

FOR SALE



## Carlsbad NNN Investment

Aspirations School of Learning  
6286 El Camino Real, Carlsbad, CA 92009



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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 6286 El Camino Real, Carlsbad, CA, 92009. This immaculate property boasts a 9,970 SF building, constructed in 2008, offering a single unit meticulously designed for educational use. Zoned P-C and currently operating at full capacity, this investment assures a seamless transition into the education sector. Nestled in the desirable Carlsbad area, this property presents a compelling prospect for prospective school investors seeking a premier location with 100% occupancy. Great opportunity to invest in a property poised for long-term success (operating since 2008) in the educational sector.

## PROPERTY HIGHLIGHTS

- Long Term Tenant with NNN Lease
- Excellent Real Estate Asset Location
- Built in 2008 / Zoned P - C

## OFFERING SUMMARY

Sale Price:	\$6,146,272
Lot Size: 88,122 SF / 2.02 AC	Building Size: 9,970
NOI: \$338,045	Lease Type: NNN*
CAP Rate:	5.5%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,120	10,286	27,899
Total Population	6,013	27,678	71,517
Average HH Income	\$173,330	\$186,836	\$186,410

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# Property Description

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## LOCATION DESCRIPTION

Location Overview – 6286 El Camino Real, Carlsbad, CA 92009

Strategically located on El Camino Real, one of Carlsbad's primary north-south thoroughfares, providing excellent visibility and connectivity.

Situated in North San Diego County, roughly 35 miles north of downtown San Diego

Positioned in a mixed-use corridor with easy access to surrounding residential, retail, and commercial amenities.

The property neighbors professional office, business park and community services – currently occupied by Aspirations School of Learning.

Close proximity to major retail centers and nodes, including The Shoppes at Carlsbad just a short drive away.

Excellent accessibility to regional roadways and Carlsbad Airport – El Camino Real connects to key arterials and freeways, enabling convenient commutes to employment hubs, shopping, and coastal amenities.

Surrounded by established neighborhoods and master-planned communities in Carlsbad's southeast quadrant – including proximity to La Costa, Bressi Ranch, and related residential zones.

The eco-friendly property powered by hillside solar panels that provide clean, renewable energy year-round.

Aerial Site: [https://bit.ly/bright\\_horizons\\_site](https://bit.ly/bright_horizons_site)

Listing Website: [https://bit.ly/bright\\_horizons\\_carlsbad](https://bit.ly/bright_horizons_carlsbad)

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# Additional Photos

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# Lease Details

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## ASPIRATIONS LEARNING CENTER - CARLSBAD CALIFORNIA

### LEASE SUMMARY

Premises Size (RSF): 9,970 SF  
Lease Commencement Date: December 1st, 2019  
Lease Expiration Date: November 30th, 2029  
Lease Term: 10 Years  
Renewal Options: Additional Ten (10) Yr Ext. @ 2% annual increases  
Termination Rights: None  
First Right of Refusal: Yes - Tenant has already declined to exercise

### FINANCIAL TERMS

Base Rent: \$28,170.43 (Effective 12/1/2025)  
Rent Escalations: 3.5% Annually  
Total Annual Rent: \$338,045 (Effective 12/1/2025)  
Rent Commencement Date: December 1st  
Operating Expenses: NNN \*

### TENANT INFORMATION

Tenant Trade Name / Brand: Aspirations Inc and Bright Horizons Children's Center LLC  
Website: [https://bit.ly/Bright\\_Horizons\\_Carlsbad](https://bit.ly/Bright_Horizons_Carlsbad)  
Credit Rating: S&P "BB" Rating / Moody's Ba3 Rating  
Founded 1986 - Bright Horizons Family Solutions Inc. is the largest provider of employer-sponsored childcare in the United States

\* 50% of the real estate tax increase resulting from the change of ownership shall be included in Tenant's Real Estate Taxes and the new Landlord shall be responsible for payment of the remaining 50% of such increase (noted in Lease Agreement).

\* Landlord shares in some portion of maintenance responsibilities (noted in Lease Agreement).

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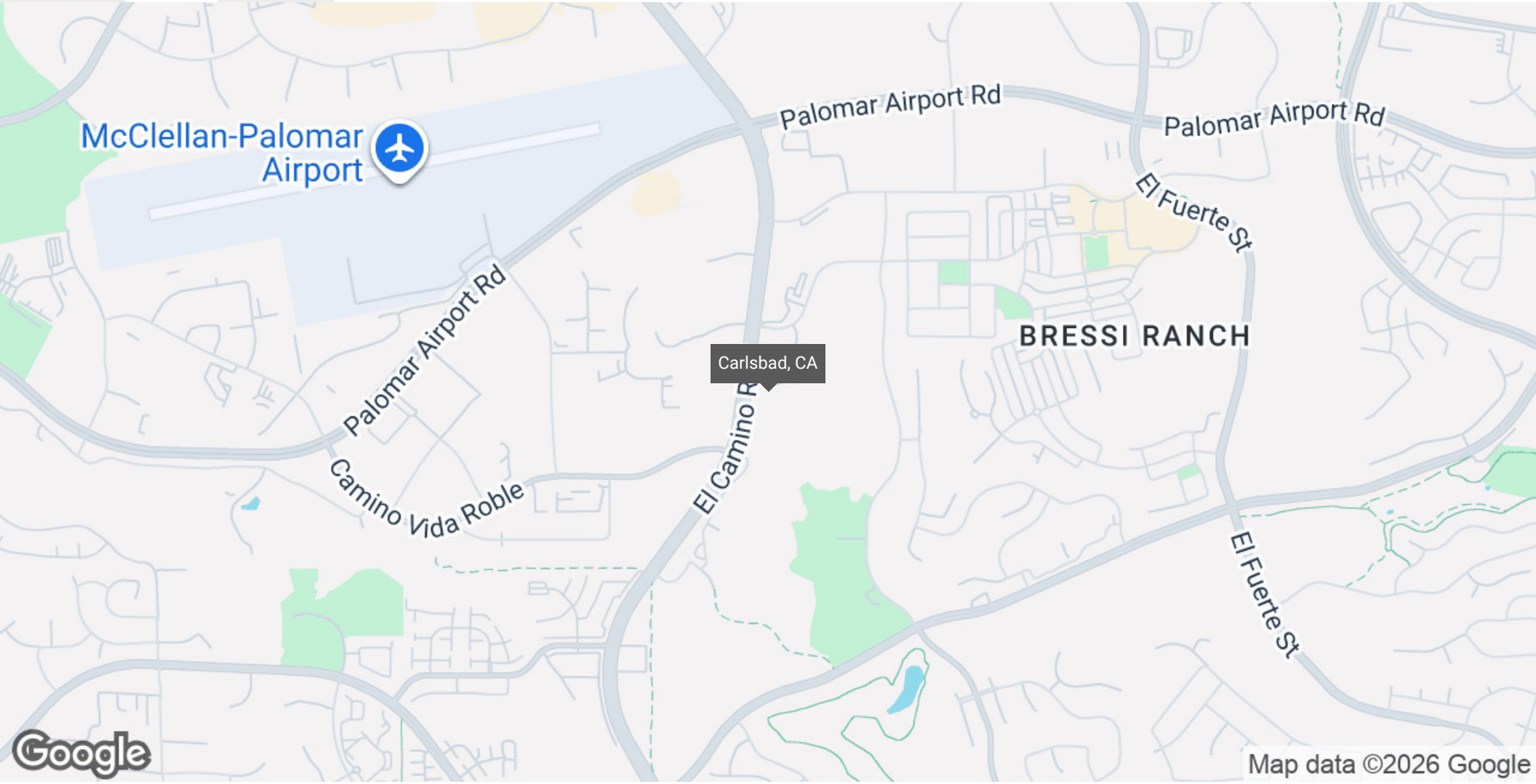
Section 2

# Location Information



# Regional Map

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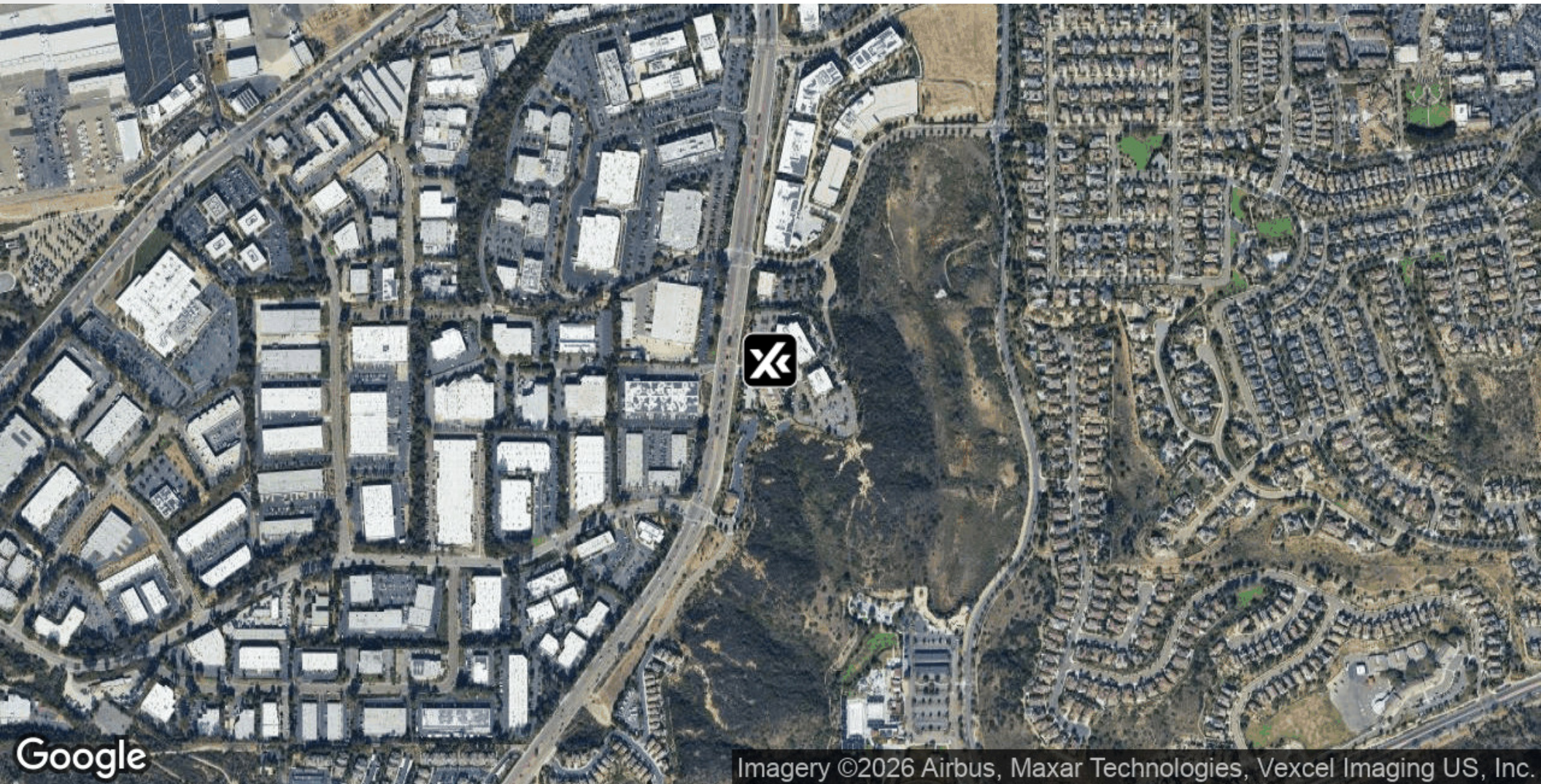
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# Aerial Map

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Section 3

# Demographics



# Demographics Map & Report

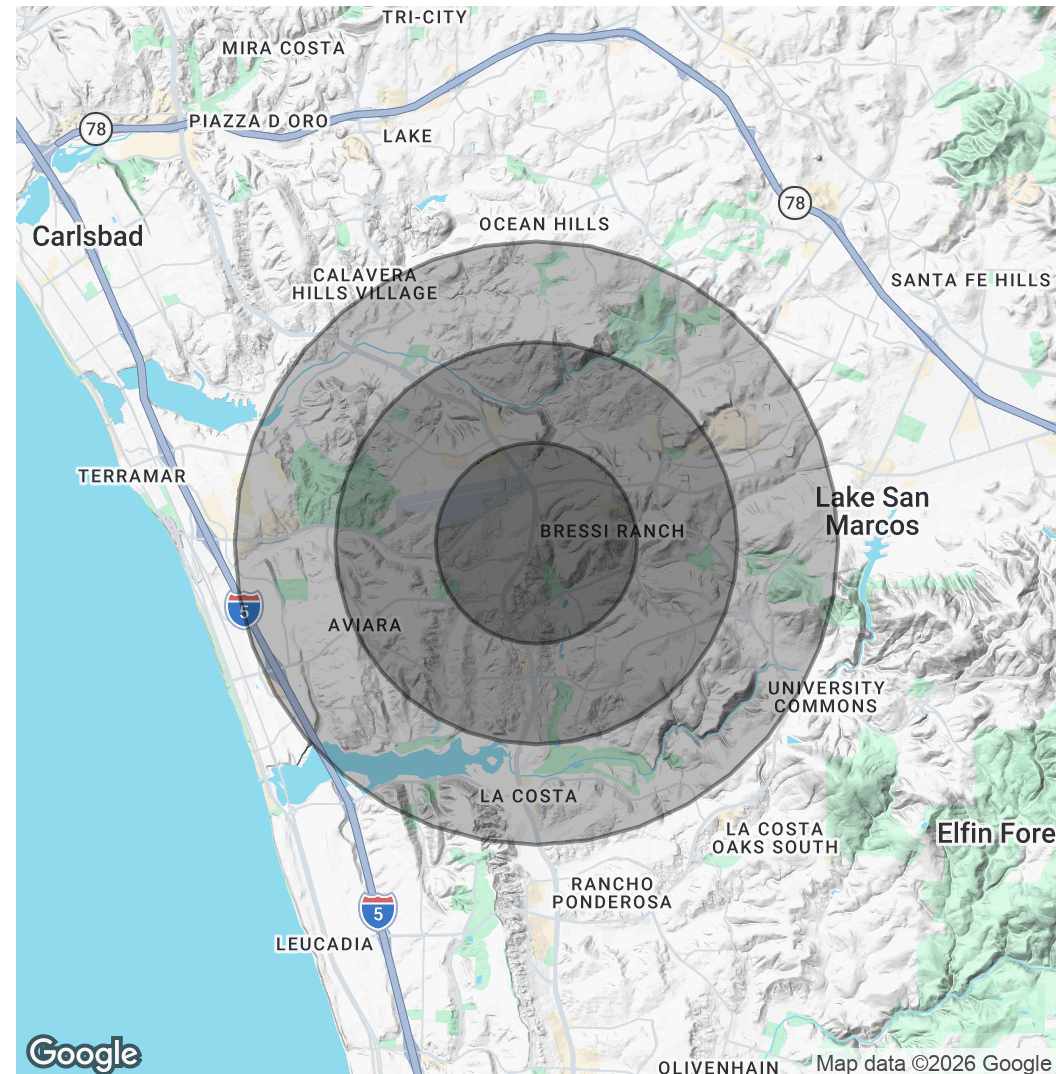
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,013	27,678	71,517
Average Age	39	42	44
Average Age (Male)	37	41	43
Average Age (Female)	40	43	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,120	10,286	27,899
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$173,330	\$186,836	\$186,410
Average House Value	\$1,282,999	\$1,260,242	\$1,225,769

Demographics data derived from AlphaMap



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