

LA PETITE ACADEMY (LEARNING CARE GROUP)

1645 E GUADALUPE RD, TEMPE, AZ 85283

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » ±15 FEEDER ELEMENTARY SCHOOLS WITHIN A 3-MILE RADIUS
- » AVERAGE HOUSEHOLD INCOME EXCEEDS \$136K WITHIN A 1-MILE RADIUS



WWW.LAPETITE.COM



OFFERING MEMORANDUM

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

202

ASU Arizona State University
±55,500 Students

UBS
SLOAN PARK

DIABLO STADIUM
Tempe, Arizona
COMPLEX

TARGET Harkins
THEATRES
Lucille's KITCHENHOUSE BAR-B-QUE
DAVE & BUSTERS
OLD NAVY
Total Wine & MORE
BEST BUY
BARNES & NOBLE
TEMPE MARKETPLACE

THE HOME DEPOT
Bass Pro Shops
petco
I HOP
BED BATH & BEYOND
Walmart
HYATT PLACE
OfficeMax
Chick-fil-e
CINEMARK
MESA RIVERVIEW

10

Harkins ROSS OFF BROADWAY SHOES
THEATRES DRESS FOR LESS
Marshall's
LEGO
SEA LIFE
Rainforest Cafe
LEGOLAND DISCOVERY CENTER
FOREVER 21
ARIZONA MILLS

MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±16,500 Students

60

ARIZONA GRAND
RESORT & SPA

LOWE'S
McDonald's

La Petite
ACADEMY

TARGET Residence INN BY HARRIOTT
Olive Garden ITALIAN KITCHEN
SAJAD CURRY HOUSE
BIG LOTS!
BARRO'S PIZZA
DUTCH BROS
LONGHORN STEAKHOUSE
COURTYARD Apartment
RED LOBSTER THEIR HIGH-LOBE CATERERS

101

IKEA
COSTCO WHOLESALE
DICK'S SPORTING GOODS
at home The Home Décor Superstore
FLOOR DECOR
Ashley HOMESTORE
Walmart
Total Wine & MORE
LIFETIME FITNESS
Olive Garden
MAIN EVENT
DOLLAR TREE
PET SMART

TRADER JOE'S
the Habit BURGER GRILL
PEI WEI
petco
Jamba
fruy's

ASU ARIZONA STATE UNIVERSITY
Research Park
GoDaddy US.
Amkor Technology
amazon
Viasat
Edward Jones MAKING SENSE OF INVESTING
iridium
DIGITAL REALTY



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ASPIRE ACADEMY AT ARREDONDO
±465 Students



WASHINGTON ELEMENTARY SCHOOL
±465 Students

FULLER ELEMENTARY SCHOOL
±515 Students

FEES COLLEGE PREPARATORY MIDDLE SCHOOL
±670 Students

RHODES JUNIOR HIGH SCHOOL
±660 Students

AGUILAR ELEMENTARY SCHOOL
±420 Students

ROVER ELEMENTARY SCHOOL
±350 Students



MARCOS DE NIZA HIGH SCHOOL
±1,460 Students

DOBSON HIGH SCHOOL
±2,340 Students

KYRENE DEL NORTE ELEMENTARY SCHOOL
±480 Students

FRANKLIN ACCELERATED ACADEMY
±310 Students

KYRENE DE LOS NIÑOS ELEMENTARY SCHOOL
±390 Students



KYRENE MIDDLE SCHOOL
±725 Students

C.I. WAGGONER ELEMENTARY SCHOOL
±425 Students



Executive Summary

1645 E Guadalupe Rd, Tempe, AZ 85283

FINANCIAL SUMMARY

Price	\$2,000,000
Cap Rate	6.50%
Building Size	5,040 SF
Net Cash Flow	6.50% \$129,997*
Year Built	1984
Lot Size	0.60 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	La Petite Academy, Inc.
Guarantor	Corporate
Lease Commencement Date	May 1, 1985
Lease Expiration Date	June 30, 2031
Lease Term Remaining	5+ Years
Rental Increases	CPI Increases Annually
Renewal Options	2, 5 Year Options
Right of First Offer	None

Base Rent	\$129,997
Net Operating Income	\$129,997
Total Return	6.50% \$129,997

*NOI assumes 2.5% rent increase on 7/1/2026.





PHOENIX CHILDREN'S

CIRCLE K

28,935 CPD
S McCLINTOCK DR

MEDICAL OFFICES

TACO BELL
jamba
Falco's

DOLLAR TREE
Orangetheory
FITNESS

fray's
petco

Panera
BREAD™
PEI WEI

the Habit
BURGER GRILL
Starbucks

CHASE

O'Reilly
AUTO PARTS

Walgreens

ERSTEIN BROS
BAGELS
Banfield
PET HOSPITAL
zoYo
neighborhood yogurt

PANDA EXPRESS
CHINESE KITCHEN

TRADER JOE'S

PETSMART
changing hands
BOOKSTORE
WILDFLOWER
EAT. SIP. ENJOY.

Pizza Hut
Pinnacle
rubio's
COASTAL GRILL

27,750 CPD
E GUADALUPE RD

La Petite
ACADEMY.

BROOKDALE
SENIOR LIVING





**MARCOS DE NIZA
HIGH SCHOOL**
±1,460 Students



27,750 CPD
E GUADALUPE RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Lease with Annual Rent Increases and Multiple Renewal Options**
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands
- » **±15 Feeder Elementary Schools within a 3-Mile Radius**
- » Densely-Populated Tempe Trade Area - 392,764 Residents within a 5-Mile Radius
- » **Average Household Income Exceeds \$136,000 in the Immediate Area**
- » Located at a Busy Retail Intersection - Tenants Include Trader Joe's, PetSmart, Fry's, Petco, and Walgreens
- » **Easily Accessible Location at the Corner of East Guadalupe Road and South McClintock Drive (56,000+ Combined Cars per Day)**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	14,903	138,236	400,168
2025 Estimate	14,619	135,619	392,764
Growth 2025 - 2030	1.94%	1.93%	1.89%

Households

2030 Projections	6,266	57,357	168,085
2025 Estimate	6,130	56,164	164,356
Growth 2025 - 2030	2.22%	2.12%	2.27%

Income

2025 Est. Average Household Income	\$136,211	\$117,240	\$102,740
2025 Est. Median Household Income	\$112,013	\$100,307	\$86,454

Tenant Overview



NOVI, MI
Headquarters



±450
Locations



LAPETITE.COM
Website



1968
Founded



LEARNING CARE GROUP
Parent Company

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 1,150 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



Located just 10 minutes east of downtown Phoenix, Tempe exudes its own personality and the youthful spirit of a college town. Home to Arizona State University, the largest public university in the United States, Tempe has a vibrant downtown that's active day and night. Visitors will find locally-owned eateries and microbreweries, annual festivals, arts and cultural events. There are plenty of opportunities to enjoy the over 300 days of sunshine a year, including biking, hiking, or paddle boarding

While enjoying dynamic growth, the city has maintained its unique personality and style through a careful and masterful blending of the new with the old. Respecting its heritage and energetically planning for the future, Tempe is a wonderful mix of history and modern urban amenities. Tempe has a distinct identity as an emerging destination city, replete with all the offerings of a city rich

in economics, technology, culture, tourism and educational resources. Tempe offers a blend of quality new developments, revitalization and redevelopment, prestigious institutions such as Arizona State University, and celebrated traditions. Tempe brings it all together – bright Arizona sun, rewarding places to work, diverse cultures, a myriad of recreational opportunities, the best in entertainment and an unparalleled Southwestern lifestyle.

Tempe maintains one of the most thriving economic environments in the country, home to top research firms, Fortune 500 companies, and start-ups. The city's largest employers include Arizona State University, State Farm, Salt River Project, Honeywell, Medtronic, and Insight Direct. Tempe has the most educated and technically-skilled workforce in Arizona. It is a young and diverse community, with a median age of 28.1.

[exclusively listed by]

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For financing options, please reach out to:

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