

LA PETITE ACADEMY - EARLY 10 YEAR LEASE EXTENSION

470 IMPERIAL AVE N, OAKDALE, MN 55128

- » RARE LOW PRICE POINT CHILDCARE CENTER | 2% ANNUAL RENT BUMPS
- » AVERAGE HOUSEHOLD INCOME EXCEEDS \$166K WITHIN A 1-MILE RADIUS
- » POPULATION GROWTH ANTICIPATED TO EXCEED 6% WITHIN 1 MILE IN THE NEXT 5 YEARS



OFFERING MEMORANDUM

Marcus & Millichap



WELLS FARGO
Cub
FOODS
McDonald's

Firestone
SALLY BEAUTY
five BELOW
SONIC
Culver's
ROSS
DRESS FOR LESS
ALDI
planet fitness

ALAMO
DRAFTHOUSE CINEMA
TRADER JOE'S
DSW
H&M
MICHAEL'S
AMERICAN EAGLE
WOODBURY LAKES

La Petite
ACADEMY

COSTCO
WHOLESALE

Walmart
HOBBY LOBBY
target sam's club

HEALTH
FAIRVIEW
WOODWINDS
HOSPITAL

THE HOME DEPOT
BOB'S FURNITURE
DICK'S
SPORTING GOODS
ALDI
JCPenney
PETSMART
Cub
FOODS
TAMARACK VILLAGE

MENARDS

MENARDS
O'Reilly
AUTO PARTS
FAMOUS
footwear
LOWE'S
planet fitness
SHERWIN
WILLIAMS
Cane's
CRISPER FISHERS
Walmart
petco

target
Total Wine
& MORE
PGA TOUR
SUPERSTORE
petco
KOHLS
Hampton
by MELTON

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TRANSFIGURATION CATHOLIC SCHOOL
145+ STUDENTS

EAGLE POINT ELEMENTARY SCHOOL
770+ STUDENTS

SKYVIEW MIDDLE SCHOOL
1,000+ STUDENTS



83,370 CPD
INTERSTATE 694

19,170 CPD
INWOOD AVE N

TARTAN HIGH SCHOOL
1,740+ STUDENTS



PANKALO EDUCATION CENTER
100+ STUDENTS

116,600 CPD
INTERSTATE 94



CARVER ELEMENTARY SCHOOL
880+ STUDENTS



Executive Summary

470 Imperial Ave N, Oakdale, MN 55128

FINANCIAL SUMMARY

Price	\$2,416,615
Cap Rate	6.50%
Net Cash Flow	6.50% \$157,080*
Building Size	7,700 SF
Est. Year Built	2012
Lot Size	1.3 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	La Petite Academy, Inc.
Guarantor	Learning Care Group (US), Inc.
Lease Commencement Date	April 2, 2026
Lease Expiration Date	April 30, 2036
Lease Term	10 Years
Rental Increases	2% Annually
Renewal Options	3, 5 Year Options
Right of First Refusal	None

*Based on May 1, 2027 rent increase.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 4/30/2027	\$154,000.00	6.37%
5/1/2027 – 4/30/2038	\$157,080.00	6.50%
5/1/2028 – 4/30/2029	\$160,221.60	6.63%
5/1/2029 – 4/30/2030	\$163,426.03	6.76%
5/1/2030 – 4/30/2031	\$166,694.55	6.90%
5/1/2031 – 4/30/2032	\$170,028.44	7.04%
5/1/2032 – 4/30/2033	\$173,429.01	7.18%
5/1/2033 – 4/30/2034	\$176,897.59	7.32%
5/1/2034 – 4/30/2035	\$180,435.54	7.47%
5/1/2035 – 4/30/2036	\$184,044.26	7.62%

Base Rent	\$157,080
Net Operating Income	\$157,080
Total Return	6.50% \$157,080





ALAMO **TRADER JOE'S**
Michael's **DSW** **H&M**
 AMERICAN EAGLE
WOODBURY LAKES

HealthPartners
 Park Nicollet

COURTYARD
 Residence INN
 BY MARRIOTT

WHOLE FOODS
BARNES & NOBLE **rack**
 SIERRA

LIFETIME
 FITNESS

BOB'S FURNITURE
DICK'S
JCPenney
PETSMART
Cub
FOODS
TAMARACK VILLAGE

116,600 CPD
 INTERSTATE 94

Amira
 LAKE ELMO

Holiday Inn
 AN IHG HOTEL

Olive Garden

Cabela's

CITY & COUNTY
 CREDIT UNION

LARKSPUR
 LANDING

RED LOBSTER

BEST BUY **HomeGoods**
Burlington

19,170 CPD
 INWOOD AVE N

INWOOD OAKS
 EVENT CENTER

BUFFALO WILD WINGS
SportClips
 HAIRCUTS

Guitar Center
 DAVID'S
 BRIDAL

Hampton
 BY HILTON

NOVATION
 YOUR FINANCIAL PARTNER FOR LIFE

La Petite
 ACADEMY.

OAK MARSH
 GOLF COURSE

OAK MARSH
 EVENT CENTER



19,170 CPD
INWOOD AVE N

Kwik Trip

M/I HOMES
±149 Townhomes
Coming Soon

PANKALO EDUCATION CENTER
100+ STUDENTS

BREMER BANK
A MEMBER OF OLD NATIONAL BANK

OAK MARSH EVENT CENTER

LAKE ELMO BANK
A TRADITION OF SERVICE

INWOOD OAKS EVENT CENTER

LARKSPUR LANDING

CITY & COUNTY CREDIT UNION

NOVATION
YOUR FINANCIAL PARTNER FOR LIFE

Hampton
by HILTON

OAK MARSH GOLF COURSE

La Petite ACADEMY.



Property Description



INVESTMENT HIGHLIGHTS

- » **Triple-Net (NNN) Corporate Lease with Early 10-Year Lease Extension**
- » 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
- » **7 Feeder Elementary Schools within a 6-Mile Radius**
- » Average Household Income Exceeds \$166,000 Within a 1-Mile Radius
- » **More Than 170,000 Residents Within a 5-Mile Radius**
- » Household Projected Growth of 7% In the Next 5 Years Within a 1-Mile Radius
- » **Within a 30-Minute Drive of Downtown Minneapolis and Minneapolis-Saint Paul International Airport**
- » Located Near a Strong Retail Corridor - Major Tenants Include ALDI's, Ross Dress for Less, The Home Depot, Target, Costco, Hobby Lobby, and Trader Joe's
- » **Easily Accessible by 116,600+ Cars per Day from US Highway 94 and 19,170+ from Inwood Ave N**
- » 20 Minutes from the University of Minnesota (41,300+ Students)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

	1-mile	3-miles	5-miles
2030 Projection	3,760	61,240	179,795
2025 Estimate	3,535	59,036	174,357
Growth 2025 - 2030	6.38%	3.73%	3.12%

Households

	1-mile	3-miles	5-miles
2030 Projections	1,758	24,954	69,987
2025 Estimate	1,641	23,903	67,577
Growth 2025 - 2030	7.08%	4.40%	3.57%

Income

	1-mile	3-miles	5-miles
2025 Est. Average Household Income	\$166,799	\$133,285	\$130,839
2025 Est. Median Household Income	\$139,223	\$112,369	\$110,759

Tenant Overview



NOVI, MI
Headquarters



450+
Locations



LAPETITE.COM
Website



1968
Founded

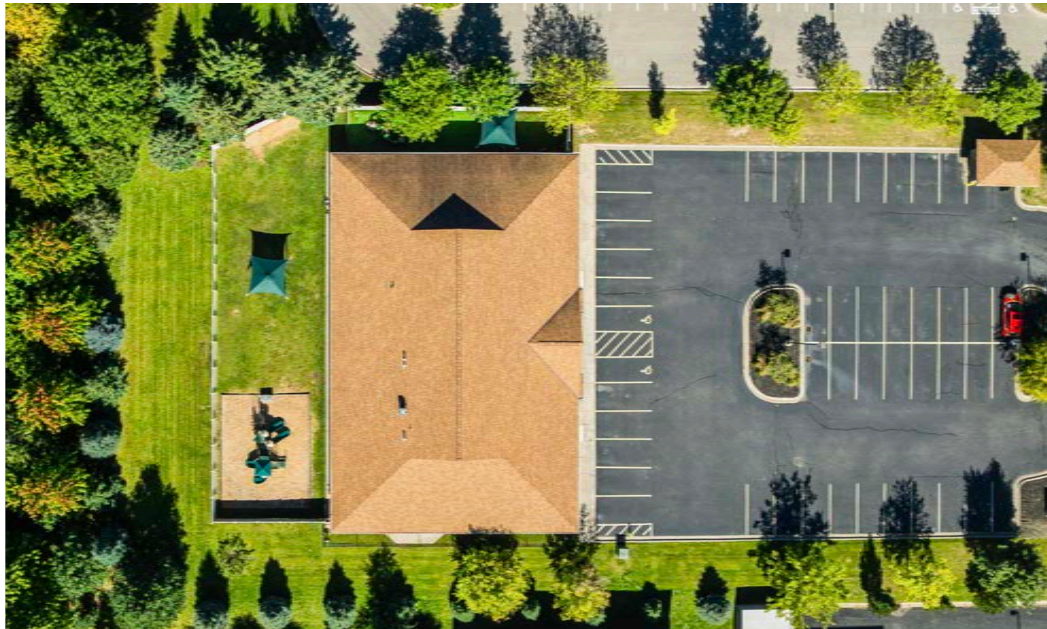


LEARNING CARE GROUP
Parent Company

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



Oakdale is a city in Washington County, Minnesota, United States. It is a suburb of Saint Paul and is on the eastern side of the Twin Cities Metropolitan area. The population was 28,303 at the 2020 census.

MINNEAPOLIS METRO AREA

The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota and western Wisconsin and is home to more than 3.6 million people. Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota, and St. Croix rivers. The Twin Cities of Minneapolis and St. Paul straddle the Mississippi River and encompass the seven core counties of the region. By 2027, the metro is expected to add over

140,000 new residents, resulting in the formation of 67,000 new households and generating demand for housing.

As a hub for corporate headquarters, the Minneapolis-St. Paul metro's diverse economic base includes 15 Fortune 500 companies including Target Corp., Land O' Lakes, Best Buy, 3M Company, U.S. Bancorp, and General Mills. Additionally, medical institutions such as the University of Minnesota and the Mayo Clinic underpin a growing biomedical research and development sector. Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District, which services Minnesota, North Dakota, South Dakota, Montana, and portions of Michigan and Wisconsin.

[exclusively listed by]

Spencer Berkley

Director
602 687 6836
spencer.berkley@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House

Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

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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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For financing options, please reach out to:

JOSH SCIOTTO
602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Jon Ruzicka

Broker of Record
License: 40583288

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com