



KINDERCARE - SPRING PARK

1900 Remington South - Fort Collins, CO 80525

EXCLUSIVELY MARKETED BY

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer for Sale a 13,360 SF Spring Park KinderCare Located at 1900 Remington South in Fort Collins, CO. This Deal Includes a Brand New 15 Year Lease to KinderCare; With Limited Landlord Responsibility and 2.5% Annual Increases, Providing For a Secured Investment.

Sale Price	\$5,344,000
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OFFERING SUMMARY

Cap Rate:	6.50%
NOI:	\$347,360
Price / SF:	\$400.00
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	1900 Remington S
City, State, Zip:	Fort Collins, CO 80525
County:	Larimer
Building Size:	13,360 SF
Year Built:	1991



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- The Asset is 100% Leased to KinderCare on a Brand New 15 Year, NN+ Lease
- The Lease Features Above Market Rent Increases at 2.50% Annually
- The Subject Property Has Operated as a Childcare Center For Over 30 Years
- Total Consumer Spending on Education and Daycare Exceeds \$166 Million Annually Within a 5-Mile Radius of This Location
- KinderCare is a Leading Provider of Early Childhood Education and Childcare Services in the United States, Operating Over 2,300 Childcare Centers in 40 States and Serving More Than 165,000 Children and Employing Over 38,000 Teachers and Staff
- The Childcare and Early Education Industry is Projected to Grow at an Annual Rate of 5.0% Over the Next Five Years Due to the Rising Population of Young Children as Well as the Societal Shift That Has Sent More Parents Into the Workforce



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

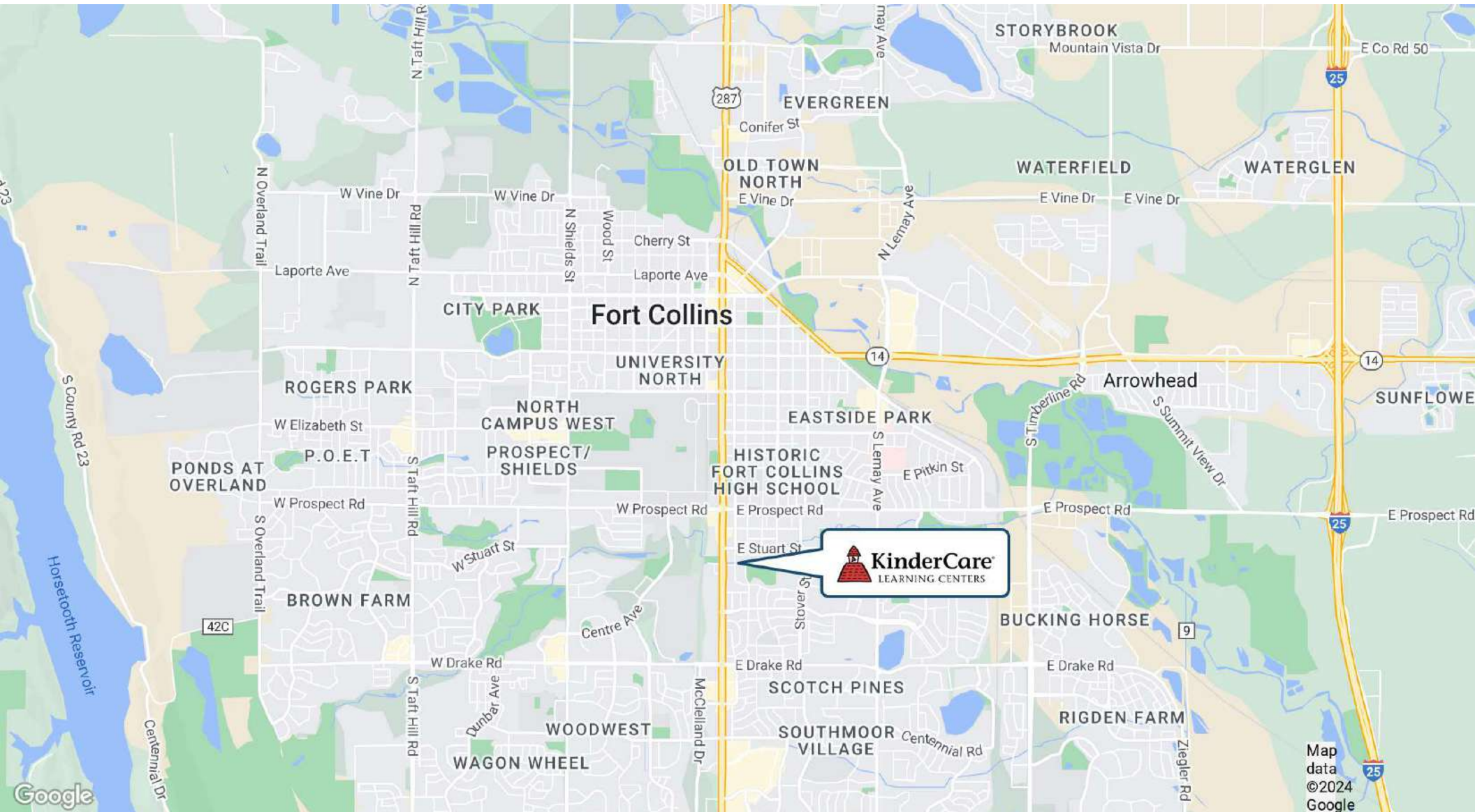
Tenant:	KinderCare Education
Premises:	13,360 SF
Base Rent:	\$347,360
Rent Per SF:	\$26.00
Lease Commencement:	12/15/2023
Rent Commencement:	12/15/2023
Lease Expiration:	12/31/2038
Lease Term:	~15 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2.50% Annually
Lease Type:	NN+
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Structure:	Landlord's Responsibility
Roof:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

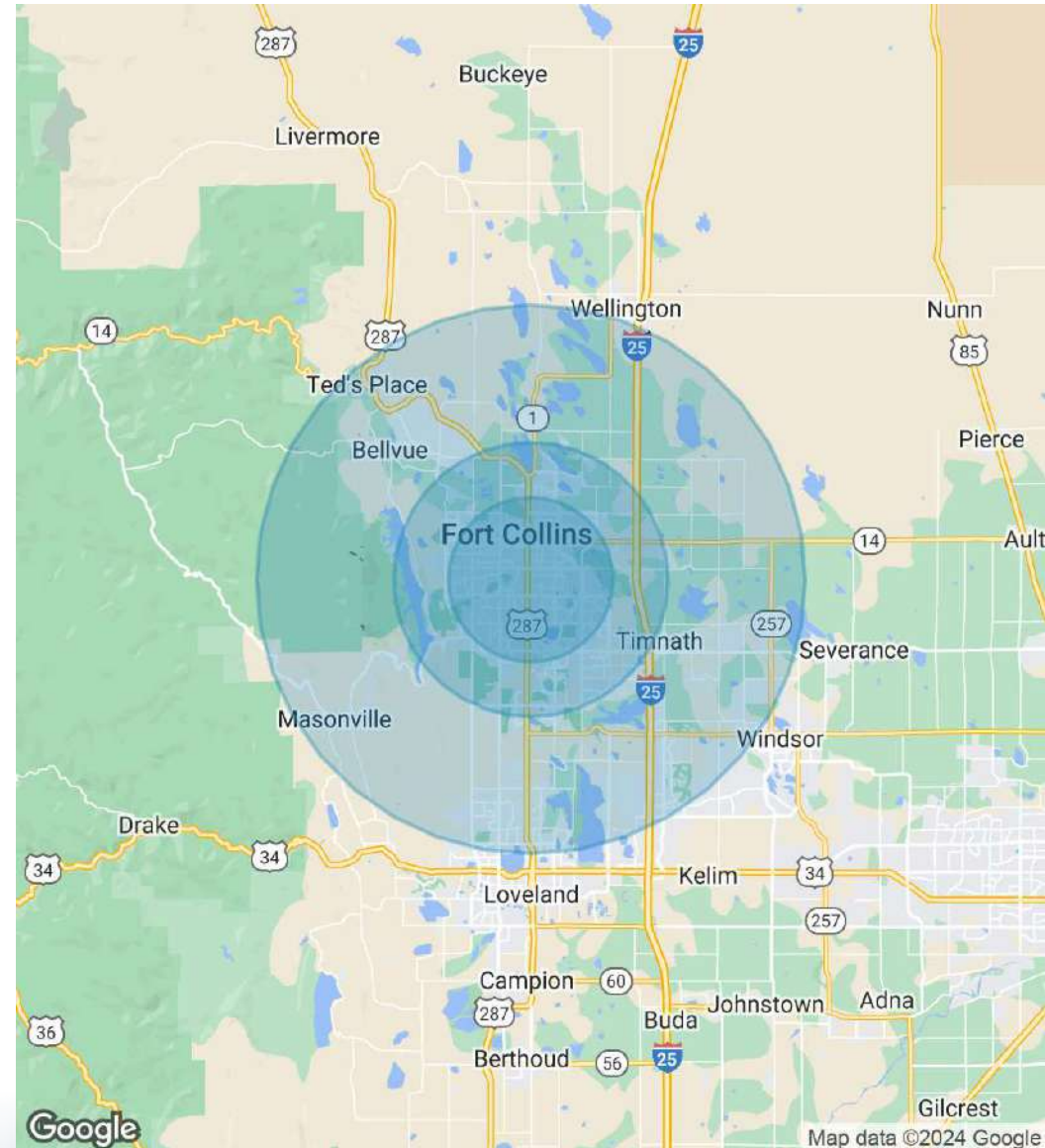


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	117,405	180,600	266,986
Average Age	31.4	33.7	36.0
Average Age (Male)	31.1	33.1	35.4
Average Age (Female)	32.5	35.2	37.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	49,323	73,068	106,597
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,904	\$93,213	\$101,389
Average House Value	\$410,255	\$420,170	\$430,483

TRAFFIC COUNTS	
S College Ave	45,678 VPD
W Drake Rd	31,168 VPD
Prospect Rd	27,000 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Fort Collins, CO



Colorado State University

FORT COLLINS, CO

The City of Fort Collins, incorporated in 1872, is located in north central Colorado, east of the continental divide, and is approximately sixty miles north of Denver. The city is the county seat of Larimer County. Located at the junction of Colorado State Highway 14 and U.S. Route 287, Fort Collins affords easy access to Interstate I-25 and is also close to U.S. Route 34. One of Colorado's most populous cities, Fort Collins is also a large college town and home to Colorado State University (CSU). Fort Collins is nestled against the foothills of the Rocky Mountains and alongside the banks of the Cache la Poudre River. The City of Fort Collins is the 4th largest city in Colorado with a population of 172,250 as of July 1, 2023.

Fort Collins began as a hub for agricultural production, namely sugar beet manufacturing. As its population has grown, especially into the latter half of the 20th century, the city has shifted its focus from an agriculture-based economy to a high-tech economy. Fort Collins is the business center of Northern Colorado. It is the area's center for government, retail trade, the arts, health care, education, and employment with the region's largest and best educated workforce. Fort Collins' economy is diverse and resilient. The key sectors that inject disposable income into the economy are manufacturing, high tech, higher education, and the state and federal government. Colorado State University is the city's largest employer and is Colorado's second largest public university, enrolling 25,000 students each academic year. Among high tech firms, Fort Collins has a major presence of semiconductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, HP-E, and Intel. Other major employers include: UC Health: Poudre Valley Hospital, Poudre R-1 School District, City of Fort Collins and Larimer County.

Fort Collins is home to fabulous recreational opportunities, diverse cultural attractions, a vibrant nightlife scene and family fun. Experience world-class whitewater rafting on the nationally designated "Wild and Scenic" Cache La Poudre River (the best whitewater rafting near Rocky Mountain National Park). Taste award-winning beers at one of 20 (and counting) local breweries. Or, explore the fanciful creatures at the Swetsville Zoo with family. Events and festivals are abundant in Fort Collins. The Historic Old Town District is the host site of the annual New West Fest, held every August, and also June's Colorado Brewer's Festival which draws tens of thousands annually and features beers from dozens of Colorado brewers. The city has a vibrant performing arts scene, with local groups including the Canyon Concert Ballet, the OpenStage Theatre Company, and the Fort Collins Symphony Orchestra. A prominent cultural arts site is the Lincoln Center, one of the state's largest venues for professional theatre, music, dance, and visual arts.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1969
Locations:	2,300+
Headquarters:	Portland, OR
Websites:	kindercare.com

KINDERCARE

KinderCare Learning Companies is one of America's largest providers of early childhood and school-age education and childcare. KinderCare supports hardworking families with differentiated flexible childcare solutions to meet today's dynamic work environment in 40 states and the District of Columbia: In neighborhoods, with KinderCare Learning Centers that offer early childhood education and childcare for children six weeks to 12 years old; At work, through KinderCare Education at Work, providing customized family benefits for employers across the country, including on-site and near-site early learning centers and back-up care for last-minute childcare, and In local schools, with Champions® before and after-school programs. Headquartered in Portland, Oregon, KinderCare operates more than 2,300 early learning centers and sites. In 2022, KinderCare earned its sixth Gallup Exceptional Workplace Award – one of only four companies worldwide to win this award for six consecutive years. They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.

CONFIDENTIALITY AGREEMENT

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