



Offering Memorandum

Long term lease investment available for sale

1650 Mountain Blvd., Piedmont, CA



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Executive Summary

Colliers is pleased to offer for sale.

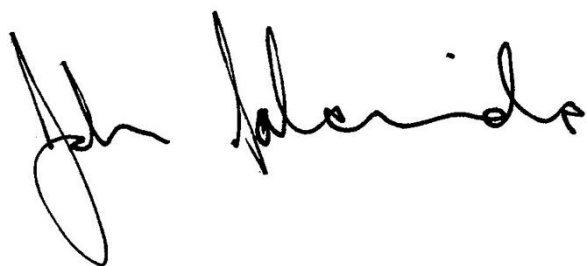
This offering presents a rare opportunity to acquire a high-quality, net-leased preschool investment located in a premier, high-demographic submarket. The property is leased to an established early childhood education operator, providing stable and predictable cash flow supported by strong underlying real estate fundamentals.

Strategically positioned in an affluent, family-oriented community, the asset benefits from above-average household incomes, strong population density, and sustained demand for early education services. The surrounding area features a robust mix of residential neighborhoods, retail amenities, and commuter accessibility, making it an ideal location for long-term preschool operations.

The tenant operates under a long-term lease with scheduled rental increases, offering investors built-in income growth and a hedge against inflation. The lease structure is designed to minimize landlord responsibilities, providing a passive investment profile with limited management requirements.

This investment is well-suited for buyers seeking durable cash flow, downside protection, and exposure to the resilient education sector. Preschool properties have historically demonstrated strong occupancy and tenant retention, driven by consistent demand and limited supply in high-barrier-to-entry markets.

Overall, this offering combines secure in-place income, a desirable location, and long-term appreciation potential—making it an attractive addition to both private and institutional portfolios.



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Property Overview



Address

1650 Mountain Blvd, Piedmont, CA

Building Size

±4,800 SF (+ basement)

Year built

1926

Lot Size

±0.54 acres (24,000+ SF)

Parking

±12-14 off-street spaces

Zoning

RH-4 (Pre school CUP)

PROPERTY OVERVIEW

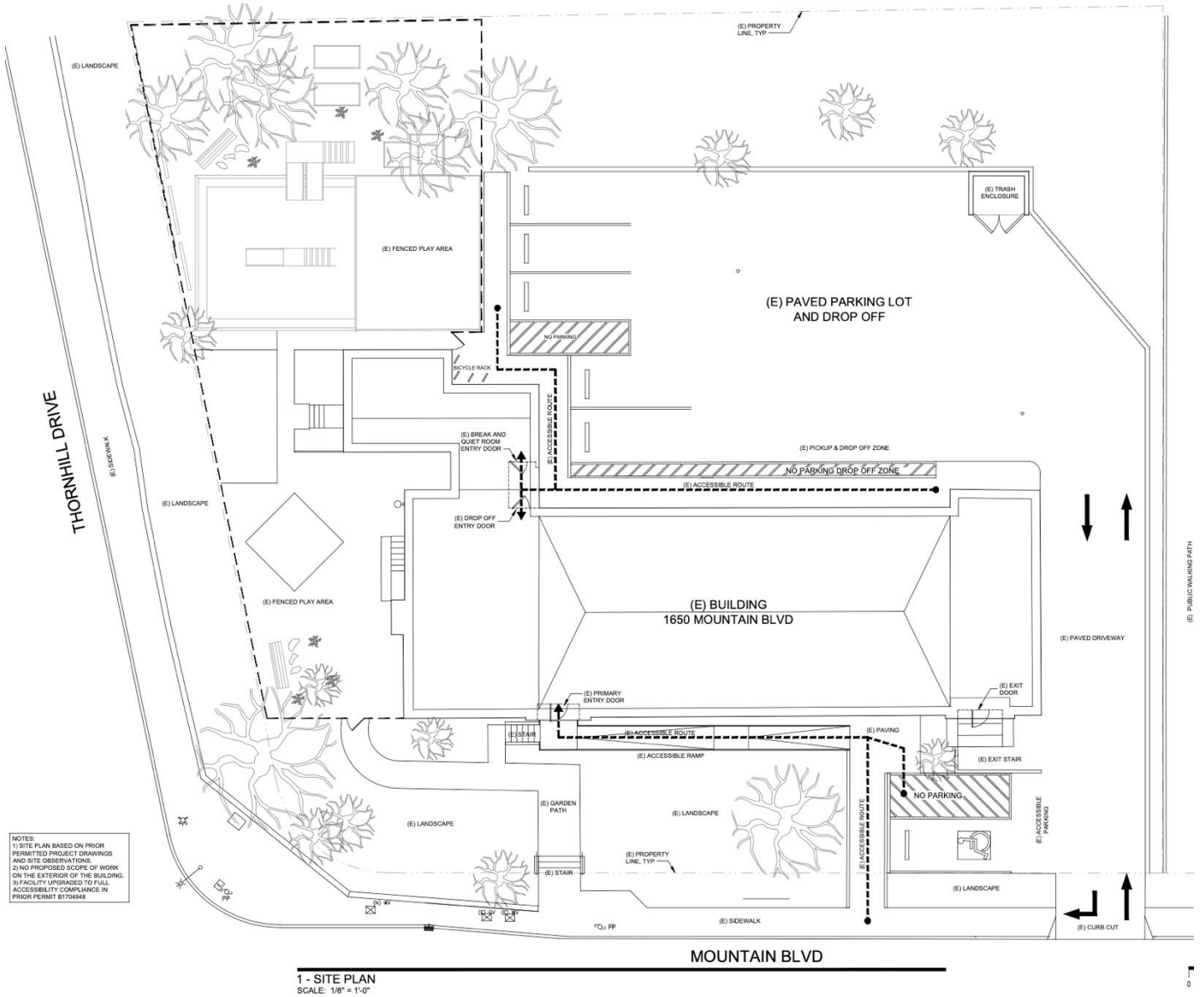
±4,800 SF Iconic Property

1650 Mountain Blvd is a unique, character-rich commercial property located in the highly desirable Montclair district near Piedmont. Originally constructed in 1926, the property historically operated as an upscale banquet facility and has since been thoughtfully converted into a highly profitable preschool. The site features approximately 4,800± square feet of building area situated on a 0.54-acre (24,000± SF) lot, with extensive improvements and a campus-like setting surrounded by mature landscaping. Secure and well-maintained, the property has been tastefully updated to enhance a nurturing learning environment while prioritizing student safety.

Ideally Located in the Affluent Montclair Neighborhood

- Situated in the prestigious Montclair/Piedmont area, a premier suburban enclave known for its strong community and high quality of life.
- The Piedmont/Montclair submarket presents a high barrier to entry for educational uses, supporting consistently strong enrollment levels and premium tuition rates.
- Surrounded by excellent residential demographics, including high household incomes and a well-educated population base.
- Strong accessibility: Direct access to Highway, 13, 24 and I-580

SITE PLAN



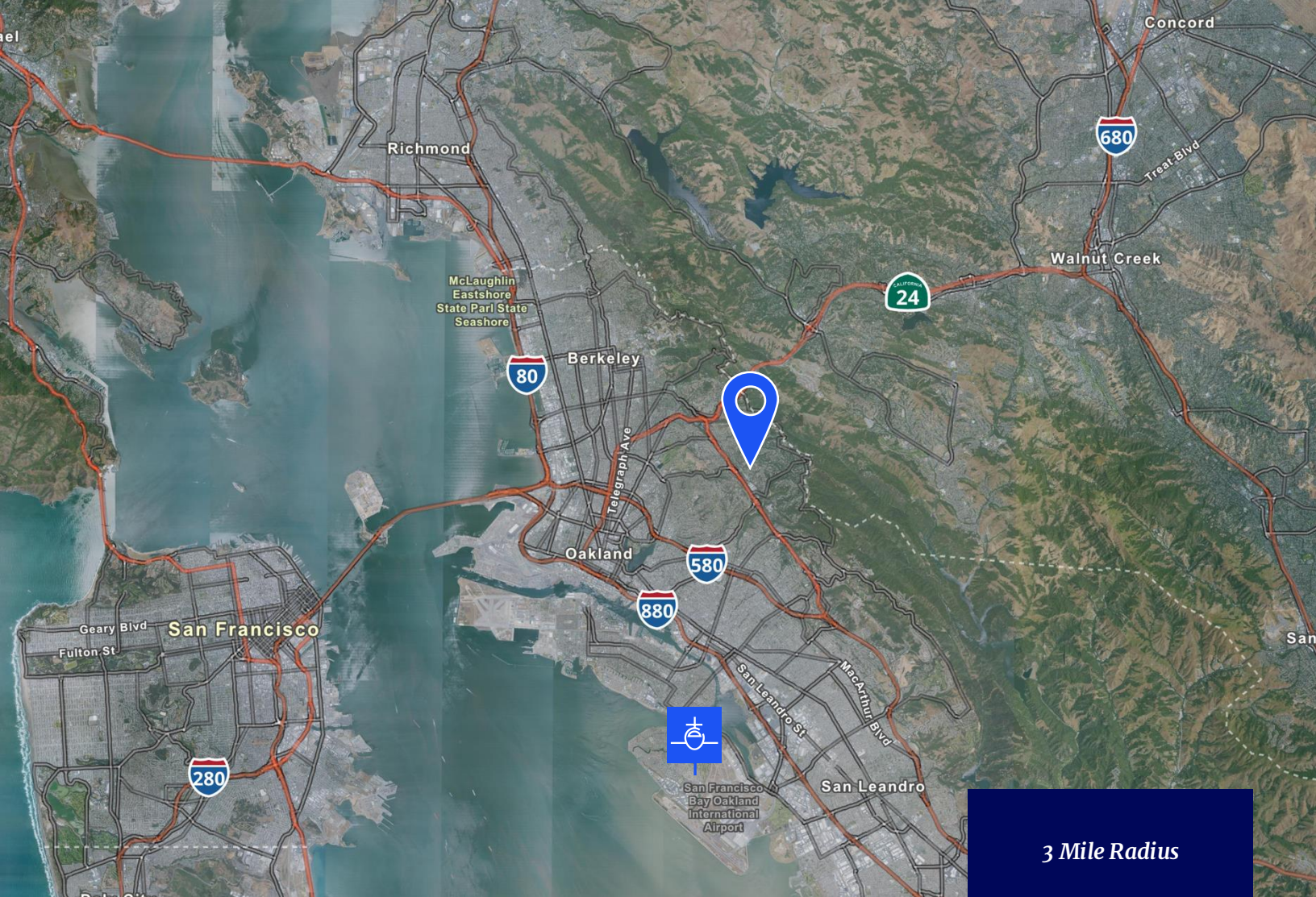
NOTES:
 1) SITE PLAN BASED ON PRIOR PERMITTED PROJECT DRAWINGS AND SITE OBSERVATIONS.
 2) NO PROPOSED SCOPE OF WORK ON THE EXTERIOR OF THE BUILDING.
 3) FACILITY UPGRADED TO FULL ACCESSIBILITY COMPLIANCE IN PRIOR PERMIT B1704848



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Location Overview



LOCATION OVERVIEW

Established, accessible and in-demand

Located along Mountain Blvd, the property benefits from strong visibility and accessibility while maintaining a quiet, wooded hillside atmosphere.

Nearby Highlights

- Minutes to Montclair Village (retail, dining, services)
- Close proximity to Piedmont and Rockridge
- Easy access to Highway 13 and Interstate 580
- Short drive to Downtown Oakland and San Francisco

3 Mile Radius

Population
173,463

Daytime
population
147,706

Average
household income
\$202,743

Total businesses
6,600

Total employees
49,368

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Current
Tenant

Lease abstract



KSS Immersion Schools Inc.

KSS Immersion Schools Inc. provides a bilingual early childhood education program that blends Spanish language immersion with a play-based curriculum, enabling students to develop language fluency, social confidence, and foundational academic skills during critical early developmental years

The schools serve children ages 2–5 and emphasize experiential learning through music, movement, storytelling, and hands-on activities, enabling students to naturally acquire Spanish while developing cognitive, social, and emotional skills in a supportive environment

With campuses located in vibrant urban neighborhoods, KSS Immersion Schools Inc. offers families a culturally rich preschool experience, fostering early global awareness while preparing students for continued success in bilingual and academically rigorous educational pathways

<https://www.ksspreschool.com/>

Rent Schedule		
Year	Monthly	Annual
1	\$16,400.00	\$196,800.00
2	\$16,728.00	\$200,736.00
3	\$17,062.56	\$204,750.72
4	\$17,403.81	\$208,845.73
5	\$17,751.88	\$213,022.63
6	\$18,106.92	\$217,283.00
7	\$18,469.06	\$221,628.70
8	\$18,838.47	\$226,061.66
9	\$19,215.23	\$230,582.87
10	\$19,599.53	\$235,194.40

Longer terms and options to be considered.

Option 1 – 10 Years

Option 2 – 10 years

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Financials & Pricing

1650 Mountain Blvd, Piedmont, CA

Financials and pricing

Price

\$3,936,000

Building Size
4,800 square feet

Lot Size
0.54 acres

Year 1 Scheduled Rents
\$196,800

Less	\$/SF	Current \$
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total operating expenses	NNN	\$0.00
Total Operating income		\$196,800

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	Tenant's responsibility
Structure	Tenant's responsibility

Lease Abstract

Tenant	KSS Immersion Schools Inc.
Lease Guarantor	Corporate
Lease type	AIR NNN
Term	10 years

Growth rate: ~2% annually (compounded)

Total rent over 10 years: \$2,154,905.71

Year 10 monthly rent: \$19,599.53 (~19.5% increase from Year 1)

NOI Valuation (5% Cap Rate)

Year 1 NOI: \$196,800 → Value: \$3,936,000

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About Colliers

ABOUT COLLIERS

Your success is our success; we are dedicated to driving exceptional results with the right property solutions for you, wherever you operate.

At Colliers, we are enterprising. Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value.

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results.

What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we accelerate success.

Learn more about our annual performance at colliers.com/about

OUR MISSION

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

OUR VALUES

Be enterprising to exceed expectations

We act quickly to create and seize opportunities for our clients, embracing change and thinking differently to generate new and better solutions.

Invest in relationships to deliver enduring value

We are a long-term partner, looking beyond immediate needs to build and grow our clients' business.

Be experts to lead the industry into the future

We are at the forefront of the real estate industry, leading the way and backed by an exceptional record of success. We are building for our future- and that of our clients.

Do what's right for our clients, people and communities

Integrity is essential to Colliers and the trust we develop internally sets the tone for the relationships we build externally.



At Colliers, we are enterprising

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value.

What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results.

What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we [accelerate success](#).

Learn more about our annual performance at colliers.com/about

\$5.6B+

ANNUAL REVENUE

70

COUNTRIES WE OPERATE IN

\$108B

ASSETS UNDER MANAGEMENT

44,000

LEASE & SALE TRANSACTIONS

2B

SQUARE FEET MANAGED

24,000

PROFESSIONALS

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