

# CREATIVE KIDS (LEARNING CARE GROUP)

10650 ALTA DR, LAS VEGAS (SUMMERLIN), NV 89144

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » ±11 FEEDER ELEMENTARY SCHOOLS WITHIN A 3-MILE RADIUS
- » AHHI EXCEEDS \$140K WITHIN A 1-MILE RADIUS



[WWW.CREATIVEKIDSLearningCENTER.COM](http://WWW.CREATIVEKIDSLearningCENTER.COM)



OFFERING MEMORANDUM

Marcus & Millichap



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus Millichap

215 110,000 CPD  
CLARK COUNTY RD 215

MERRYHILL  
ELEMENTARY  
± 183 STUDENTS

THE ADELSON HIGH  
SCHOOL  
± 500 STUDENTS

ERNEST A BECKER  
SR MIDDLE SCHOOL  
± 1,044 STUDENTS

WILLIAM R LUMMIS  
ELEMENTARY  
± 510 STUDENTS

STATON  
ELEMENTARY  
± 510 STUDENTS

THE MEADOWS  
SCHOOL  
± 950 STUDENTS

JOHN W BONNER  
ELEMENTARY SCHOOL  
± 513 STUDENTS

613

THE RESORT AT  
SUMMERLIN  
HOTEL | CASINO | SPA

613 53,000 CPD  
SUMMERLIN PKWY

PALO VERDE  
HIGH SCHOOL  
± 3,130 STUDENTS

SUMMERLIN HOSPITAL  
MEDICAL CENTER  
485 Beds

TPC SUMMERLIN  
GOLF CLUB

CROSSROADS ACADEMY  
PRESCHOOL

CREATIVEkids  
LEARNING CENTER

SUNGOAST  
HOTEL & CASINO - LAS VEGAS

WALTER JOHNSON  
MIDDLE SCHOOL  
± 1,298 STUDENTS

LINDA RANKIN GIVENS  
ELEMENTARY SCHOOL  
± 725 STUDENTS

HELEN MARIE SMITH  
ELEMENTARY SCHOOL  
± 477 STUDENTS

COSTCO  
WHOLESALE

FAITH LUTHERAN  
FOOTBALL FIELD

WALTER E JACOBSON  
ELEMENTARY SCHOOL  
± 1,298 STUDENTS

LOWE'S

CLARENCE PIGGOTT  
ACADEMY OF INTER-  
NATIONAL STUDIES  
± 718 STUDENTS

HERBERT A DERFELT  
ELEMENTARY SCHOOL  
± 513 STUDENTS

NORDSTROM  
rack B BOOT Barn Michaels  
Dillard's KIRKLAND'S  
KAY SEPHORA  
JEWELERS TRADER JOE'S  
OLD NAVY macy's ULTA  
DOWNTOWN SUMMERLIN MALL

red rock  
CASINO - RESORT - SPA  
Las Vegas



# Executive Summary

10650 Alta Dr, Las Vegas (Summerlin), NV 89144

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$4,989,600</b>
Cap Rate	6.50%
Building Size	13,400 SF
Net Cash Flow	6.50% \$324,424
Year Built	2001
Lot Size	1.29 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Tutor Time Learning Centers, LLC
Guarantor	Learning Care Group (US), Inc.
Lease Commencement Date	January 30, 2017
Lease Expiration Date	July 31, 2034
Lease Term Remaining	8 Years
Rental Increases	8% Upon Renewal of Each Option
Renewal Options	2, 5 Year Options
Right of First Refusal	Yes - Fifteen (15) Days

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 7/31/2034	\$324,424.00	6.50%
Renewal Options	Annual Rent	Cap Rate
Option 1 (8/1/2034 - 7/31/2039)	\$350,377.92	7.02%
Option 2 (8/1/2039 - 7/31/2044)	\$378,408.15	7.58%

<b>Base Rent</b>	<b>\$324,424</b>
<b>Net Operating Income</b>	<b>\$324,424</b>
<b>Total Return</b>	<b>6.50% \$324,424</b>





THE HOME DEPOT  
**PET SMART**  
**Smith's**

**FAITH LUTHERAN**  
**FOOTBALL FIELD**

NORDSTROM  
**rack** **BOOT BARN** **Crate&Barrel**  
**Michaels**  
Dillard's **KIRKLAND'S**  
**K A Y SEPHORA** **TRADER JOE'S** **LEGO**  
**OLD NAVY** **macy's** **ULTA** **STARBUCKS**  
**DOWNTOWN SUMMERLIN MALL**

**red rock**  
CASINO • RESORT • SPA  
Las Vegas

**BEST BUY** **ROSS** **BJS**  
DRESS FOR LESS  
RESTAURANT  
**Office DEPOT** **BURGER KING**  
**PEI WEI**  
**BOB'S FURNITURE** **Marshalls**  
**CANYON POINTE MALL**

**Las Vegas**  
BALLPARK

**LIFETIME**  
**FITNESS**

**Albertsons** **DEL TACO** **BANK OF AMERICA**  
**CVS** **pharmacy** **STARBUCKS**  
**McDonald's**

**SUMMERLIN BUSINESS**  
**CENTER**

**COSTCO**  
**WHOLESALE**

**LOWE'S**

**CHURCH**

**CREATIVEkids**  
**LEARNING CENTER**





**JOHN W BONNER  
ELEMENTARY SCHOOL**  
± 513 STUDENTS

**SUMMERLIN HOSPITAL  
MEDICAL CENTER**  
485 Beds

**TPC SUMMERLIN  
GOLF CLUB**

**PALO VERDE  
HIGH SCHOOL**  
± 3,130 STUDENTS

**CREATIVEkids**  
LEARNING CENTER

**CHURCH**



215 **110,000 CPD**  
CLARK COUNTY RD 215

**LOCAL PARK**

**JOHN W BONNER  
ELEMENTARY SCHOOL**  
± 513 STUDENTS

**SUMMERLIN HOSPITAL  
MEDICAL CENTER**  
485 Beds

**PALO VERDE  
HIGH SCHOOL**  
± 3,130 STUDENTS

**CREATIVEkids**  
LEARNING CENTER

**CHURCH**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with Eight Years Remaining on Lease Term**
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with More Than 1,150 Schools Across 11 Brands
- » **8% Rental Increase Occurring in Each of Two, 5-Year Renewal Options**
- » 280,000+ Residents within 5 Miles - Growing Las Vegas Trade Area
- » **Easily Accessible by Clark County Rd 215 (110,000 Cars per Day)**
- » Average Household Income Exceeds \$140,000 in the Immediate Area
- » **Nearby National Tenants: Costco, Albertsons, The Home Depot, Macy's, LifeTime, and More**
- » ±11 Feeder Elementary Schools within a 5-Mile Radius



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2030 Projection	14,358	119,497	293,500
2025 Estimate	14,188	115,122	286,243
Growth 2025 - 2030	1.20%	3.80%	2.54%

### Households

2030 Projections	5,815	50,126	125,877
2025 Estimate	5,736	48,392	122,480
Growth 2025 - 2030	1.39%	3.58%	2.77%

### Income

2025 Est. Average Household Income	\$144,914	\$148,515	\$121,345
2025 Est. Median Household Income	\$117,174	\$121,125	\$98,595

# Tenant Overview



**NOVI, MI**  
Headquarters



**10**  
Locations

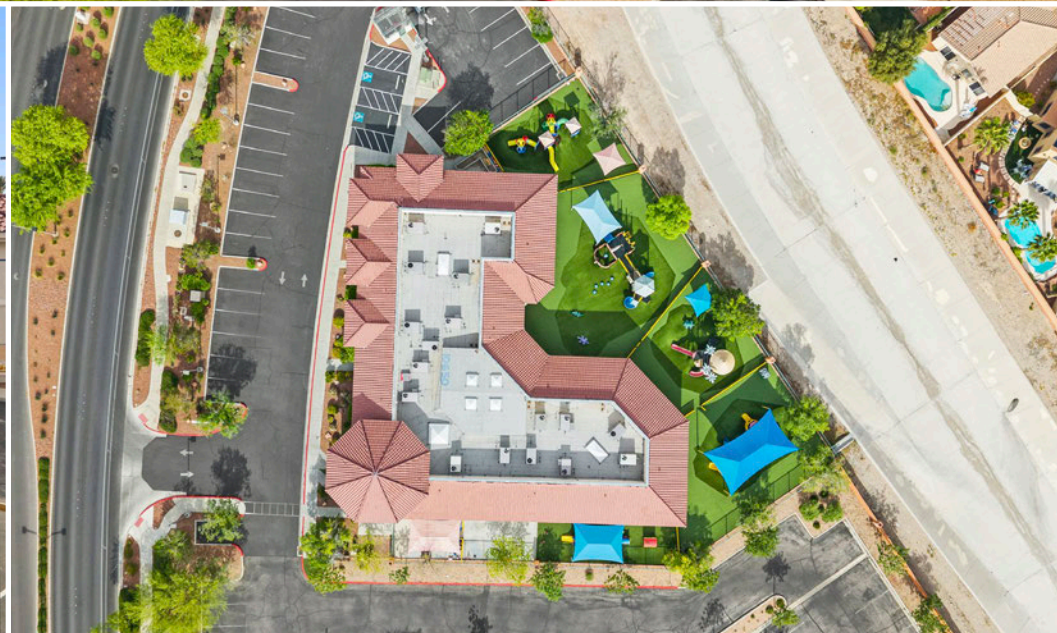


**CREATIVEKIDSLearningCenter.COM**  
Website

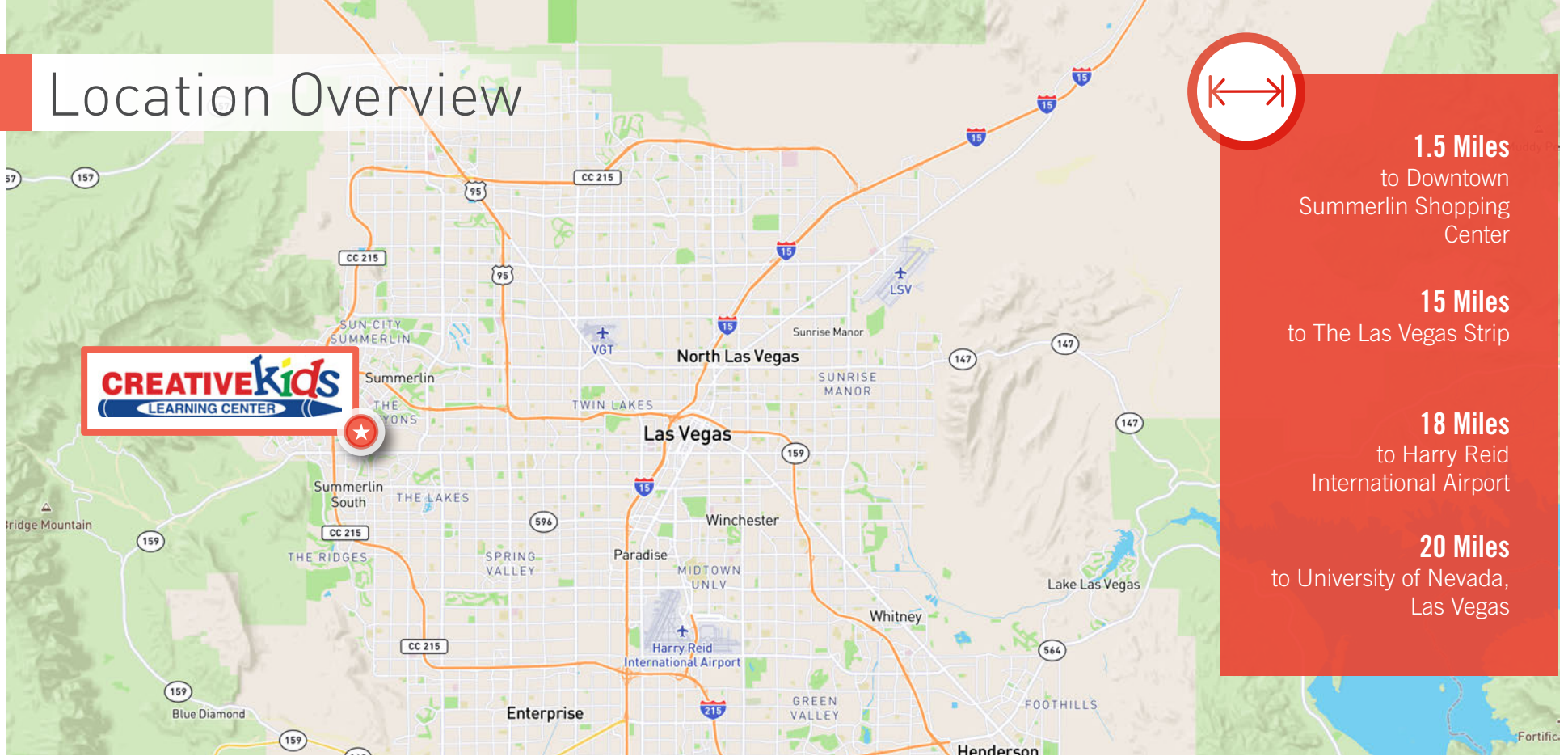
Creative Kids Learning Centers provide quality child care and early learning experiences with programs for children of all ages – from infants up to school-age students. Creative Kids is accredited by NECPA (National Early Childhood Program Accreditation), having met more than 250 high-quality indicators in areas such as curriculum, student progress, and health and safety. Creative Kids serves the Las Vegas community through 10 centers located throughout the metro area.

Creative Kids is a subsidiary of Learning Care Group, Inc., the second largest for-profit provider of early childhood care and education services in the United States. Learning Care Group operates more than 1,150 schools across 11 unique brands.

# Property Photos



# Location Overview



The Las Vegas-Henderson-Paradise MSA is one of the fastest-growing metros in the nation, with a population of more than 2.3 million. Over the next five years, the metro's population is expected to grow by 6%.

Known as The Entertainment Capital of the World, Las Vegas is an internationally renowned major resort city, regarded for its gambling, shopping, fine dining, entertainment, and nightlife. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world's most visited tourist destinations and serves as the leading financial, commercial, and cultural center for Nevada.

The primary drivers of the Las Vegas economy are tourism, gaming and

conventions, which in turn feed the retail and restaurant industries. With about 150,000 hotel rooms, Las Vegas is home to more hotels than any other city in the world. In the past, casinos and celebrity shows were the two major attractions for the area. Now, shopping, conventions, and fine dining also help attract tourists.

The metro is home to a fully diversified economy, with logistics groups, tech firms, and manufacturing all taking advantage of Las Vegas' low cost of business and proximity to major West Coast markets. Las Vegas serves as the headquarters for the world's two largest Fortune 500 gaming companies, Caesars Entertainment and MGM Resorts International. Promising residential and office developments are popping up around Downtown Las Vegas. New condominium and high-rise hotel projects have changed the Las Vegas skyline dramatically in recent years.

# [ exclusively listed by ]

## **Mark J. Ruble**

Executive Managing Director

602 687 6766

[mruble@marcusmillichap.com](mailto:mruble@marcusmillichap.com)

NV License: S.0192964

### NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of 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.

### CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## **Frank Cameron Ginton**

Broker of Record

702 215 7100

Lic #: B.1002894.CORP

**Marcus & Millichap**

Offices Nationwide

[www.marcusmillichap.com](http://www.marcusmillichap.com)