

JARDIN SPANISH IMMERSION ACADEMY

14615 Glazier Avenue | Apple Valley, Minnesota



\$5,079,000

CAP RATE



7.15%

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Northmarq, is pleased to offer the opportunity to acquire the single-tenant early childhood education asset located at 14615 Glazier Avenue in Apple Valley, MN (the "Property"). The Property comprises a recently constructed (2021) ±12,194 SF building on a 0.93-acre lot and is 100% leased to Jardin Spanish Immersion Academy. Jardin is operating under a NNN lease with 9+ years remaining, which commenced March 2021. The Lease features rare 2.50% annual rental increases and 2, 10-year renewal options (a more Landlord-friendly structure than the typical 5-year extension options). Landlord's obligations under the Lease are limited to the structural elements of the building, all else (including the roof) is the direct responsibility of Tenant offering a hands-off investment opportunity – especially considering the recent 2021 construction.

POINTS OF CONTACT

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In Association With

Anne Perrault

MN Lic. # 40564077



Corporate + Personal Guaranty Structure

Corporate Lease Guaranty from Jardin Academy
Personal Guaranty from CEO & Founder



Long-Term NNN Lease

9+ Years of Lease Term Remaining
Passive NNN Lease Structure



Premier Location in Apple Valley, MN

One of Minneapolis' Most Desirable Suburbs
218,000+ Residents & Avg. HH \$ of \$132,000+ (5 mi)



Regional Operator with 24+ Years Experience

11 Locations Throughout the Twin Cities Metro
In Business Since 2002



2.50% Annual Rent Increases

Stronger Than Majority of Other Childcare Leases
Rarely Available Escalation Structure



Desirable Frontage on Cedar Avenue (51K+ VPD)

Busiest N/S Commercial Corridor in Apple Valley
Infill Corridor Surrounded by National Operators



Excellent Unit-Level Enrollment

Strong Track Record at Subject Property
Contact Broker for Details



Attractive Extension Structure

10-Year Extension Options (vs. Typical 5-Yrs)
Enhances Long-Term Value vs. 5-Yr Extensions



Minneapolis-Saint Paul Metro Location

±15 Miles from Downtown Minneapolis & Saint Paul
#16 Largest Metro in the United States

