

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
REAL ESTATE



COMMERCIAL ADVISORS™

14449 W 63rd Pl

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KinderCare
Confidence for Life

OFFERING MEMORANDUM

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FOR SALE

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VIDEO

Offering Summary

Price:	\$4,250,000
Lot Size:	+/- 1.441 Acres
Building Size:	+/- 10,047 SF
Year Built:	1999
NOI:	\$263,955.
Going-In Cap Rate:	6.21%
Rent vs. Market:	~ 50% (below)
Lease Type:	Absolute NNN
Tenant:	KinderCare
Current Term:	Feb 2030
Renewals:	3 x 5-Yr to 2045

Property Description

Introducing a premier single-tenant net lease investment featuring a purpose-built early education facility in West Arvada. Situated on approximately 1.44 acres on W. 64th Ave, the property offers excellent visibility with convenient connections to Golden, Boulder, Denver West, and the greater Denver metropolitan area. The property is positioned within a community characterized by strong household incomes, high homeownership, and stable residential demand. Surrounded by grocery, retail, restaurants, fitness, banking, and other daily-needs amenities, the site benefits from excellent consumer convenience, strong traffic patterns, and a well-established commercial corridor serving the surrounding neighborhoods. Continued public and private investment in new residential development, infrastructure, and transportation throughout Northwest Arvada and Jefferson County support the area's long-term growth. Combining an irreplaceable infill location, excellent regional accessibility, and durable underlying real estate value, 14449 W. 63rd Place represents an opportunity to acquire a high-quality net lease investment in one of West Denver's most desirable and supply-constrained submarkets.

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Investment Highlights

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THE TENANT. Since 2003, the property has served as home to KinderCare, one of the most recognized providers of early childhood education in the country, operating a national platform of more than 2,700 centers across 41 states. The obligation here is a corporate-level lease — not a franchise — and the **operator has repeatedly reaffirmed its commitment to this location across successive renewals, with multiple five-year options remaining that extend the relationship well into the next decade.** Tenure of this length is itself a form of underwriting: an operator does not remain in a location for twenty-plus years, and continue to reinvest in it, without a durable reason to stay.

THE BASIS. That reason is economic, and it is the defining feature of this offering. In-place rent is set at approximately half of prevailing new-build market rent for comparable facilities. The consequences compound in the owner's favor. **Below-market rent** makes this one of the most profitable locations in the operator's portfolio to keep open, which transforms lease renewal from a hopeful assumption into the rational commercial outcome. It insulates the income against the pressures that typically threaten single-tenant assets, because the locations most exposed in any portfolio review are those carrying full or above-market rent — not those operating at a substantial discount. And it leaves tangible, **capturable upside for the next owner as contract rent marks toward market over time.**

THE REAL ESTATE. The improvements are purpose-built and, in practical terms, irreplaceable. Situated on roughly 1.44 acres and licensed for 187 children, the facility was designed for a single specialized use and would be impractical and costly to recreate — a dynamic that anchors residual value beneath the lease. Because the lease is structured as absolute triple-net, ownership is genuinely passive: real estate taxes, insurance, and the full scope of maintenance, including roof and structure, rest with the tenant. The result is a **clean, unencumbered income stream that requires no active management and carries no capital-expenditure exposure to the owner.**

THE LOCATION. The property sits within an established and **steadily growing pocket of the Denver metropolitan area**, where continued residential development supports the young-family demographic that drives childcare demand, and where licensed care remains structurally undersupplied relative to need. Together, those forces underpin durable, long-term utilization of a well-located, established center.

Institutional net-lease investors underwrite two things above all else: the durability of the income and the quality of the real estate that secures it. **14449 West 63rd Place satisfies both** — and does so through a combination that has become genuinely difficult to source in today's market. This is not an opportunity built on projection. It is built on more than two decades of performance. For the investor seeking real-estate-secured cash flow with a built-in margin of safety and a defined path to re-rate, 14449 West 63rd Place represents a rare alignment of tenant, basis, and location — a proven asset in one of West Denver's most enduring communities, offered to the market now.

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Tenant Overview

Company:	KinderCare Learning Companies, Inc.
Founded:	1969 / Public October 2024
Locations:	2700+
Revenue (ttm):	2.74B
Enterprise Value:	2.88B
Market Cap:	\$489M
Headquarters:	Lake Oswego, OR
Website:	www.kindercare.com

KinderCare Learning Companies, Inc. (NYSE: KLC) is a leading provider of early childhood and school-age education and care. KinderCare builds confidence for life in children and families from all backgrounds. KinderCare supports hardworking families in 42 states and the District of Columbia with differentiated flexible child care solutions through its portfolio of brands and services:

- KinderCare® Learning Centers: early learning programs for children six weeks to 12 years old;
- The Crème School®: a premium early education experience using a variety of enrichment classrooms;
- Champions®: before- and after-school programs in local schools, and
- Customized child care benefits created in partnership with employers, including child care on or near the site where their parents work, as well as tuition benefits and backup care across all our programs.

Lease Highlights

- Occupying since 2003. Currently in 4th Extension through February 28th, 2030, with three 5 - Year Extensions remaining.
- Rent Increases: Adjusted for cost-of-living increases (but not decreases) proportionate to any increases in the CPI Index, not to exceed a six percent (6%) maximum increase.

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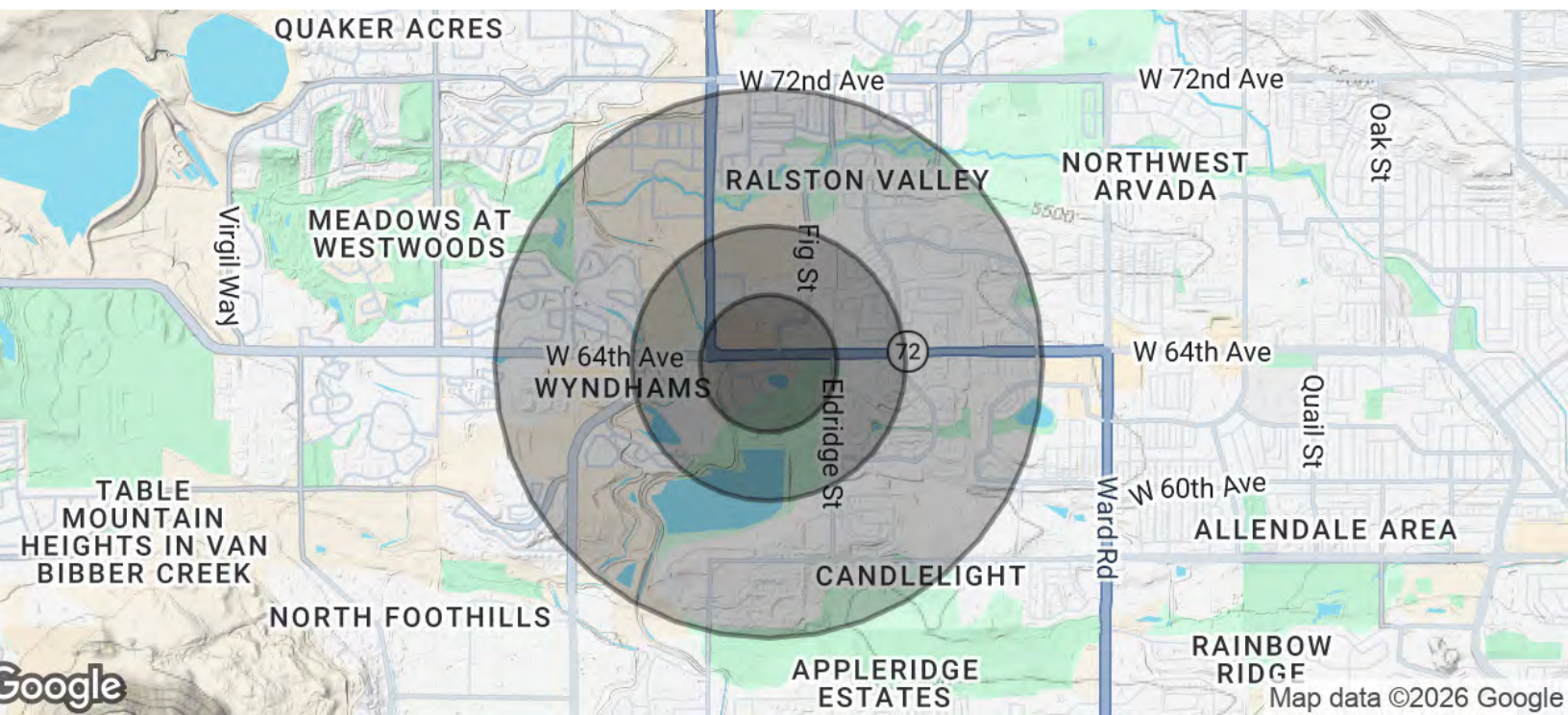
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Demographics

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	341	1,871	9,430
Average Age	47.1	46.6	46.1
Average Age (Male)	48	45.7	44.1
Average Age (Female)	46.7	47	47.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	120	718	3,834
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$150,154	\$166,266	\$161,186
Average House Value	\$714,731	\$721,127	\$682,247

Traffic Counts		
W 64th Ave -	~25,000	/day
2023 American Community Survey (ACS)		



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Location Highlights

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Located in the West Arvada submarket, approximately 15 miles northwest of Downtown Denver and five miles northeast of Downtown Golden, the property serves one of West Denver's most established and affluent residential trade areas. The surrounding area is characterized by high homeownership, above-average household incomes, well-regarded public schools, and a mature housing base that has supported long-term demand for childcare and early education services. Immediate access to Highway 93, State Highway 58, and I-70 provides convenient connectivity throughout the Denver metropolitan area.

The property is strategically positioned to serve established West Arvada neighborhoods including West Woods, Mesa View Estates, Village of Five Parks, Spring Mesa, and Wildflower Ponds, while also benefiting from continued residential growth throughout Northwest Arvada and the surrounding communities along the Indiana Street, McIntyre Street, Ward Road, and Highway 93 corridors. Nearby grocery, retail, restaurants, fitness, banking, and other daily-needs amenities provide convenience for surrounding families and reinforce the property's role within a well-established neighborhood commercial corridor.

The combination of established residential density, limited availability of commercial development sites, and increasing land and construction costs continues to reinforce the long-term value of well-located early education facilities within the submarket.

The location benefits from proximity to major employment centers, including the Colorado School of Mines, the National Renewable Energy Laboratory (NREL), the Denver Federal Center, and Denver West Business Park, together supporting a diverse employment base across higher education, government, research, healthcare, technology, and professional services.

The area continues to benefit from investment in residential development, infrastructure, and transportation throughout Northwest Arvada, consistent with the City of Arvada's long-range planning initiatives and Jefferson County's Together Jeffco Comprehensive Plan, supporting long-term residential stability and reinforcing the area's appeal for childcare, early education, and other neighborhood-serving uses.

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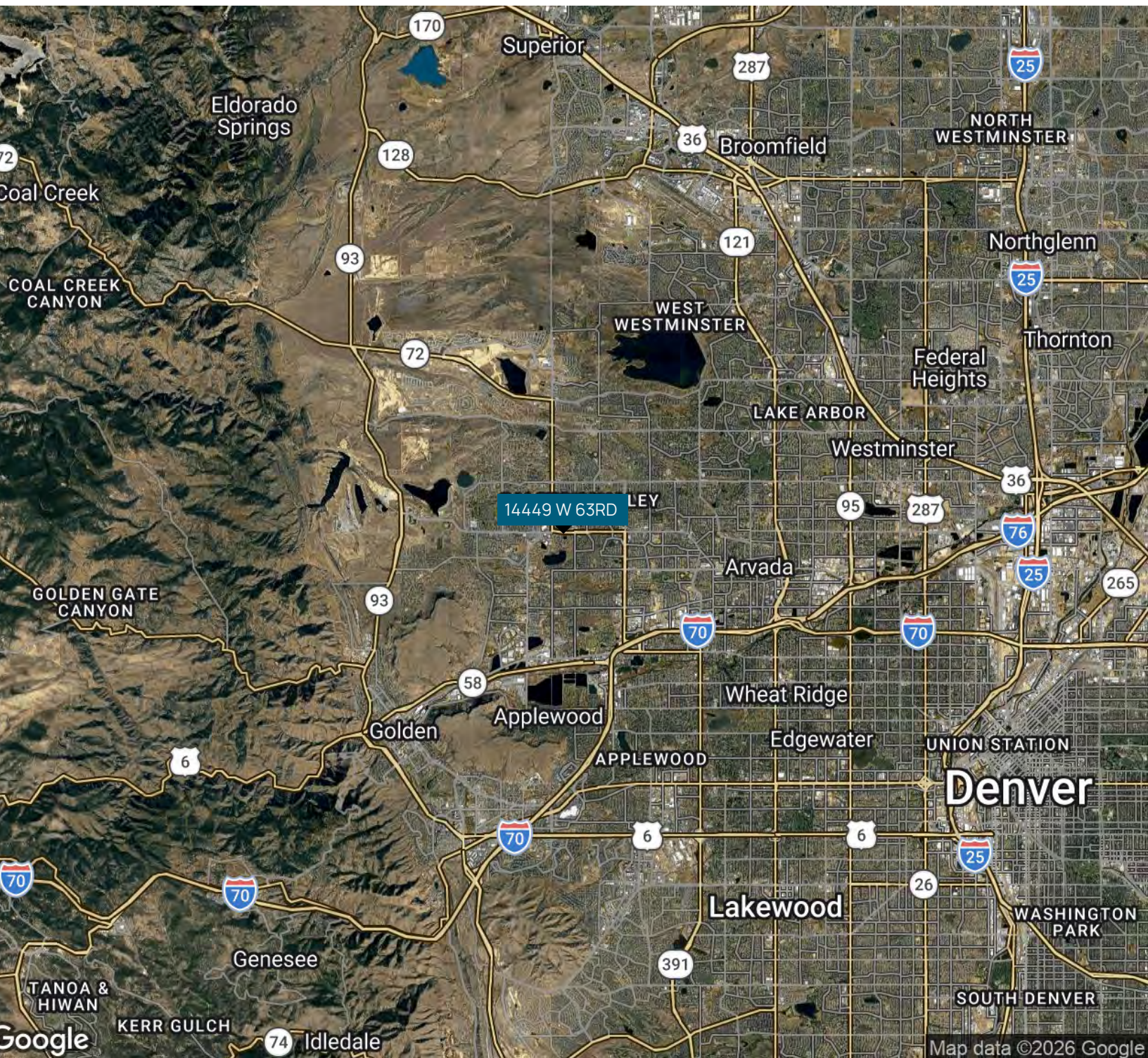
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Regional Map

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Retailer Map

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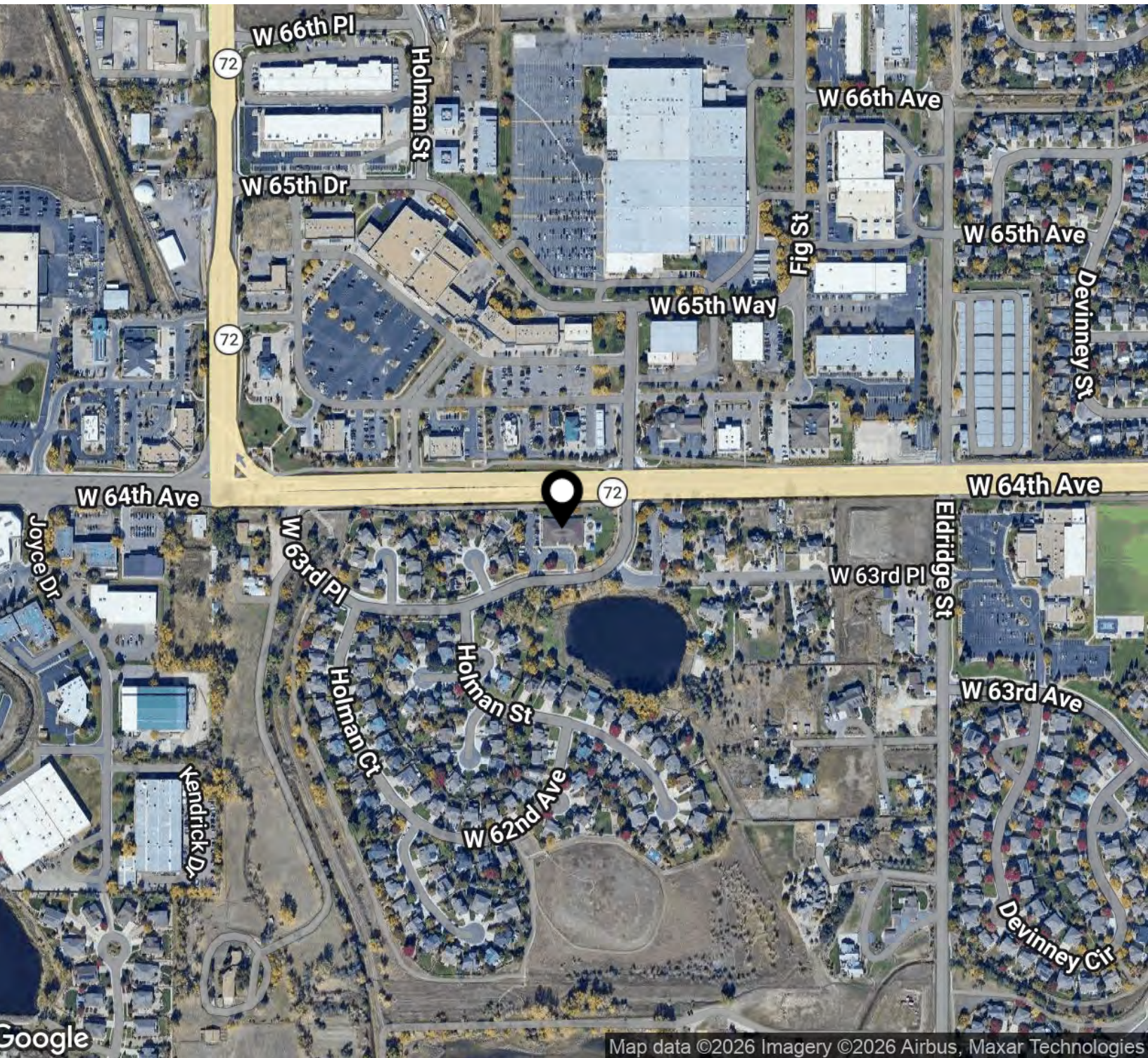
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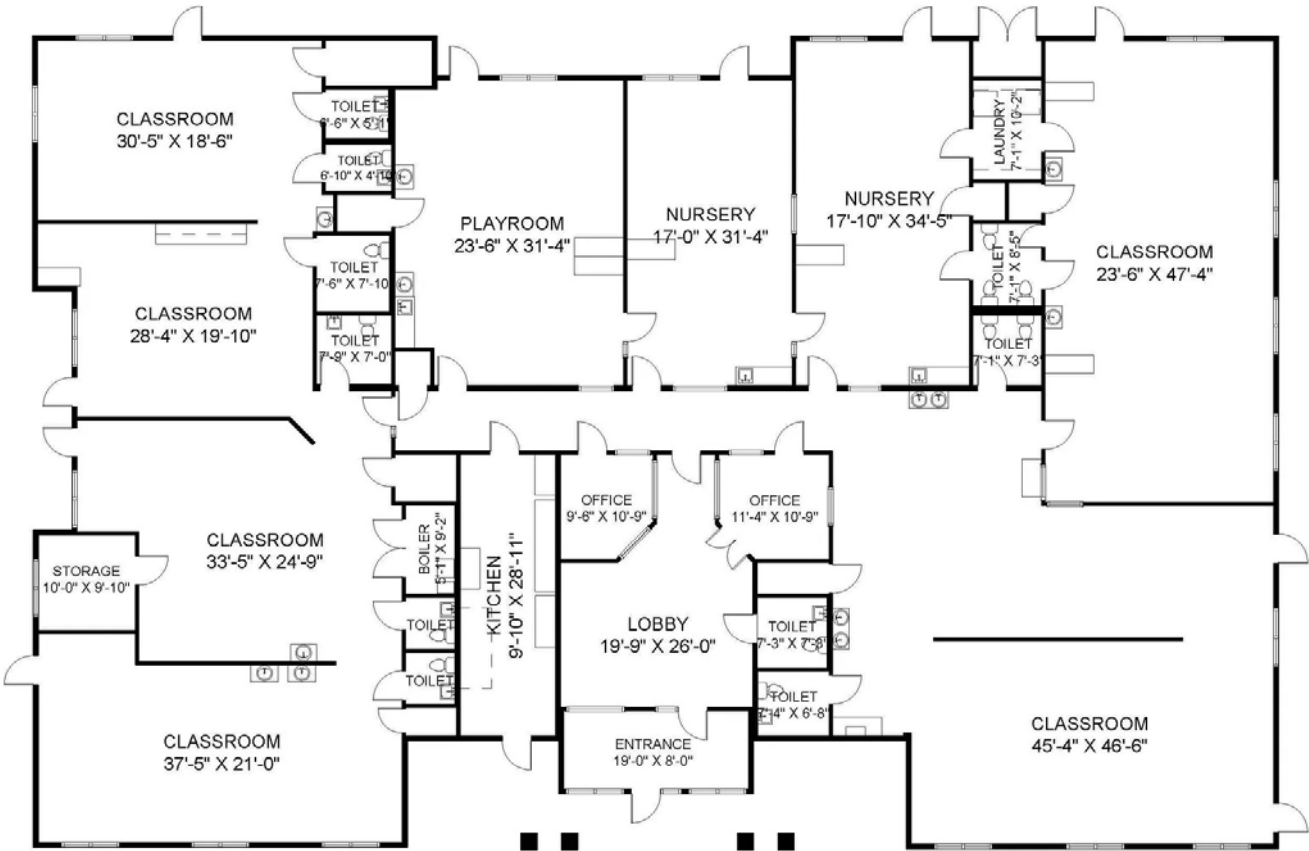
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FLOOR 1

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Interior Photos

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