



**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

**LONG-TERM (15 YEAR) ABSOLUTE NNN LEASED  
SINGLE TENANT KIDDIE ACADEMY<sup>SM</sup>**

1345 N Grand Avenue, Santa Ana, CA 92705



**KIDDIE**  **ACADEMY**<sup>SM</sup>  
EDUCATIONAL CHILD CARE

1345 N Grand Avenue, Santa Ana, CA 92705

**EXCLUSIVELY LISTED BY:**

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_

**Thomas Chichester**  
Co-CEO & Founder  
tom@blvdreic.com  
(714) 318-3955  
R.E. No 01915137

**Nick D'Argenzio, MRED**  
Co-CEO & Founder  
nick@blvdreic.com  
(818) 281-7893  
R.E. No 01434304

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

# INVESTMENT HIGHLIGHTS & PROPERTY SPECIFICATIONS

## PROPERTY / INVESTMENT HIGHLIGHTS

**Price:** \$7,222,000  
**Net Operating Income:** \$361,032  
**Cap Rate:** 5.0%

## PROPERTY / INVESTMENT HIGHLIGHTS

- **Long-Term (15~ Year) Absolute NNN Lease** featuring scheduled annual rental increases during the initial lease term and options
- **Scheduled 2% Annual Rental Increases** - Reliable and consistent cash flow growth for investor
- **Absolute NNN Lease Structure** - Tenant is responsible for all expenses including base rent, taxes, insurance, CAM, and roof & structure
- **Ideal 1031 Investment Opportunity for Passive Investor** - No Landlord responsibilities whatsoever
- **Best in Class Tenant / Franchisee** - This location in Santa Ana is operated by one of the most successful Kiddie Academy franchisees in the nation with the exclusive rights to operate the Kiddie Academy brand in North Orange County, CA; the franchisee's other locations include: Irvine, Tustin, Huntington Beach, Santa Ana (Subject Property), Costa Mesa, Buena Park, and Orange
- **Top Tier Orange County Location in Santa Ana**
- **Convenient drop Off and Pick Up Location** for parents and children
- **Excellent Preschool / Daycare Enrollment** - Fully enrolled school with waiting list - Long-term security for tenant and investor
- **Affluent Area / Strong Demographics** - There are over 644,809 residents living within a 5 mile radius of the Subject Property, with an average household income above \$127,177 - Ideal demographics for child care

## PROPERTY SPECIFICATIONS

**Address:** 1345 N Grand Avenue, Santa Ana, CA 92705  
**Building Size:** 6,800 SF  
**Land Area:** 0.66 Acres  
**Year Built:** 2019  
**APN:** 400-261-14  
**Parking:** 25 Parking Stalls  
**Zoning:** C5

## DEMOGRAPHICS

Source: Costar.com	1 Mile	3 Miles	5 Miles
Population	33,061	291,975	644,809
Average HHI	\$103,776	\$116,637	\$127,177
Employees	19,524	148,233	383,548

N GRAND AVENUE (30,119 VPD)

INTERSTATE  
5

OFF-RAMP

STOP



**KIDDIE**  **ACADEMY**  
EDUCATIONAL CHILD CARE

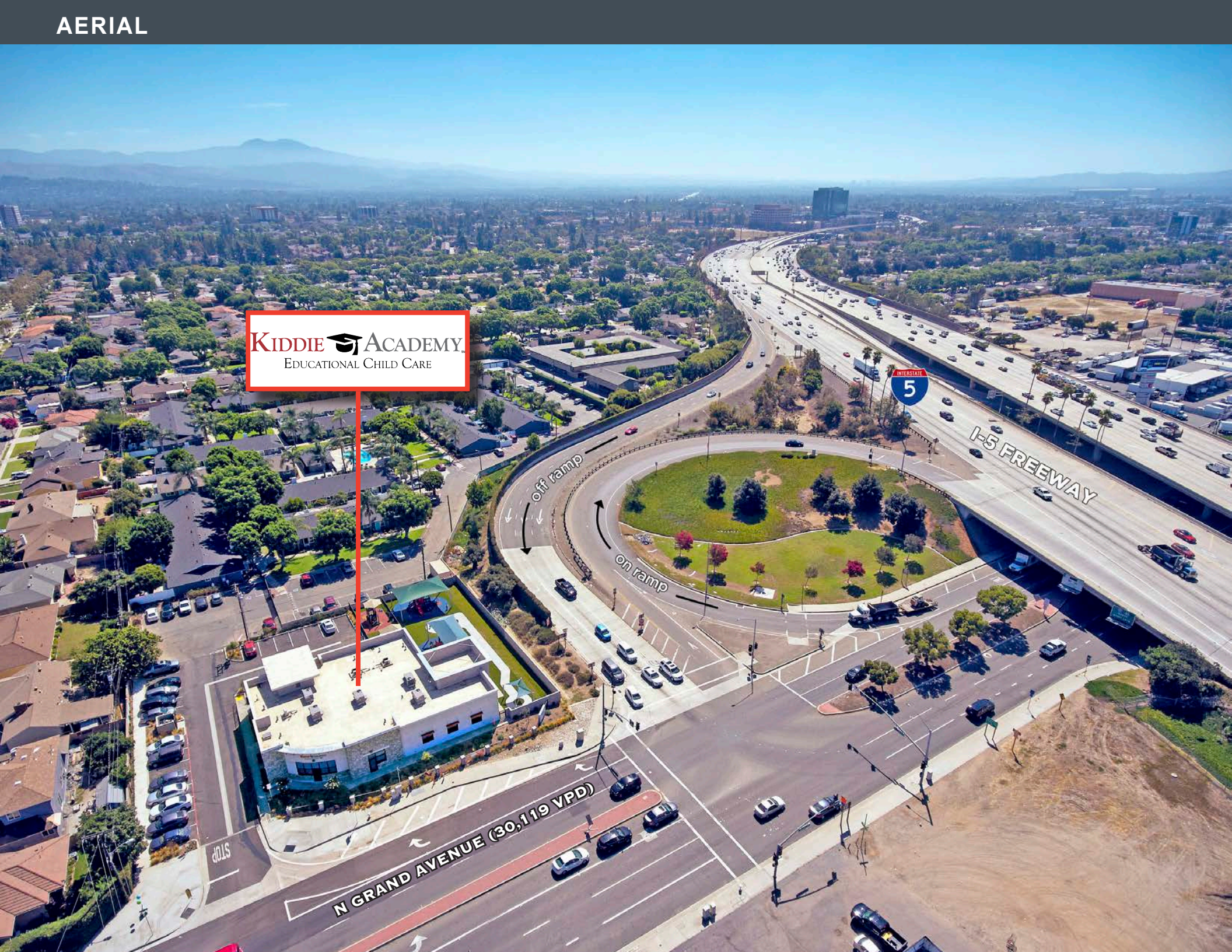
N GRAND AVENUE (30,119 VPD)

INTERSTATE  
5

I-5 FREEWAY

off ramp

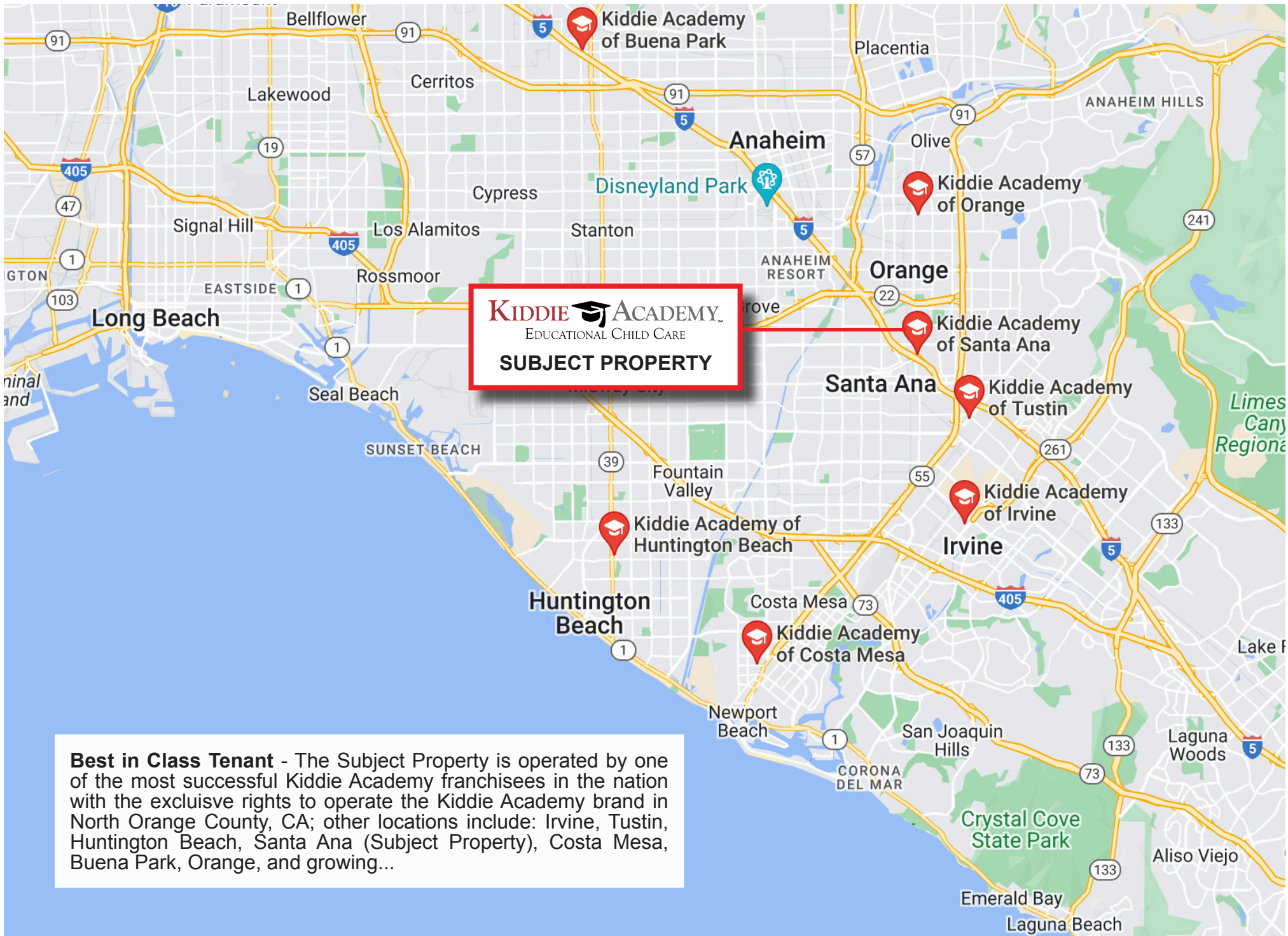
on ramp



# PROPERTY PHOTOS



# BEST IN CLASS TENANT / OPERATOR - 7 LOCATIONS IN ORANGE COUNTY & GROWING...





**Kiddie Academy** is a premier, family-owned educational childcare franchisee with over 300 locations in the U.S..

Founded in the 1980s, it offers programs for ages 6 weeks to 12 years, featuring a proprietary Life Essentials® curriculum that emphasizes character, curiosity, and creativity. The academies focus on safety, nutritious meals, and technology-integrated, hands-on learning.

**Franchisee Information:** This location in Costa Mesa is operated by one of the most successful Kiddie Academy franchisees in the nation with the exclusive rights to operate the Kiddie Academy brand in North Orange County, CA; this franchisees other locations include: Irvine, Tustin, Huntington Beach, Santa Ana (Subject Property), Costa Mesa, Buena Park, and Orange.

# RENT ROLL

Tenant	Size (SF)	Current Monthly Rent	Rental Increases	CAM Recovery Type	Lease Start	Lease Expires	Options
Kiddie Academy	6,800	\$30,086	2% Annually	Absolute NNN	8/31/21	8/31/41	4 (5 Yr) Options: 2% annual increases
Total Occupied	6,800	\$30,086					
Vacant							
<b>Total / Wtd. Avg:</b>	<b>6,800</b>	<b>\$30,086</b>					



# TRANSACTION SUMMARY

## Financial Information

**Price:** \$7,220,000

## Estimated Operating Information

	<u>In-Place</u>
Gross Scheduled Rent	\$361,032
Plus Recapture	NNN
Effective Gross Income	<u>\$361,032</u>
Less Expenses	NNN
<b>Net Operating Income</b>	<b><u>\$361,032</u></b>
<b>Cap Rate:</b>	<b>5.00%</b>

## Estimated Operating Expenses

Roof & Structure	By Tenant
Property Taxes	By Tenant
Insurance	By Tenant
Maintenance & Repairs	By Tenant

## The City of Santa Ana

Santa Ana, California, is a prime retail investment market, particularly along Harbor Boulevard and Downtown Santa Ana, high-traffic corridors undergoing significant development. This area benefits from strong consumer demand, dense demographics, and proximity to major employment centers. Santa Ana's diverse and growing population, combined with its central location in Orange County, makes it a key destination for retailers and day care sites.

Santa Ana is experiencing ongoing redevelopment, with new mixed-use projects, national retailers, and upgraded infrastructure enhancing the area's appeal. This corridor serves as a major connector between the 1-5 & 22 Freeway and destinations like Disneyland, further increasing traffic flow and retail potential. The city's business-friendly initiatives and investment in urban revitalization have encouraged both national brands and local operators to expand in the area.

This intersection benefits from its freeway location (on/off ramps), strong traffic counts, and a dense surrounding residential and commercial base. Retailers catering to daily needs-such as grocery, dining, day-care, and service-oriented businesses-are well-positioned to thrive. Nearby developments, including housing projects and transit improvements, will further drive long-term demand and investment stability.

With Santa Ana's continued growth and strategic investments, the area presents strong opportunities for retail commercial real estate investors. Its combination of high visibility, population density, and infrastructure improvements makes it an attractive market for both stabilized and value-add retail investments.

## Popular Nearby Attractiions

- South Coast Plaza -One of the most prestigious shopping centers in the U.S., just 10 minutes away from the subject property
- Downtown Santa Ana -A cultural and nightlife hub with restaurants, bars, and creative spaces.
- Santa Ana College -A major community college contributing to daytime population and retail demand.
- Bowers Museum -A renowned cultural institution drawing visitors from across the region.



Thomas Chichester  
Co-CEO & Founder  
tom@blvdreic.com  
(714) 318-3955  
R.E. No 01915137

Nick D'Argenzio, MRED  
Co-CEO & Founder  
nick@blvdreic.com  
(818) 281-7893  
R.E. No 01434304

**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_