



BLVD Real Estate
Investment
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NEW 20-YR ABS NNN LEASED **KIDDIE**  **ACADEMY.**
COSTA MESA (NEWPORT BEACH), CA

1815 Anaheim Avenue, Costa Mesa, CA 92627



KIDDIE ACADEMY

1815 Anaheim Avenue, Costa Mesa, CA

KIDDIE  **ACADEMY**SM
EDUCATIONAL CHILD CARE

EXCLUSIVELY LISTED BY:

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PRICING, HIGHLIGHTS & PROPERTY SPECIFICATIONS

PRICING

Price:	\$8,350,000
Net Operating Income:	\$440,000 (Year 1) w/ Scheduled 2% Annual Increases
Cap Rate:	5.27%

INVESTMENT HIGHLIGHTS

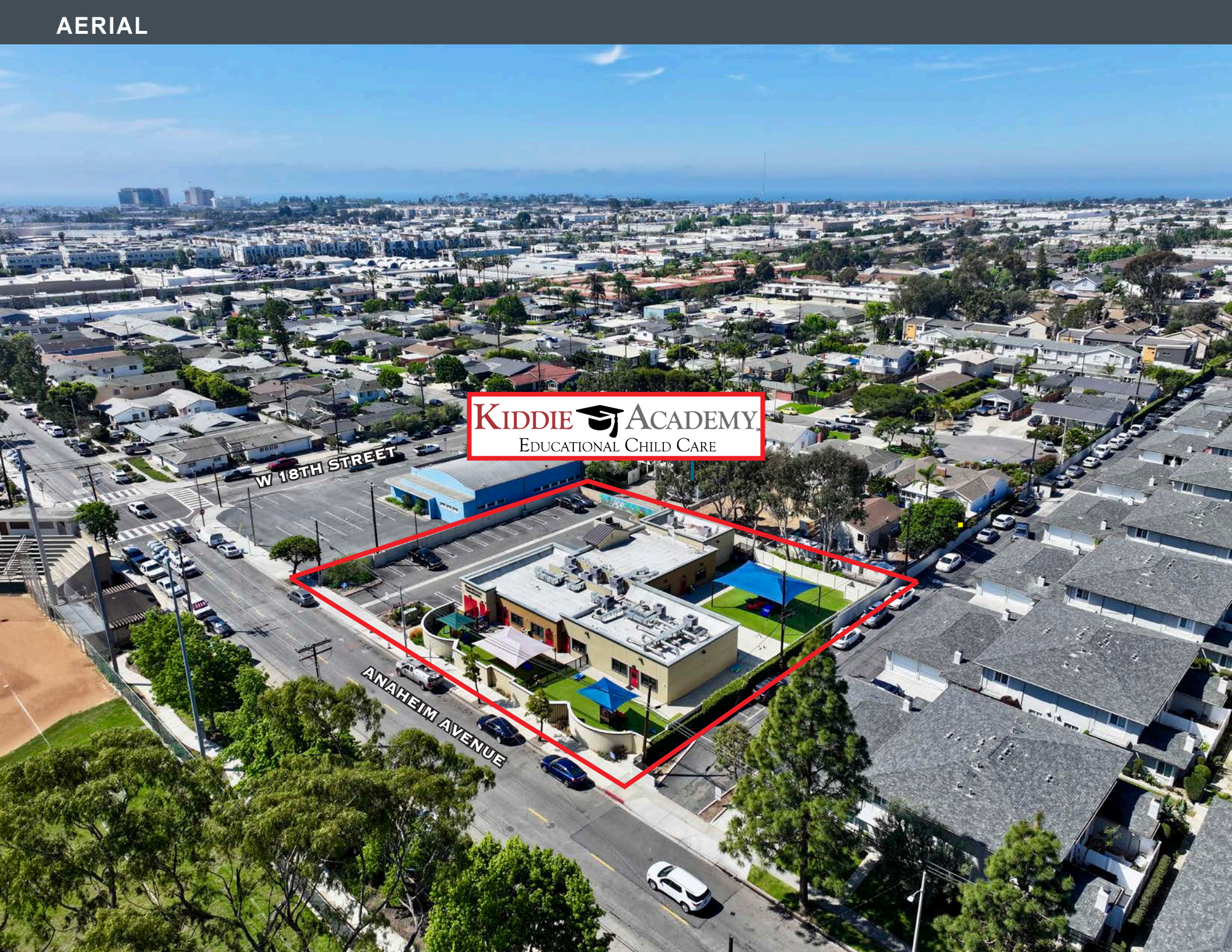
- **Brand New 20-Year Absolute NNN Lease** featuring scheduled annual rental increases during the initial lease term and options
- **Scheduled 2% Annual Rental Increases** - Reliable and consistent cash flow growth for investor
- **Absolute NNN Lease Structure** - Tenant is responsible for all expenses 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 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; the franchisee's other locations include: Irvine, Tustin, Huntington Beach, Santa Ana, Costa Mesa, Buena Park, and Orange
- **Top Tier Orange County Location in Costa Mesa (Newport Beach)**
- **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
- **Highly Affluent Area / Strong Demographics** - There are over 326,147 residents living within a 5 mile radius of the Subject Property, with an average household income above \$152,219 - Ideal demographics for child care

PROPERTY SPECIFICATIONS

Address:	1815 Anaheim Avenue, Costa Mesa, CA
Building Size:	6,237 SF
Land Area:	27,002 SF (0.62 AC)
Year Built:	1960 / Renovated: 2022
Type of Ownership:	Fee Simple
APN:	424-241-10

DEMOGRAPHICS

Source: Costar.com	1 Mile	3 Miles	5 Miles
Population	35,463	157,214	326,147
Average HHI	\$129,166	\$154,646	\$152,219
Employees	19,549	82,976	290,637



KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

W 18TH STREET

ANAHEIM AVENUE

INTERIOR / EXTERIOR PROPERTY PHOTOS



FASHION ISLAND

NEWPORT BLVD (95,668 VPD)

LIONS PARK

ANAHEIM AVE

W 18TH ST

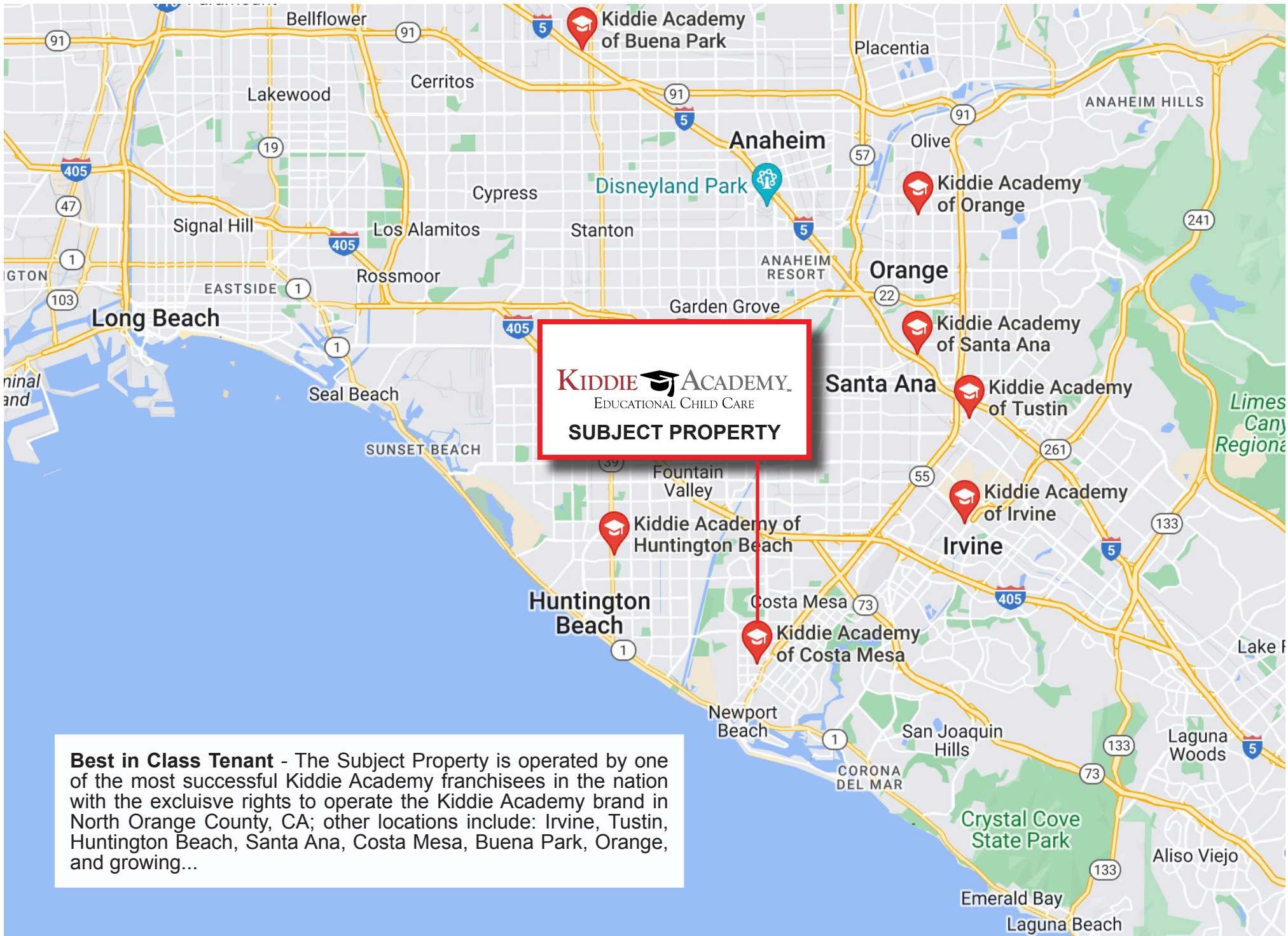
FASHION ISLAND
NEWPORT BEACH

Highly Affluent Orange County, CA Location
Average Home Price in Newport Beach is \$4.57M (as of 2026)


TRIANGLE
SQUARE



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



RENT ROLL

Tenant	Size (SF)	Current Monthly Rent	Rental Increases	CAM Recovery Type	Lease Start	Lease Expires	Options
Kiddie Academy	6,237	\$36,667	2% Annually	Absolute NNN	COE	20 Years from COE	4 (5 Yr) Options: 2% annual increases
Total Occupied	6,237	\$36,667					
Vacant							
Total / Wtd. Avg:	6,237	\$36,667					



TRANSACTION SUMMARY

Financial Information

Price: \$8,350,000

Estimated Operating Information

	<u>In-Place</u>
Gross Scheduled Rent	\$440,000
Plus Recapture	NNN
Effective Gross Income	<hr/> \$440,000
Less Expenses	NNN
Net Operating Income	<hr/> \$440,000
 Cap Rate:	 5.27%

Estimated Operating Expenses

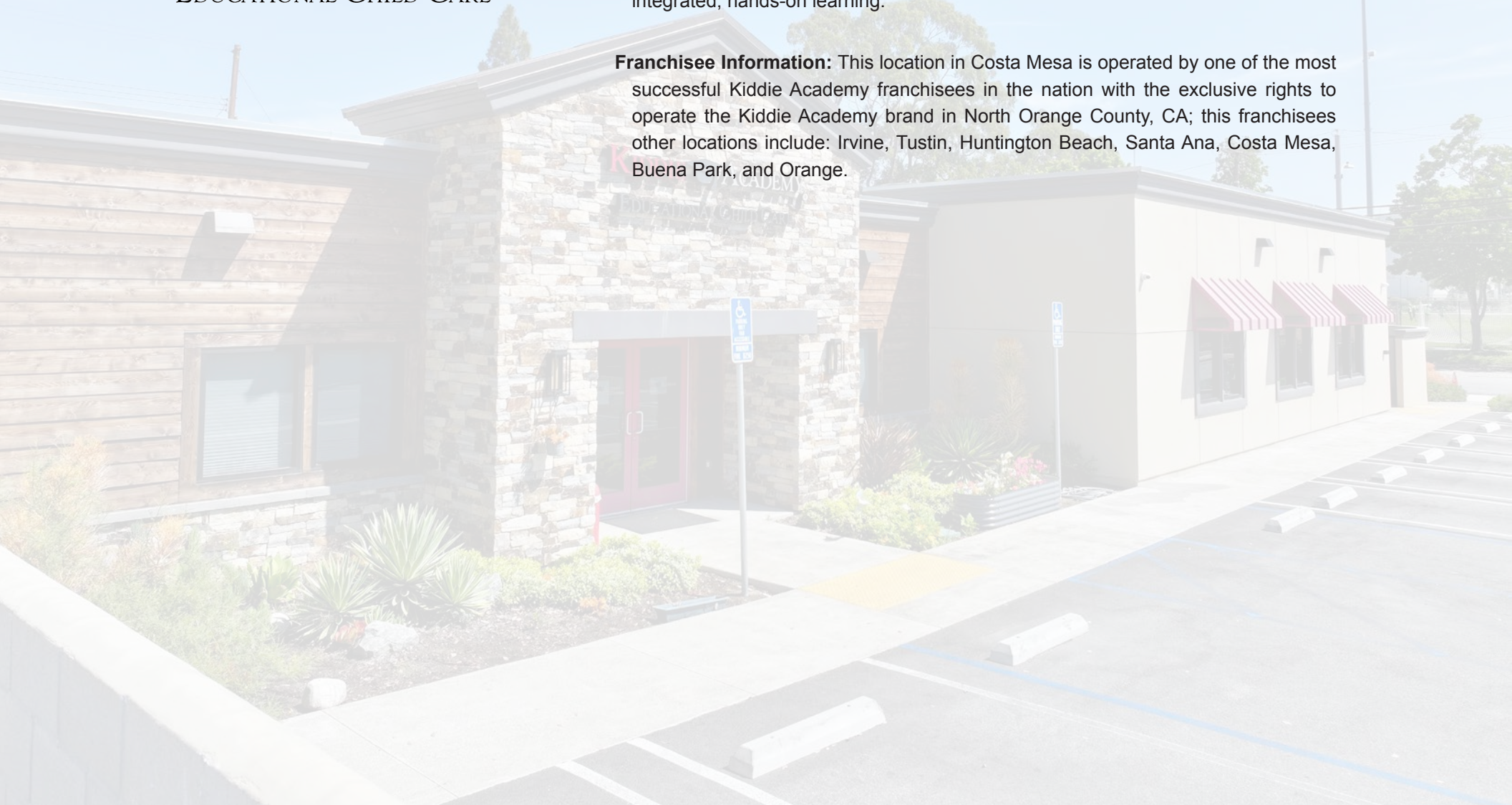
Roof & Structure	By Tenant
Property Taxes	By Tenant
Insurance	By Tenant
Maintenance & Repairs	By Tenant



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, Costa Mesa, Buena Park, and Orange.



Why Orange County Is a Good Place to Invest

The Costa Mesa and Newport Beach area is one of the most supply-constrained, high-income coastal corridors in Southern California. With a strong real estate market and consistent appreciation rates over the years, this area has proven to be an excellent choice for real estate investors seeking long-term gains.

High Demand

Orange County real estate is in high demand for several reasons. The region offers an exceptional quality of life with its picturesque beaches, pleasant climate, and abundant recreational activities. Additionally, Orange County boasts a strong economy with various industries, such as technology, healthcare, finance, education, and tourism, driving job growth.

The proximity to Los Angeles also significantly influences the demand for Orange County real estate. Many people are drawn to the county's more suburban lifestyle than the hustle and bustle of neighboring cities like LA while enjoying convenient access to urban amenities.

Furthermore, Orange County has well-regarded school districts that make it highly attractive for families looking for excellent educational opportunities for their children. The county is home to top-rated public schools as well as renowned private institutions.

Beautiful Location

Its beautiful location along the Southern California coastline makes it an attractive destination for both residents and tourists alike. This natural beauty contributes to an ever-increasing demand for housing and commercial properties in the area, ensuring a consistent market for investors.

Variety of Neighborhoods

From upscale communities like Newport Beach, Laguna Beach, Costa Mesa and Irvine to more affordable options in cities like Santa Ana or Anaheim, there is something for everyone seeking to invest in this region. This diversity allows investors to choose properties that align with their financial goals while also meeting the demands of prospective tenants or buyers.

Secure High Demand Investment Location

Orange County has proven itself as a great place to become a landlord. The strong rental market offers opportunities for steady cash flow through leasing out properties. With an abundance of business centers and educational institutions in the area contributing to job growth and population influxes, including university students, there is always robust demand for rental properties.

In summary, Orange County's appealing location, high demand driven by tourism and population growth, diverse neighborhoods accommodating various budgets, and potential returns from becoming a landlord make it an attractive place to invest in real estate.



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