Creve Coeur, MO (St. Louis MSA)

Guidepost Global Education

Affluent Parent Demographics – $151,000+ Average Household

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker #2019035835

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Guidepost Global Education

689 Craig Rd, Creve Coeur, MO 63141

PRICE: **$7,771,000** CAP RATE: **8.00%**

PRICE/SF	$391.37
NOI	$621,645
LEASE TYPE	Corporate NNN
LEASE TERM REMAINING	18+ Years
BUILDING SIZE	19,856 SF
LAND AREA	1.41 AC

Fully remodeled daycare building priced below replacement cost – $391/SF

Over 18 years remaining on a new corporate Guidepost Global Education lease featuring 2% annual rental increases throughout the base term and options. The subject property is located in **Creve Coeur – an affluent St. Louis submarket** boasting average household incomes of $151,000+ within a 1-mile radius.

The Offering

- 18+ years remaining in the base term featuring 2% annual rental increases and four, 5-year options to extend
- Corporate lease signed by Guidepost Global Education (see below)
- Full site remodel completed at the end of 2024 which included new roof/HVAC installation and parking lot resealing/re-striping
- Large 1.41 acre lot

About The Tenant/Guarantor

- 4-wall EBIDTA positive company
- 8,800+ system-wide enrollments as of January 2026
- Owns a network of over 100 Montessori schools in the U.S. and Asia and is led by seasoned executives in the early education sector. Investors and strategic partners include 2 Hour Learning (Alpha Schools), the leader in AI education, and Learn Capital, one of the most prominent edtech venture capital firms in the world.

Market Highlights

- Affluent parent demos – $151,000 average household incomes within a 1-mile radius of the subject property
- 162,000+ residents within a 5-mile radius of the subject property
- Education and daycare spending in a 5-mile radius totals over $172 million annually (per CoStar)
- Fourteen elementary, middle, and high schools within a 3-mile radius with enrollments totaling over 9,000 students

		CURRENT
Price		**$7,771,000**
Capitalization Rate		**8.00%**
Price/SF		**$391.37**
Building Size (SF)		19,856
Lot Size (AC)		1.41
Stabilized Income		
Scheduled Rent		$621,645
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$621,645**

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Guidepost Global Education
Lease Guarantor	Corporate
Lease Type	Corporate NNN
Lease Term Remaining	18+ Years
Rent Increases	2% Annually
Rent Commencement	2/1/2025
Options	Four, 5-Year
Year Renovated	2024

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Guidepost Global Education	**19,856**	**2/1/2025**	1/31/2028	**$621,645**	**$51,804**	**$621,645**	**8.00%**
	2% Increase	2/1/2028	1/31/2029		$52,840	$634,078	8.16%
	2% Increase	2/1/2029	1/31/2030		$53,897	$646,759	8.32%
	2% Increase	2/1/2030	1/31/2031		$54,975	$659,695	8.49%
	2% Increase	2/1/2031	1/31/2032		$56,074	$672,889	8.66%
	2% Increase	2/1/2032	1/31/2033		$57,196	$686,346	8.83%
	2% Increase	2/1/2033	1/31/2034		$58,339	$700,073	9.01%
	2% Increase	2/1/2034	1/31/2035		$59,506	$714,075	9.19%
	2% Increase	2/1/2035	1/31/2036		$60,696	$728,356	9.37%
	2% Increase	2/1/2036	1/31/2037		$61,910	$742,923	9.56%
	2% Increase	2/1/2037	1/31/2038		$63,148	$757,782	9.75%
	2% Increase	2/1/2038	1/31/2039		$64,411	$772,937	9.95%
	2% Increase	2/1/2039	1/31/2040		$65,700	$788,396	10.15%
	2% Increase	2/1/2040	1/31/2041		$67,014	$804,164	10.35%
	2% Increase	2/1/2041	1/31/2042		$68,354	$820,247	10.56%
	2% Increase	2/1/2042	1/31/2043		$69,721	$836,652	10.77%
	2% Increase	2/1/2043	1/31/2044		$71,115	$853,385	10.98%
	2% Increase	2/1/2044	1/31/2045		$72,538	$870,453	11.20%
	2% Increase	2/1/2045	**7/31/2045**		$73,989	$887,862	11.43%
	Option 1	8/1/2045	7/31/2050		$75,468	$905,619	11.65%
	Option 2	8/1/2050	7/31/2055		$83,323	$999,877	12.87%
	Option 3	8/1/2055	7/31/2060		$91,995	$1,103,945	14.21%
	Option 4	8/1/2060	7/31/2065		$101,570	$1,218,844	15.68%
TOTALS:	**19,856**			**$621,645**	**$51,804**	**$621,645**	**8.00%**

LEGEND

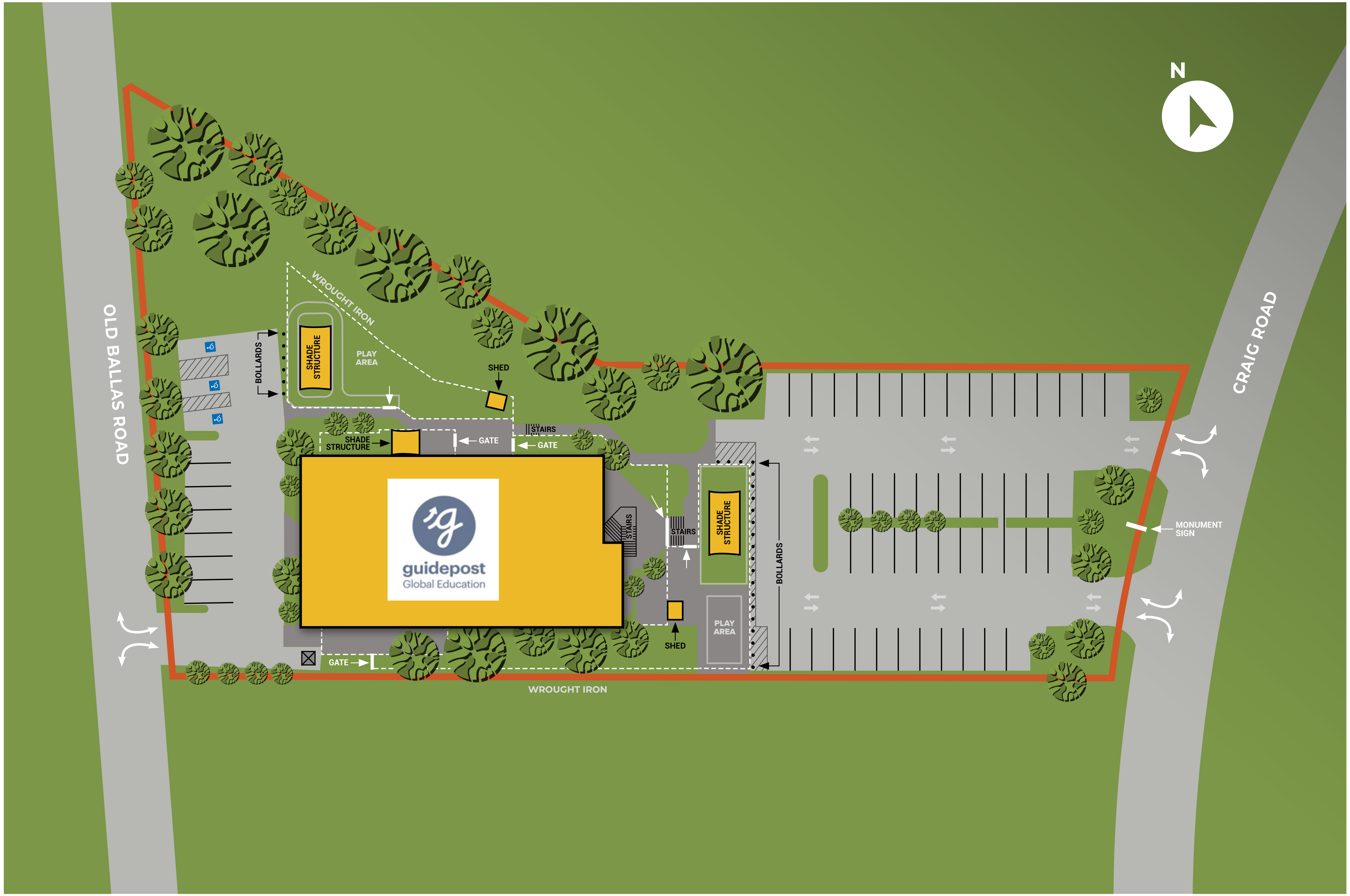
Property Boundary

19,856
Rentable SF

1.41
Acres

60
Parking Spaces

Egress



guidepost
Global Education

104

SCHOOLS WORLDWIDE

Guidepost Global Education

About Tenant/Guarantor

- EBITDA Positive “4-Wall” Company
- 104 schools globally including 84 in the U.S.
- 8,000+ system-wide enrollments projected by year end 2025

Company Highlights

- Portfolio includes 84 of the highest-performing schools formerly operated by Guidepost Montessori, trademark / curriculum IP, and the Prepared Montessorian which is 1 of 3 accredited Montessori teacher training institutes in the U.S.
- Investors include Learn Capital, Venn Growth Partners, Cosmic Education Group, Trilogy Group, and Yu Capital whom have a combined $1B+ AUM
- Strategic collaboration with 2 Hour Learning/Alpha Schools, the leader in AI education
- Receives royalties from Cosmic’s 25 Asia campuses

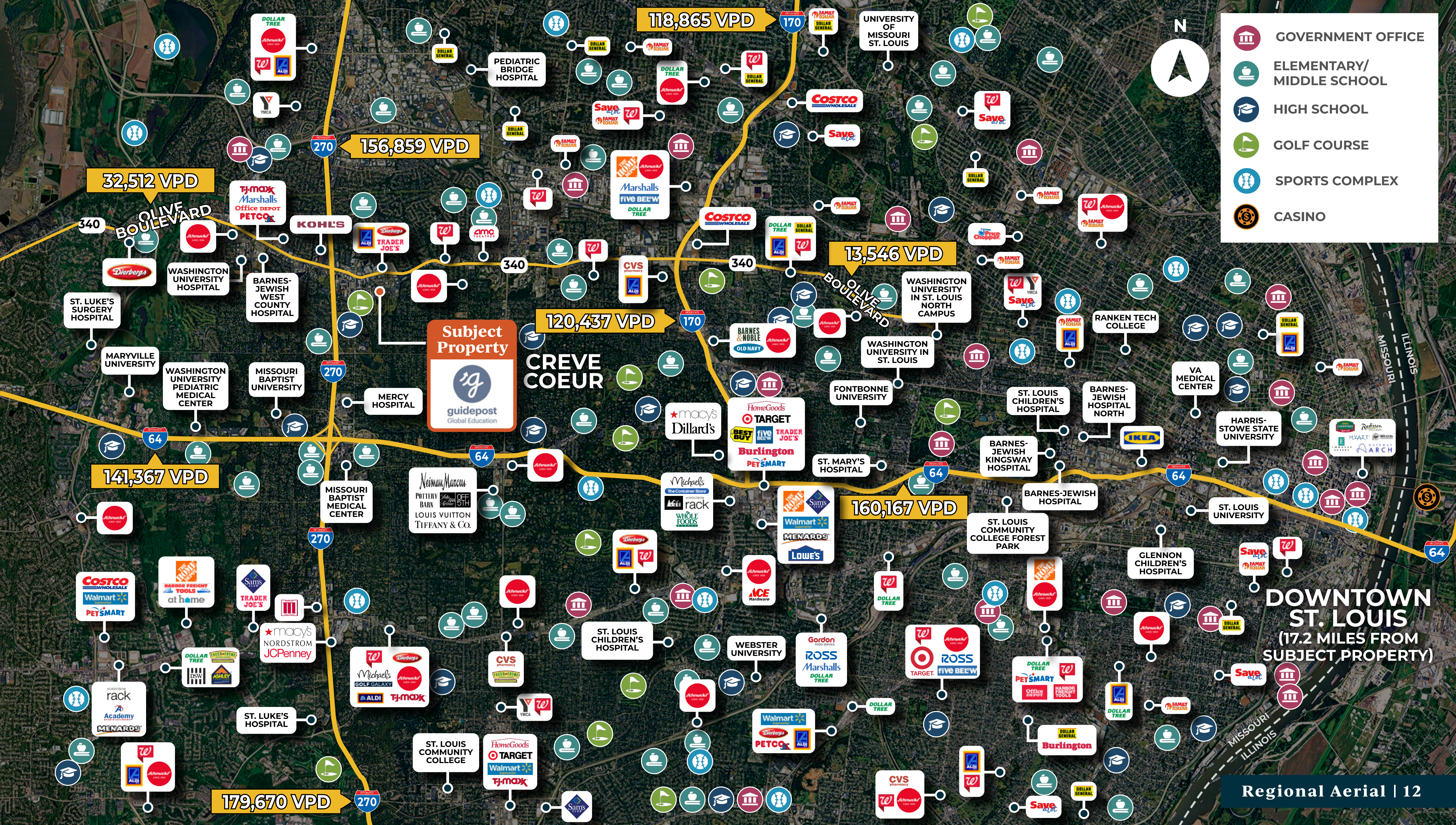
TENANT WEBSITE


Office DEPOT
FAMOUS
ULTA
T.J.maxx

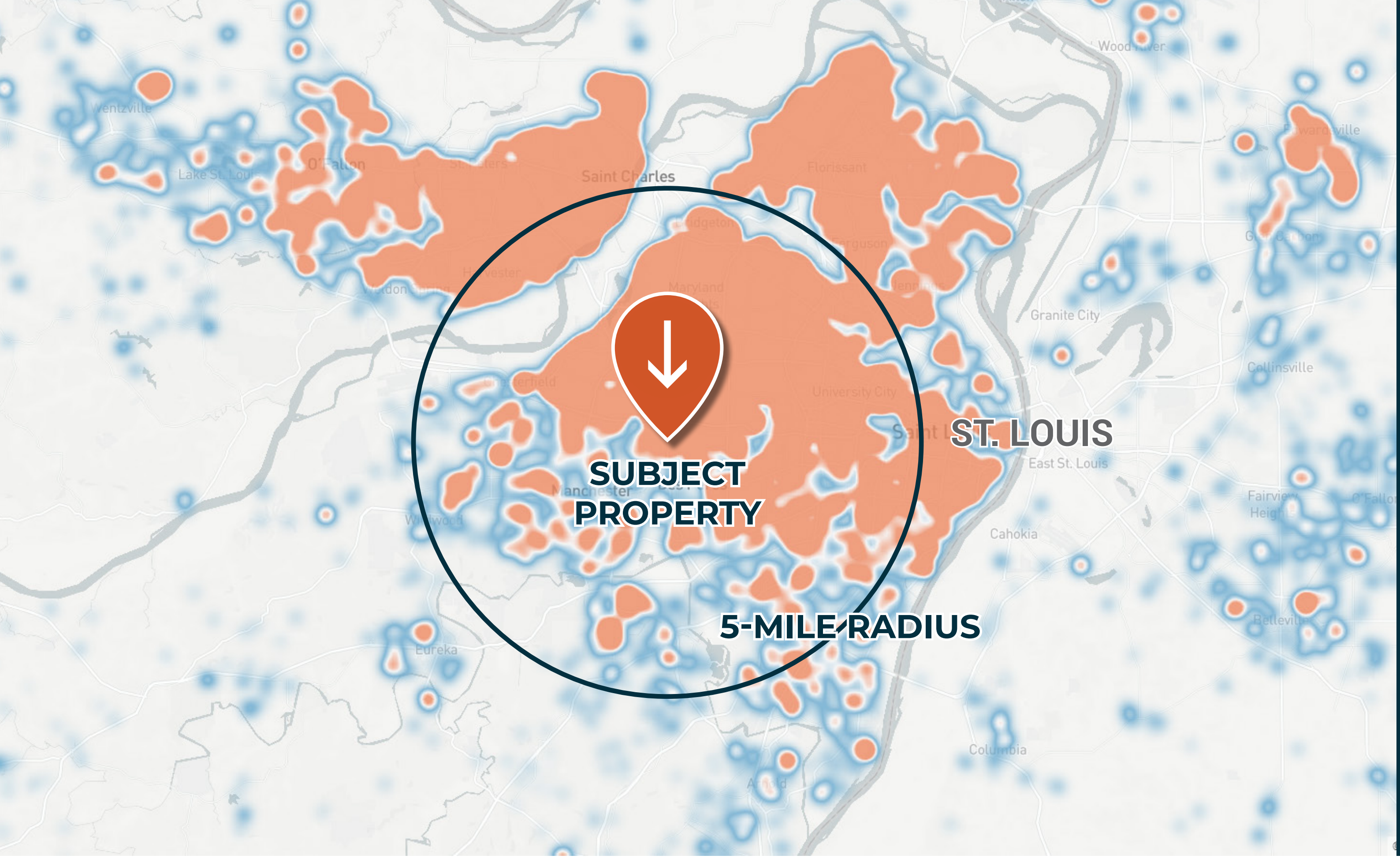
DOLLAR TREE

Subject property benefits from excellent retail synergy
ALDI
Dierbergs
Marshalls
TJ.maxx
TRADER JOE'S


340
OLIVE BOULEVARD
30,108 VPD
WASHINGTON UNIVERSITY HOSPITAL
BARNES-JEWISH WEST COUNTY HOSPITAL
KOHL'S
PETCO
DOLLAR TREE
GNC
Bath&Body Works
Office DEPOT
FAMOUS footwear
ULTA
TJ maxx
Marshalls
Dierbergs
Schnuck's
Firestone
TOYOTA
Bank of America
AutoZone
BURGER KING
B&B THEATRES
us bank
FedEx Office
Batteries + Bulbs
SUBWAY
Commerce Bank
COLD STONE
SportClips
BIRKENSTOCK
Busey BANK
270
178,947 VPD
6,382 VPD
188,313 VPD
31,021 VPD
OLIVE BOULEVARD
T-Mobile
ALDI
TRADER JOE'S
The UPS Store
sally
verizon
Pizza Hut
jiffy lube
PNC
Edward Jones
FIVE GUYS
CHASE
LAND ROVER
CVS pharmacy
FIRST WATCH
Audi
INFINITI
BMW
Mercedes-Benz
OFFICE PARKWAY
OLD BALLAS ROAD
2,923 VPD
1,447 VPD
EMERSON ROAD
Subject Property
guidepost Global Education
N
DOWNTOWN CREVE COEUR
(1.9 MILES FROM SUBJECT PROPERTY)
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX



GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX
CASINO
N
Subject Property
guidepost Global Education
CREVE COEUR
DOWNTOWN ST. LOUIS (17.2 MILES FROM SUBJECT PROPERTY)
118,865 VPD
156,859 VPD
32,512 VPD
13,546 VPD
120,437 VPD
141,367 VPD
160,167 VPD
179,670 VPD
OLIVE BOULEVARD
OLIVE BOULEVARD
340
170
270
64
MISSOURI
ILLINOIS
PEDIATRIC BRIDGE HOSPITAL
UNIVERSITY OF MISSOURI ST. LOUIS
WASHINGTON UNIVERSITY HOSPITAL
BARNES-JEWISH WEST COUNTY HOSPITAL
ST. LUKE'S SURGERY HOSPITAL
MARYVILLE UNIVERSITY
WASHINGTON UNIVERSITY PEDIATRIC MEDICAL CENTER
MISSOURI BAPTIST UNIVERSITY
MERCY HOSPITAL
MISSOURI BAPTIST MEDICAL CENTER
WASHINGTON UNIVERSITY IN ST. LOUIS NORTH CAMPUS
WASHINGTON UNIVERSITY IN ST. LOUIS
RANKEN TECH COLLEGE
FONTBONNE UNIVERSITY
ST. LOUIS CHILDREN'S HOSPITAL
BARNES-JEWISH HOSPITAL NORTH
VA MEDICAL CENTER
HARRIS-STOWE STATE UNIVERSITY
ST. MARY'S HOSPITAL
BARNES-JEWISH KINGSWAY HOSPITAL
BARNES-JEWISH HOSPITAL
ST. LOUIS UNIVERSITY
ST. LOUIS COMMUNITY COLLEGE FOREST PARK
GLENNON CHILDREN'S HOSPITAL
ST. LOUIS CHILDREN'S HOSPITAL
WEBSTER UNIVERSITY
ST. LUKE'S HOSPITAL
ST. LOUIS COMMUNITY COLLEGE



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Trader Joe's** over the past 12 months.

Visitation Data

527.6K Visits

OVER THE PAST 12 MONTHS TO TRADER JOE'S

23 Min

AVERAGE DWELL TIME AT TRADER JOE'S

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data

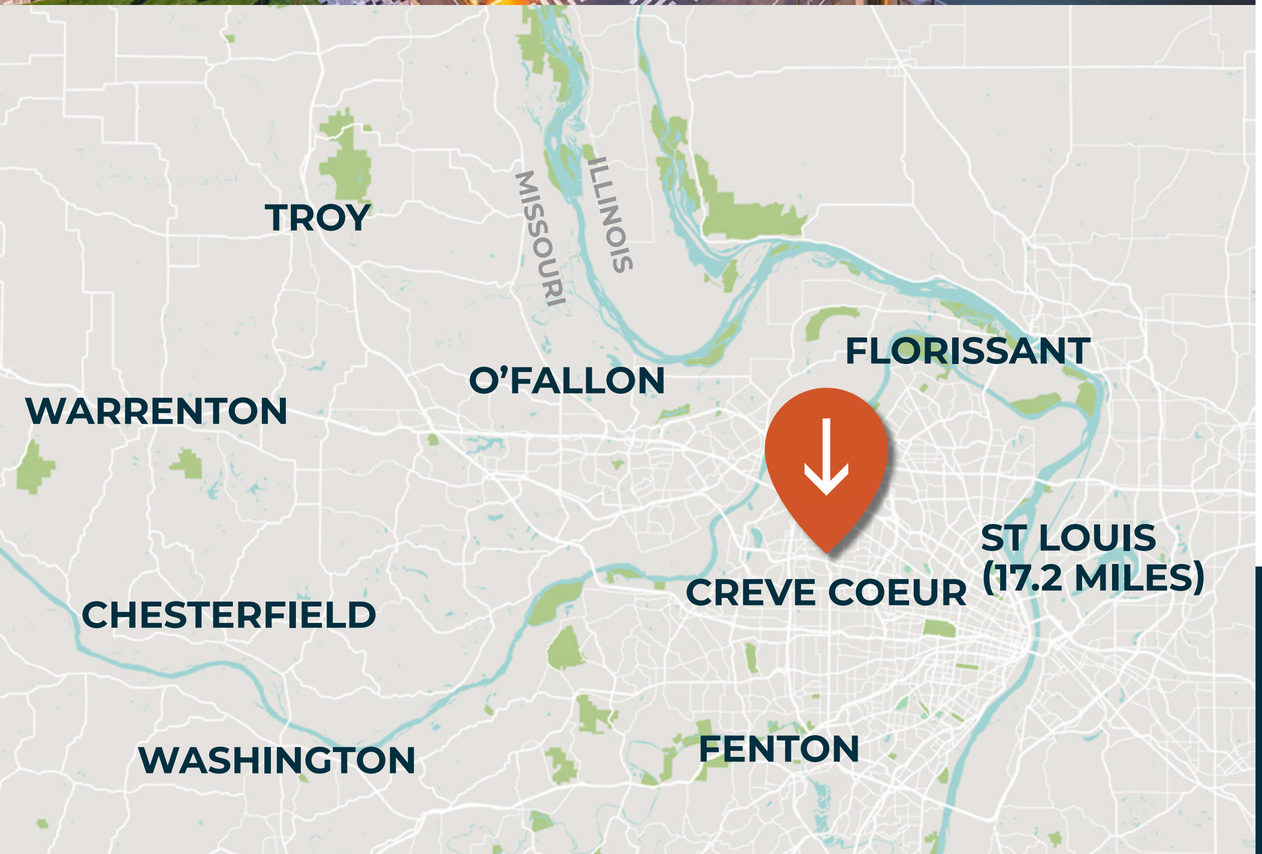
	1-Mile	3-Mile	5-Mile
2025	8,198	60,678	168,272

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$169,700	$158,646	$162,973
MEDIAN	$103,623	$107,480	$100.086

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.

Downtown St. Louis



Creve Coeur, MO

A Growing St. Louis Suburb

Upscale Suburban Living

- Creve Coeur, located approximately 14 miles west of downtown St. Louis, is home to over 18,000 residents
- Creve Coeur benefits from easy access to major highways including Interstate 270 and Highway 40, and Lambert-St. Louis International Airport is within 12-miles, aiding both travel and economic connectivity
- The city is an Innovation and corporate hub anchored by the 39 North AgTech Innovation District and the Donald Danforth Plant Science Center, with major science, biotech, professional services, and corporate employers including Bayer

The St. Louis Metro Area

- The St. Louis Metropolitan Statistical Area (MSA) is a bi-state region anchored by St. Louis, Missouri, and extending across 15 counties in Missouri and Illinois, straddling the Mississippi River
- Greater St. Louis is one of the largest metro areas in the Midwest, with an estimated population of 2.8 million residents
- Home to the St. Louis Fed, one of the 12 regional Reserve banks in the Fed System, the nation's central bank
- It is one of the nation's most diverse metropolitan economies with its central location, infrastructure capacity, favorable cost structure, and key industries in bioscience, finance, and advanced manufacturing

2.8 Million

ST. LOUIS MSA ESTIMATED POPULATION (2025)

$209.9 Billion

ST. LOUIS MSA GDP

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