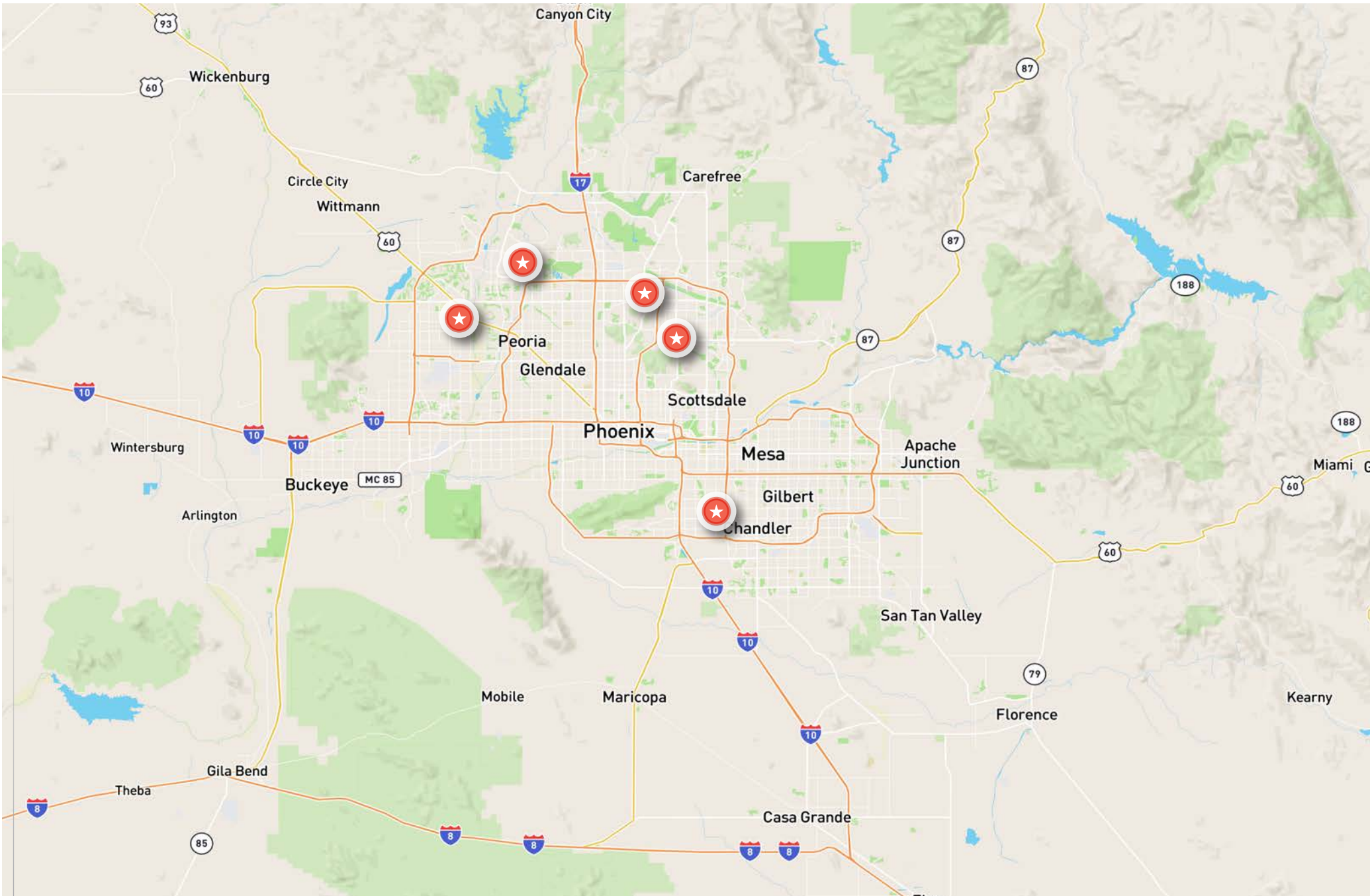
The city of Glendale is the sports destination for all of Arizona. Located about 9 miles northwest of Downtown Phoenix, Glendale is home to top shopping and dining districts, the largest Air Force Training base in the world, Midwestern University (metropolitan Phoenix's first medical school) and a major postgraduate international business school: the Thunderbird School of Global Management. The city's estimated 2020 population was just under 250,000.

Glendale is home to a nationally-recognized sports and entertainment district. State Farm Stadium has hosted two past Super Bowls (2008 and 2015) and is set to host the upcoming 2023 NFL Super Bowl. Westgate is one of the largest mixed-use, urban developments in North America and is home to the Gila River Arena, which hosts the NHL Arizona Coyotes and hundreds of A-list concerts

and events. Along with entertainment, Westgate is home to shopping, dining, residential, parks, hotels, and office space. Glendale also houses two distinct historic districts: Historic Downtown Glendale and the Catlin Court Historic District. Manistee Ranch, one of the Phoenix area's last working cattle ranches, is also located in the city and open to visitors.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 60 towns, cities, and communities. 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. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

# Additional Properties Available in Portfolio



# [ exclusively listed by ]

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**Ryan Sarbinoff**

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