

SINGLE TENANT NET LEASED PROPERTY

# Child Care Building For Sale Mesa, AZ

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1365 S Gilbert Road, Mesa, AZ 85204



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# Property Information

# Location Summary



## Location Description

Mesa is a city in Maricopa County and is located just 15 miles east of Phoenix. Mesa is the third largest city in Arizona and the 35th largest city in the nation, with a 2019 population of 511,334. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment. Mesa has a diverse economy, with key areas of strength being healthcare, education, aerospace / aviation, tourism and technology.

## Price & CAP Rate:

Sale Price:	<b>\$4,200,000</b>
CAP Rate:	<b>6.06</b>

## Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	522	2,236	6,365
Total Population	1,375	5,800	18,302
Average HH Income	\$83,160	\$84,712	\$93,399
Percent of Population of Ages 0-14	23.5%	24.0%	23.3%
Number of Households with Children	2,520	10,400	20,900

# Offering Summary

## OFFERING SUMMARY

Lease Type:	Absolute NNN Lease
Price:	\$4,200,000
Net Operating Income:	\$254,677
Current Cap Rate:	6.06%
Building Size:	14,000 SF
Year of Construction:	1986, Converted to Sunrise Preschool in 2011
Lease Expiration:	May 31, 2031
Years Remaining:	5+
Lease Increases:	5% Increase every 3-years
Land Size:	1.13 AC
Licensed Capacity:	280

# Complete Highlights



- **Absolute NNN investment means virtually no landlord responsibilities – owner just collects a check each month**
- **Corporate guaranteed lease with almost 5 years remaining; with 5% rent increases every three years and throughout option periods**
- **Established and successful location since 2011**
- **Low rent per square foot of only \$1.51/sf/mo**
- **Hard corner, signalized intersection with curb cuts from both Gilbert Road and Hampton Avenue and a traffic count of 48,858 cars per day.**
- **Excellent visibility from the street.**
- **Located just 0.25 miles from the Gilbert Rd. exit to the US-60 Freeway.**
- **Densely populated trade area with 164,000 people in 3 miles with \$93,399 average household income. 40% of these households have children.**
- **Starbucks recently opened just 0.1 miles up the street, and Popeye's Chicken is being built immediately adjacent to the north of the property.**
- **Other national retailers in the immediate trade area include Target, Big 5, Harbor Freight Tools, AMF Bowling, and Carl's Jr.**
- **Schedule a Tour Today – Call the listing agent for more details and a private showing.**

# Tenants Profile



Sunrise Preschools (owned by Child Development Schools, Inc.) has been one of the leading preschool providers in the greater Phoenix trade area since the company was started in 1982. Over the past 36 years, Sunrise has grown to 30 schools. A majority of these schools have either been newly constructed or relocated into higher quality locations over the past 16 years which has dramatically improved the quality of the facilities that Sunrise offers. Recognizing the outstanding reputation of Sunrise Preschools, Child Development Schools, Inc. acquired Sunrise Preschools in 2016 and entered into new leases for the subject locations at such time.

Sunrise Preschools has set the standard for excellence in the field of child care in Arizona. Their corporate staff has been involved in regulation and early education standards at the local and state levels to ensure that children come first. Sunrise is well known to exceed the Arizona State standards for kindergarten readiness. Teachers receive frequent teacher training through "Sunrise University".



Child Development Schools, Inc. (the tenant on the lease) dba Childcare Network (CCN) was founded in 1988 and during this time has grown to over 250 schools in 11 states. The company is headquartered in Columbus, Georgia. Through internal growth and acquisition of childcare firms such as Sunrise Preschools, CDS has become the 6th largest child care company in the United States serving over 43,000 children each year. CDS uses the High Reach Learning curriculum. The program begins at birth and includes interactive experiences for infants that involve sensory, motor, and social explorations. Schools serve students from 6 weeks through elementary school Monday through Friday with highly trained and dedicated school personnel.

The company is a private company with revenues in excess of \$240M. Seller has current financial information and can share upon signing a confidentiality agreement. The company is profitable.

# National Child Care Rankings

North America's Largest For-Profit Child Care Organizations				
RANK	ORGANIZATION	HEADQUARTERS	# OF CENTERS	CAPACITY
1	Kindercare Education	Portland, Oregon	1,570	219, 500
2	Learning Care Group	Novi, Michigan	930	140, 200
3	Bright Horizons	Watertown, Massachusetts	1,120	124,500
4	Primrose Schools	Acworth, Georgia	515	94, 800
5	Goddard Systems	King of Prussia, Pennsylvania	640	96, 000
<b>6</b>	<b>Childcare Network</b>	<b>Columbus, Georgia</b>	<b>275</b>	<b>47, 800</b>
7	Kids 'R' Kids Learning Academies	Duluth, Georgia	182	41, 500
8	The Learning Experience	Deerfield Beach, Florida	310	54, 000
9	Cadence Education	Scottsdale, Arizona	210	38, 200
10	Kiddie Academy	Abingdon, Maryland	330	60, 500
11	Nobel Learning Communities	West Chester, Pennsylvania	185	32, 000
12	The Sunshine House	Greenville, South Carolina	135	19, 200
13	Children of America	Delray Beach, Florida	70	15, 900
14	New Horizon Academy	Plymouth, Minnesota	90	13, 800
15	Children's Lighthouse	Fort Worth, Texas	60	13, 500



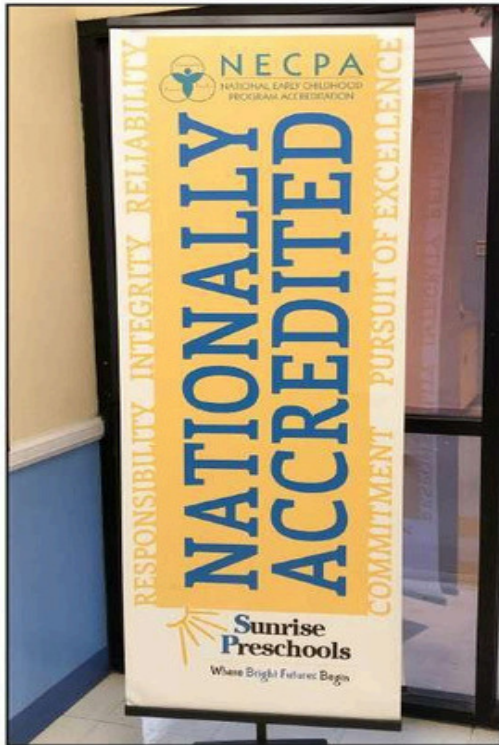
# Lease Abstract

<b>Tenant</b>	Child Development Schools, Inc. dba Childcare Network operating as Sunrise Preschools
<b>Property Address</b>	1365 S. Gilbert Road, Mesa, AZ 85204
<b>Building Size</b>	Approximately 14,000 square feet
<b>Lease Commencement</b>	June 1, 2016
<b>Lease Expiration</b>	May 31, 2031
<b>Renewal Options</b>	Three 3-Year Options - same increase as primary term
<b>Lease Type</b>	NNN
<b>Annual Base Rent</b>	\$254,677/yr
<b>Monthly Base Rent</b>	\$21, 223/month
<b>Rent Escalations</b>	5% increase every three years; next increase is on June 1, 2028
<b>Termination Option</b>	None
<b>Right of First Refusal</b>	None
<b>Operating Expenses</b>	
<b>Property Taxes</b>	Tenant's responsibility
<b>Property Insurance</b>	Tenant's responsibility
<b>Utilities</b>	Tenant's responsibility
<b>Common Area Expenses</b>	Tenant's responsibility
<b>Repairs &amp; Maintenance</b>	Tenant's responsibility
<b>HVAC</b>	Tenant's responsibility
<b>Roof</b>	Tenant's responsibility



\* All lease provisions to be independently verified by buyer during the due diligence period.

# Existing Property Photos



# Existing Property Photos





# Location Information

# Location Map





# Site Plan



# Local Businesses In Proximity To Preschool





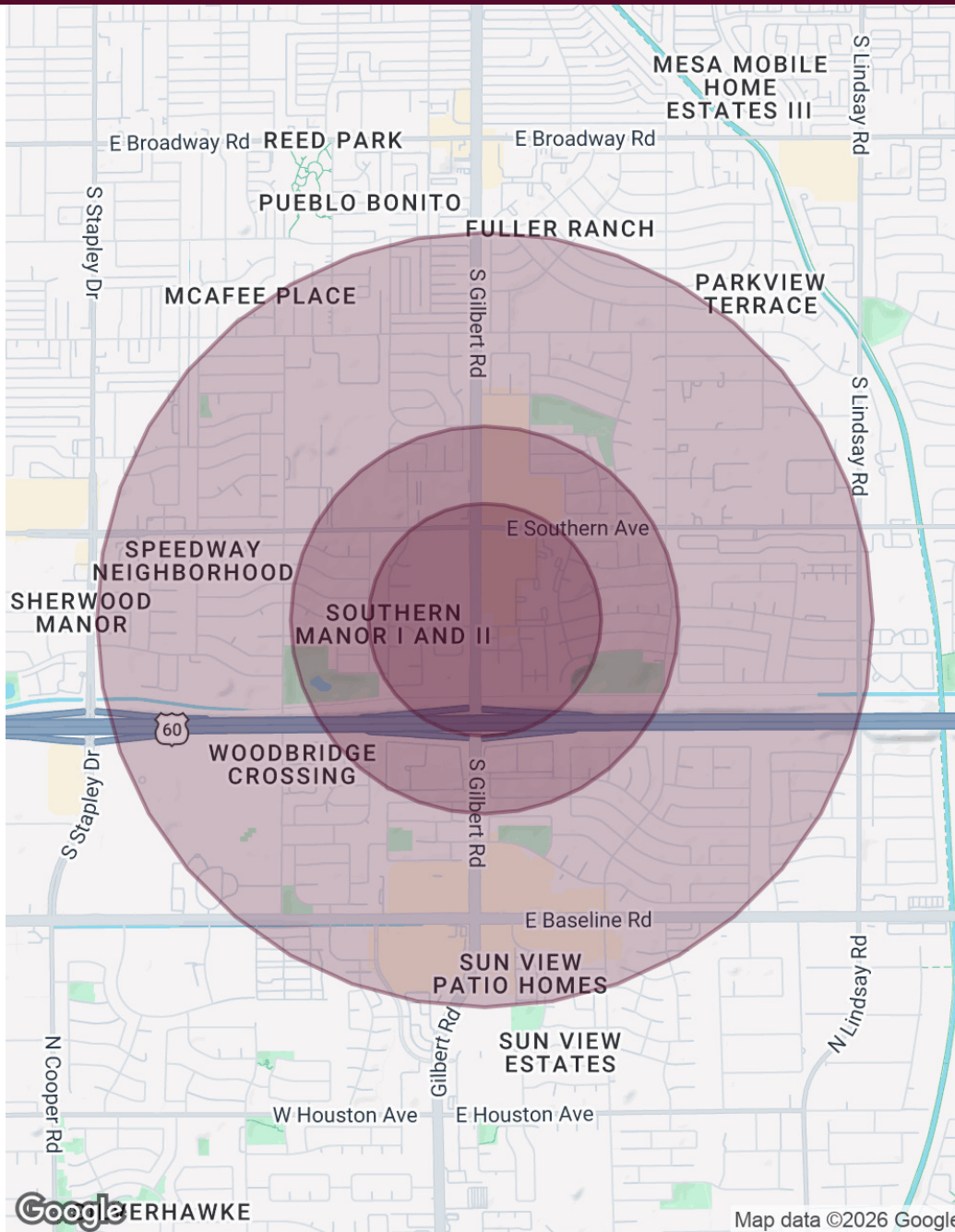
# Demographics

# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,375	5,800	18,302
Average Age	34	35	35
Average Age (Male)	33	34	34
Average Age (Female)	35	35	36

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	522	2,236	6,365
# of Persons per HH	2.6	2.6	2.9
Average HH Income	\$83,160	\$84,712	\$93,399
Average House Value	\$360,484	\$367,752	\$390,268

Demographics data derived from AlphaMap





# Advisor Bios

# Ravi Jagtiani | Jagtiani Group | Intero Commercial



## RAVI JAGTIANI

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## Professional Background

Ravi Jagtiani is a successful Bay Area Realtor whose passion for real estate was shaped early through his family's hospitality and real estate business. With over 20 years of industry experience, Ravi brings deep market insight, strategic thinking, and a results-driven approach to every transaction.

Ravi specializes in Retail, Land, and Business Opportunities, with extensive experience selling preschools, brokering large land development transactions, and investing in high cash-flow assets. In addition to commercial real estate, he has helped numerous Bay Area homeowners sell their residences and strategically reinvest their capital into high-performing opportunities across Texas, Arizona, North Carolina, and Florida.

Beyond his professional practice, Ravi serves on the Planning Commission for the City of Foster City, California. In this role, he brings extensive expertise in land use, real estate development, and community collaboration, working to promote smart growth that balances development, environmental stewardship, and the character of the community.

As a Realtor, investor, and developer, Ravi has built a diversified portfolio of residential and commercial properties. He is passionate about sharing his experience, insight, and professionalism to help clients build long-term wealth through strategic real estate investments.

The Jagtiani Group provides comprehensive real estate services for buyers and sellers, specializing in:

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Referrals are the lifeblood of my business. You—and anyone you refer—will receive the highest level of dedication, focus, availability, energy, and professionalism. I would be honored to assist you or your referrals. Please feel free to call or write for a no-obligation consultation.

## Education

Business Management degree with a specialization in Entrepreneurship, Economics & Finance from Babson College, MA.

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