

THE CHILDREN'S COURTYARD (LEARNING CARE GROUP)

12303 RIDGECREST RD, VICTORVILLE, CA 92395

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » AHHI EXCEEDS \$94K WITHIN A 1-MILE RADIUS

The Children's
Courtyard™

WWW.CHILDRENSCOURTYARD.COM



OFFERING MEMORANDUM

Marcus & Millichap



WinCo
FOODS
Walgreens

STATER BROS.
markets
SUBWAY
DUTCH BROS.
Coffee

COSTCO
WHOLESALE
HARBOR FREIGHT TOOLS
GMC
HONDA
DOLLAR TREE
NISSAN
IHOP
KIA

PROVIDENCE ST. MARY
MEDICAL CENTER
213 Beds

Walmart
OLD NAVY
Albertsons
Ross
DRESS FOR LESS
COLD STONE
Domino's
Target

O'Reilly
AUTO PARTS
Pizza Hut

SPRING VALLEY
LAKE

Nutro
Manufacturer

★ macy's
JCPenney
GameStop
BARNES
& NOBLE
DICK'S
SPORTING GOODS
CINEMARK
VANS
VICTOR VALLEY MALL

The Children's
Courtyard™

VICTOR VALLEY
COMMUNITY COLLEGE
±8,425 Students

THE HOME DEPOT
BEST BUY
Denny's
WinCo
FOODS
Lowe's
Mor
HOBBY LOBBY
PETSMART
Burlington
Starbucks
Target

DOLLAR TREE
DISCOUNTS
VONS
ROSS
DRESS FOR LESS
Walgreens
IN-N-OUT
BURGER
CVS pharmacy



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BEAR VALLEY
COUNTRY CLUB

LOMITAS ELEMENTARY
SCHOOL
±760 Students



ENDEAVOUR SCHOOL
OF EXPLORATION
±950 Students

LAKEVIEW
LEADERSHIP ACADEMY
±1,100 Students

SITTING BULL
ACADEMY
±1,710 Students



The Children's
Courtyard™

EXCELSIOR CHARTER
SCHOOL
±2,260 Students

VICTOR VALLEY
COMMUNITY COLLEGE
±8,425 Students



70,694 CPD
BEAR VALLEY RD



Executive Summary

12303 Ridgecrest Rd, Victorville, CA 92395

FINANCIAL SUMMARY

Price	\$2,800,000
Cap Rate	6.75%
Building Size	11,450 SF
Net Cash Flow	6.75% \$189,000
Year Built	2001
Lot Size	2.48 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Children's Courtyard, Inc.
Guarantor	Learning Care Group, Inc.
Rent Commencement Date	June 11, 2021
Lease Expiration Date	June 30, 2031
Lease Term Remaining	5 Years
Rental Increases	5% Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 6/30/2031	\$189,000.00	6.75%
Renewal Options	Annual Rent	Cap Rate
Option 1 (7/1/2031 – 6/30/2036)	\$198,450.00	7.09%
Option 2 (7/1/2036 – 6/30/2041)	\$208,372.50	7.44%

Base Rent	\$189,000
Net Operating Income	\$189,000
Total Return	6.75% \$189,000

The Children's
Courtyard™



**SITTING BULL
ACADEMY**
±1,710 Students

**VICTOR VALLEY
COMMUNITY COLLEGE**
±8,425 Students



**EXCELSIOR CHARTER
SCHOOL**
±2,260 Students



Sterling
— INN —
Assisted Living

The Children's
Courtyard™

**ENDEAVOUR SCHOOL
OF EXPLORATION**
±950 Students

**ExtraSpace
Storage**



Property Description



INVESTMENT HIGHLIGHTS

- » **Rare Sub \$3 Million Corporate Triple Net Asset in California**
- » **5% Rental Increases Every 5 Years With Multiple Renewal Options**
- » **Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands**
- » **Less Than 1 Mile from Victor Valley Community College (±8,425 Students)**
- » **175,650+ Residents Within a 5-Mile Radius**
- » **Average Household Income Exceeds \$94,000 in a 1-Mile Radius**
- » **Nearby Single-Family and Multi-Family Homes and in Close Proximity to Major National Retailers**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	5,991	59,443	177,325
2025 Estimate	5,977	58,904	175,653
Growth 2025 - 2030	0.24%	0.92%	0.95%

Households

2030 Projections	2,211	20,499	58,035
2025 Estimate	2,190	20,256	57,356
Growth 2025 - 2030	0.98%	1.20%	1.18%

Income

2025 Est. Average Household Income	\$94,128	\$92,416	\$86,167
2025 Est. Median Household Income	\$77,932	\$75,604	\$70,728

Tenant Overview



The Children's Courtyard™



NOVI, MICHIGAN
Headquarters



96+
Locations



1986
Founded

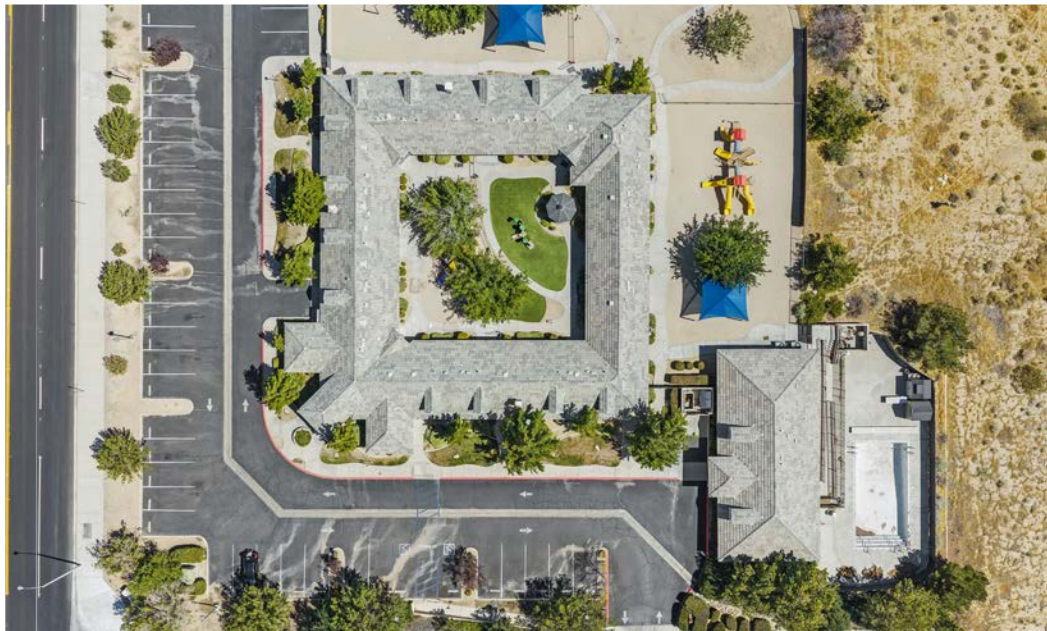


CHILDRENCOURTYARD.COM
Website

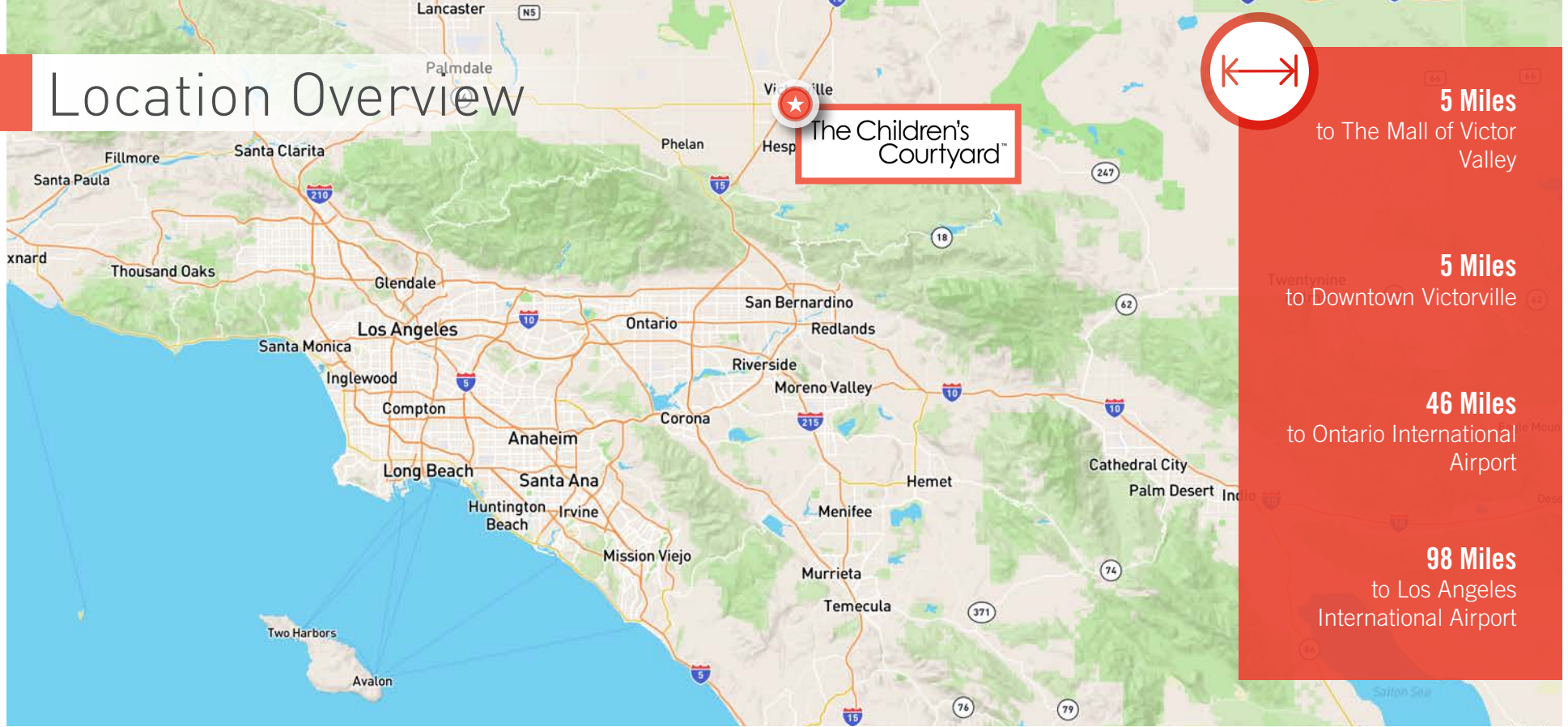
The Children's Courtyard schools are designed for children from six weeks to 12 years of age. In all the early educational programs along the school's Learning Pathway, The Children's Courtyard provides research-based curriculum that can be customized to meet the individual developmental needs of each child. The Children's Courtyard is part of Learning Care Group, and has 96 schools open and in development across 12 states: Washington, California, Utah, Colorado, Texas, North Dakota, Illinois, Indiana, North Carolina, South Carolina, Georgia, and Florida.

Learning Care Group is one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,150 schools across 11 unique brands.

Property Photos



Location Overview



Victorville, California, is home to approximately 141,000 residents and is the largest city in the High Desert region of San Bernardino County and serves as a major commercial, transportation, and service center for the Victor Valley. Located approximately 85 miles northeast of Los Angeles and 35 miles north of San Bernardino, Victorville is strategically positioned along Interstate 15, one of the nation's busiest transportation corridors connecting Southern California to Las Vegas and the Intermountain West.

Victorville's economy is driven by logistics, transportation, healthcare, retail, government services, and aerospace-related industries. The healthcare is another major employment sector, anchored by Desert Valley Hospital and surrounding medical facilities. Retail and commercial development

continues to expand, serving residents throughout the Victor Valley, including neighboring Apple Valley, Hesperia, and Adelanto. Victorville offers residents a relatively affordable cost of living compared to many coastal Southern California communities, along with access to outdoor recreation, desert landscapes, and regional attractions. The city is home to Mojave Narrows Regional Park, the historic Route 66 corridor through Old Town Victorville, and the California Route 66 Museum.

Victorville's proximity to the bustling city of Los Angeles allows residents to enjoy both the amenities of a suburban lifestyle and the cultural offerings of a major metropolitan area. Los Angeles offers world-class museums, theaters, shopping centers, and dining establishments.

[exclusively listed by]

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