LOCATED IN ATTRACTIVE HIGH GROWTH DENVER SUBURB

10015 Twenty Mile Road, Parker, CO 80134

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Click here to meet the rest of our San Francisco team.
CORPORATE OPERATED STORE, 12.5 YEARS LEFT ON PRIMARY TERM. PREMIERE CHILDCARE PROVIDER AND ATTRACTIVE, HIGH-GROWTH DENVER SUBURB.

Parker is a city of more than 46,000, located just 20 miles southeast of Denver. There are over 100,000 people within a 5-mile radius with average household incomes exceeding $110,000. Population growth of more than 141% since 2000 in Parker.

PRICE: $3,319,412
CAP: 8.50%

RENTABLE SF . . . . 11,000 SF
PRICE PER SF . . . . $301.76
LAND AREA . . . . 1.24 Acres
YEAR BUILT . . . . 2012

LOCATION, LOCATION, LOCATION

Adjacent to Lowe’s Home Improvement and immediate proximity to Sprouts Farmers Market, Murdoch’s Home and Ranch Supply, Walgreens

Close to regional power center featuring Walmart Supercenter, Home Depot, Kohl’s, Sports Authority, Bed Bath & Beyond, Michael’s, Office Depot, PetSmart, Chili’s and Famous Footwear

Intersection of South Parker Road and Twenty Mile Road has highest daily traffic count in Northeast Douglas County

Intersection of Lincoln Avenue and Twenty Mile Road has traffic counts exceeding 40,000 cars per day

Douglas County School District ranked #1 School District in Denver MSA (based on 2009 test results)

Douglas County ranked 5th in the United States for “Job Growth over the last 8 years“ (2009 – Money Magazine)
PREMIERE TENANT

National chain founded in 2001 with more than 200 locations in the United States operating and in development; this is the 3rd location in Colorado with two more opening soon

Founded in 2001

Founders of The Learning Experience previously founded Tutor Time which operated nearly 200 locations in 28 states and several countries

Proprietary curriculum called L.E.A.P. (The Learning Experience Academic Program) encourages each child to achieve success independently while developing intellectually, socially and physically

STRONG, LONG-TERM LEASE

15-year primary term commenced June 2012 … approximately 12.5 years left

10% rental escalations every 5 years through primary term and two (2) five-year option periods, if exercised

NN lease: landlord responsible for roof, slab structure and underground utilities
**Income & Expense**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>PRICE</strong></td>
<td></td>
<td>$3,319,412</td>
</tr>
<tr>
<td>Price Per Square Foot:</td>
<td></td>
<td>$301.76</td>
</tr>
<tr>
<td>Capitalization Rate:</td>
<td></td>
<td>8.50%</td>
</tr>
<tr>
<td>Total Rentable Area (SF):</td>
<td></td>
<td>11,000</td>
</tr>
<tr>
<td>Lot Size (Acres):</td>
<td></td>
<td>1.24</td>
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<tr>
<td><strong>STABILIZED INCOME</strong></td>
<td>Per Square Foot</td>
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<tr>
<td>Scheduled Rent</td>
<td>$25.75</td>
<td>$283,250</td>
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<tr>
<td><strong>LESS</strong></td>
<td>Per Square Foot</td>
<td></td>
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<tr>
<td>Taxes</td>
<td>NN</td>
<td>$0.00</td>
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<tr>
<td>Insurance</td>
<td>NN</td>
<td>$0.00</td>
</tr>
<tr>
<td>Structural Reserve</td>
<td>$0.10</td>
<td>$1,100.00</td>
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<tr>
<td><strong>EQUALS NET OPERATING INCOME</strong></td>
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<td>$282,150</td>
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</tbody>
</table>

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.
### Rent Roll

<table>
<thead>
<tr>
<th>TENANT</th>
<th>SQ. FT.</th>
<th>TERM</th>
<th>CURRENT RENT</th>
<th>MONTHLY RENT</th>
<th>YEARLY RENT</th>
<th>MONTHLY RENT/FT</th>
<th>YEARLY RENT/FT</th>
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<tbody>
<tr>
<td>The Learning Experience</td>
<td>11,000</td>
<td>June 2012</td>
<td>$283,250</td>
<td>$23,604</td>
<td>$283,250</td>
<td>$2.15</td>
<td>$25.75</td>
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<tr>
<td></td>
<td></td>
<td>June 2017</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>July 2017</td>
<td>$25,964.58</td>
<td>$311,575</td>
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<td>$2.36</td>
<td>$28.33</td>
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<td>August 2022</td>
<td>$28,561.04</td>
<td>$342,733</td>
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<td>$2.60</td>
<td>$31.16</td>
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<td></td>
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<td>August 2027</td>
<td></td>
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<tr>
<td>Option 1</td>
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<td>September 2027</td>
<td>$31,417.17</td>
<td>$377,006</td>
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<td>$2.86</td>
<td>$34.27</td>
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<td>September 2032</td>
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<td>Option 2</td>
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<td>October 2032</td>
<td>$34,558.83</td>
<td>$414,706</td>
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<td>$3.14</td>
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<td>October 2037</td>
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<tr>
<td><strong>CURRENT TOTALS</strong></td>
<td>11,000</td>
<td></td>
<td>$283,250</td>
<td>$23,604</td>
<td>$283,250</td>
<td>$2.15</td>
<td>$25.75</td>
</tr>
</tbody>
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There are 10% rental escalations throughout the 15-year primary term and each of two (2) five-year options, if exercised.

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ABOUT THE LEARNING EXPERIENCE

The Learning Experience is a childcare center founded by Michael, Linda and Richard Weissman in 2001. Their first venture Tutor Time had nearly 200 operating locations in 28 states and several countries and became the fourth largest childcare operation in the US and the largest franchisor of childcare centers in the world. The Learning Experience® is the nation’s fastest growing child care and early education franchise with more than 200 locations operating and in development.

The Learning Experience offers a special program called L.E.A.P.® (The Learning Experience Academic Program) that encourages each child to achieve success independently while developing intellectually, socially, and physically. It is a cutting edge curriculum for preschoolers and continuing education is offered for all the teachers. The visionary model of TLE® is to develop academies of early education under a constant and protected brand. All franchised centers are contractually required to use the same format, marks, procedures, plans, specifications, TLE®s six stages of early development, and the curriculum programs that have been developed by and for The Learning Experience® centers.

Revenue generated by the child care industry alone is expected to grow at an average annual rate of 3.1% over the next five years, topping out at $1.8 billion.
Regional Map

Denver MSA Location

THE LEARNING EXPERIENCE

TRAFFIC COUNTS ON MAIN INTERSECTION RD EXCEED 40,000 VPD

BOULDER

DENVER

PARKER

33 Minutes
23.5 Miles

THE LEARNING EXPERIENCE
The city of Parker is located within Douglas County and is 24 miles southwest of downtown Denver. Parker is a city of over 46,000 people with an average household value of $299,047 within a 3-mile radius of the subject property. Parker is known for its unique Western-Victorian downtown area.

With a population of over 600,000, Denver is a consolidated city-county and capital of the state of Colorado. Denver is the most populous city in the Front Range Urban Corridor, an urban region stretching across 18 counties in two states.

The Denver-Aurora-Broomfield MSA includes the city of Denver and nine suburban counties; it has a population of over 2.3 million. The central part of the MSA includes the city and county of Denver and its three adjoining counties: Jefferson County to the west, Adams County to the north and east and Arapahoe County to the south and east.

The Denver MSA has a gross metropolitan product of $157.6 billion in 2010, making it the 18th largest metro economy in the United States. Denver’s economy is based partially on its geographic position and its connection to some of the major transportation systems of the country.
A unique HUMAN RESULTS-DRIVEN client experience

THE CAPITAL PACIFIC EXPERIENCE - OUR DAILY COMMITMENT TO OUR CLIENTS

[ www.CapitalPacific.com ]

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