

CREATIVE KIDS (LEARNING CARE GROUP)

2575 S FORT APACHE RD, LAS VEGAS, NV 89117

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » 10+ FEEDER ELEMENTARY SCHOOLS WITHIN A 5-MILE RADIUS
- » AHHI EXCEEDS \$116K WITHIN A 3-MILE RADIUS



THE LAS VEGAS STRIP

CANYON GATE COUNTRY CLUB

Smith's Best Western PLUS
Burger King Starbucks
OUTBACK STEAKHOUSES
Smart & Final

DOLLAR TREE
LESLIE'S SWIMMING POOL SUPPLIES
Pizza Hut

CHICKEN HOT QUEPES

Cafe Rio MEXICAN GRILL

Albertsons

BR baskin robbins
TERIYAKI MADNESS
CHASE

CHIPOTLE MEXICAN GRILL

CREATIVEkids LEARNING CENTER

34,500 CPD
S FORT APACHE RD

31,500 CPD
W SAHARA AVE

76 SPEEDEE MART

SUMMERHILL POINTE APARTMENTS
±576 Units



OFFERING MEMORANDUM

red rock
CASINO - RESORT - SPA
Las Vegas

CREATIVEkids
LEARNING CENTER

DOWNTOWN SUMMERLIN
★ macy's
NORDSTROM
rack
SHAKE SHACK
Dillard's
lululemon
REGAL

sam's club
Walmart
target

DOWNTOWN
LAS VEGAS



THE LAS VEGAS STRIP
4.5-Mile Strip of Las Vegas Blvd, Home to Casinos, Hotels, Restaurants, and Entertainment Venues
±85,000 Hotel Rooms
±\$21.8B Total Revenue (2024)

JCPenney
target
FLOOR DECOR
LABOY
FURNITURE GALLERIES
KOHLS
Albertsons

UNLV
±32,900 Students (2024)

Walmart
LOWE'S

allegiant stadium

HARRY REID
INTERNATIONAL
LAS VEGAS
±54.8M Passengers (2024)

IKEA

SPRING VALLEY HOSPITAL
MEDICAL CENTER
A Member of The Valley Health System

215

DURANGO
CASINO & RESORT

sam's club
Walmart
THE HOME DEPOT

TOWN SQUARE LAS VEGAS
AMC THEATRES
POP STROKE
Fleming's
Apple
H&M
OFF 5TH
Yard House
california



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DOWNTOWN SUMMERLIN



**CLARENCE PIGGOTT
ACADEMY OF INTER-
NATIONAL STUDIES**
± 718 STUDENTS

**HERBERT A DERFELT
ELEMENTARY SCHOOL**
± 549 STUDENTS

**CANYON GATE
COUNTRY CLUB**



**FAITH LUTHERAN
ACADEMY**
± 432 STUDENTS

**OBER ELEMENTARY
SCHOOL**
± 583 STUDENTS

**MJ CHRISTENSEN
ELEMENTARY SCHOOL**
± 492 STUDENTS

**JOHN & JUDY GOOLSBY
ELEMENTARY SCHOOL**
± 490 STUDENTS

**ALEXANDER DAWSON
MIDDLE SCHOOL**
± 580 STUDENTS

**HAYES ELEMENTARY
SCHOOL**
± 549 STUDENTS

**SPRING VALLEY HIGH
SCHOOL**
± 2,600 STUDENTS

 **University of Phoenix®
NEVADA LOCATION**
± 2,300 STUDENTS

**ROGER M. BRYAN
ELEMENTARY SCHOOL**
± 622 STUDENTS



Executive Summary

2575 S Fort Apache Rd, Las Vegas, NV 89117

FINANCIAL SUMMARY

Price	\$2,796,369
Cap Rate	6.50%
Building Size	11,667 SF
Net Cash Flow	6.50% \$181,764
Year Built	1994
Lot Size	1.21 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	\$181,764.00	6.50%
Renewal Options	Annual Rent	Cap Rate
Option 1 (8/1/2034 - 7/31/2039)	\$196,305.12	7.02%
Option 2 (8/1/2039 - 7/31/2044)	\$212,009.53	7.58%

Base Rent	\$181,764
Net Operating Income	\$181,764
Total Return	6.50% \$181,764





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±576 Units



DOWNTOWN SUMMERLIN



SAHARA WEST LIBRARY



SHOPS AT VILLAGE SQUARE



31,500 CPD
W SAHARA AVE

SUMMERHILL POINTE APARTMENTS
±576 Units



Walgreens



34,500 CPD
S FORT APACHE RD



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**
- » 387,241 Residents within 5 Miles - Growing Las Vegas Trade Area
- » **Easily Accessible Location at the Corner of S Fort Apache Road and W Sahara Ave (±66,000 Combined Cars per Day)**
- » Average Household Income Exceeds \$116,000 in the Surrounding Area
- » **Situated in a Dense Residential Area in Immediate Proximity to Numerous Retail Centers and Casinos**
- » 10+ Feeder Elementary Schools within a 5-Mile Radius



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	23,771	157,086	396,741
2025 Estimate	23,566	154,531	387,241
Growth 2025 - 2030	0.87%	1.65%	2.45%

Households

2030 Projections	10,892	68,875	165,464
2025 Estimate	10,743	67,425	161,025
Growth 2025 - 2030	1.39%	2.15%	2.76%

Income

2025 Est. Average Household Income	\$111,790	\$116,195	\$112,337
2025 Est. Median Household Income	\$86,294	\$92,851	\$91,130

Tenant Overview



NOVI, MI
Headquarters



10
Locations



CREATIVEKIDSLearningCenter.COM
Website

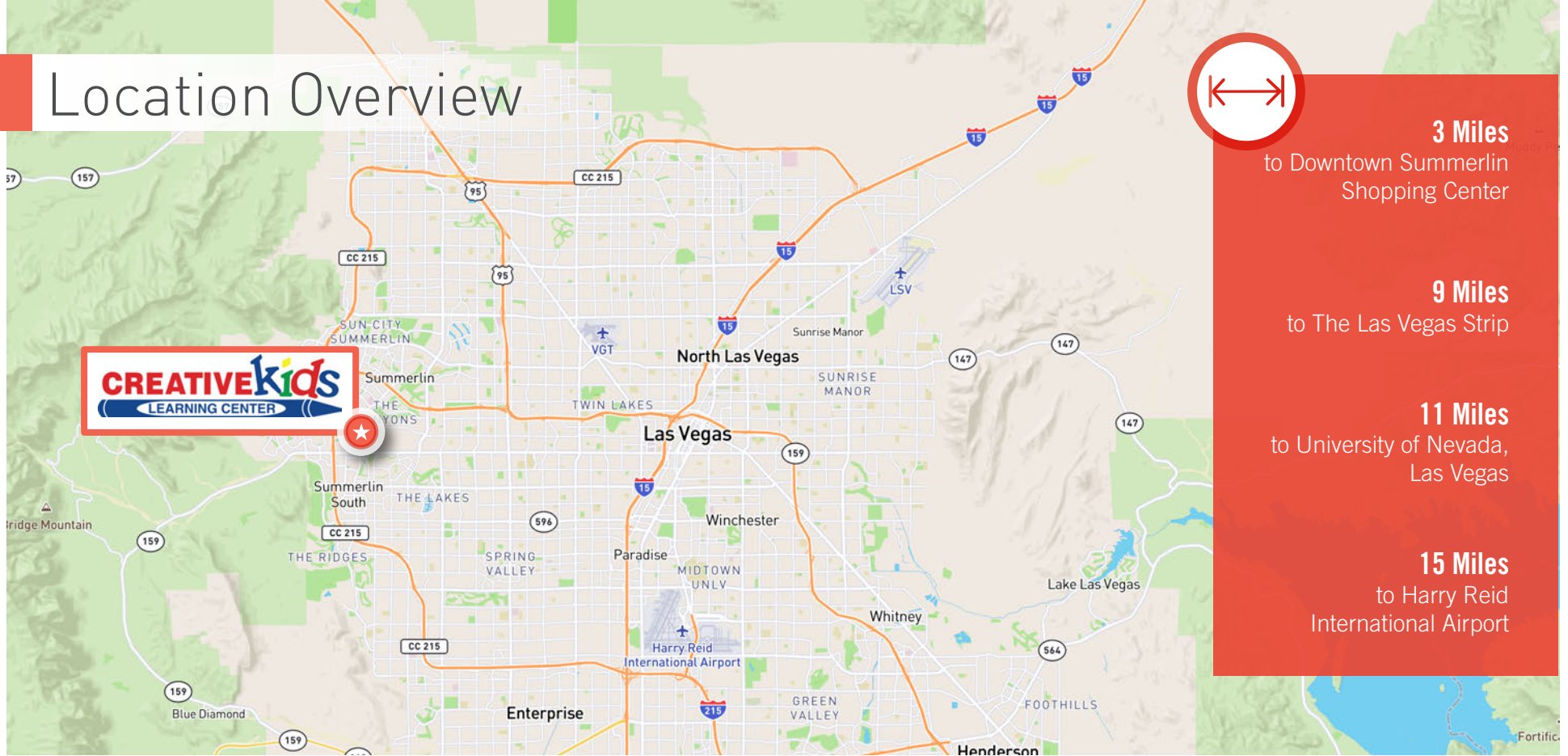
Creative Kids Learning Centers provide quality child care and early learning experiences with programs for children of all ages – from infants up to school-age students. Creative Kids is accredited by NECPA (National Early Childhood Program Accreditation), having met more than 250 high-quality indicators 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]

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Executive Managing Director

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Frank Cameron Glinton

Broker of Record

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Marcus & Millichap

Offices Nationwide

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