

DEVELOPED BY



**Single-Tenant Absolute NNN Investment**  
N/NWC 91<sup>st</sup> Ave & Camelback Road | Glendale, AZ

**\$5,831,600**

*Representative Photo*



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# DEAL SUMMARY



## Address

N/NWC 91<sup>st</sup> Ave & Camelback Road  
Glendale, AZ 85305

## Asking Price

\$5,831,600

## Cap Rate

6.50%

## Annual Rent

\$379,054

## Lease Term

15 Years

## Lease Type

Absolute NNN

## Year Built

2024

## Lease Guarantor

Child Development Schools, Inc.  
(Corporate)



# LEASE SUMMARY



<b>Tenant Name</b>	Child Development Schools, Inc. dba Sunrise Preschools
<b>Address</b>	N/NWC 91 <sup>st</sup> Ave & Camelback Road Glendale, AZ 85305
<b>Lease Type</b>	Absolute NNN
<b>Lease Guarantor</b>	Child Development Schools, Inc. (263 Units)
<b>Rent Commencement</b>	Est. Q4 2024
<b>Lease Expiration</b>	Est. Q4 2039
<b>Lease Term</b>	15 Years
<b>Building Size</b>	9,029 SF
<b>Lot Size</b>	1.56 AC
<b>Renewal Options</b>	4, 5-Year Options
<b>Rent Increases</b>	10% Every 5 Years
<b>ROFR</b>	None
<b>Year Built</b>	2024





# INVESTMENT HIGHLIGHTS

- ▶ **Truly Passive Lease Structure | Hands-Off Investment**  
*Absolute NNN lease opportunity with zero management responsibilities making this an ideal offering for any passive investor.*
- ▶ **Brand New 2024 Construction | Rare Phoenix MSA BTS Daycare Opportunity**  
*The 9,029 square-foot school was constructed in 2024 to accommodate Sunrise's growing footprint within the West Valley of Phoenix.*
- ▶ **Long-Term Lease | Contractual Rental Increases**  
*Property features a brand new 15-year lease with attractive 10% increases every 5 years and multiple lease extensions.*
- ▶ **Significant Market Share | Corporate Lease**  
*The lease is backed by Child Development Schools – an established daycare provider with 260+ locations in 11 states including Sunrise Preschools. Childcare Network is the 8th largest daycare operator in the United States. Sunrise is a market leader within the Phoenix MSA, with 30 locations strategically spread out across Maricopa County, making it one of the most recognizable daycare brands in the entire State of Arizona.*
- ▶ **Tremendous Real Estate Fundamentals | Heavily Trafficked Submarket**  
*Sitting comfortably on a 1.56 AC parcel, Sunrise has direct street frontage on 91st Avenue with visibility to over 48,488 vehicles per day at the intersection and with immediate proximity to the Loop 101 Freeway (±170,961 VPD). Within a 5-mile radius, the density numbers are staggering, with over 355,461 residents.*
- ▶ **High Demand for Quality Early Education | Rising Number of Working Parents**  
*The U.S. childcare market is a nearly \$80B-per-year industry, with over 18M children in daycare every week, and is increasing year over year. Maricopa County has consistently ranked as the fastest-growing county for the past 5 years, and Sunrise will take advantage of the increasing demand.*
- ▶ **Dynamic Trade Area | New Construction Activity**  
*The subject property is located approximately 1-mile from a long list of dynamic retail traffic drivers, including State Farm Stadium (72,000 seats and home to NFL's Arizona Cardinals), Tanger Outlets (328,000 SF outlet mall), and Westgate Entertainment District (624,000 SF outdoor lifestyle center). Others include TopGolf, PopStroke, Crystal Lagoons, Mattel Adventure Park, and the brand-new VAI Resort, which all have opened their doors within the past few years.*
- ▶ **Built-In Customer Base | Rooftop Growth**  
*Tremendous residential growth in the immediate trade area – Taylor Morrison is under construction on a 395-acre master-planned community (Stonehaven) caddy corner to this site. At full completion, Stonehaven will consist of 1,200 brand new single-family homes.*



# TENANT PROFILE



***Sunrise Preschools has been raising Arizona kids in accordance with Arizona State Standards since 1982!***

Since 1982, Sunrise Preschools has set the standard of excellence for care and education for Arizona’s children. With 30 schools in the Phoenix-Mesa-Scottsdale Metro communities, we are ready to support your young learner with a high-quality early education in a nurturing environment where they are encouraged and guided in order to thrive. We offer year-round care and early education for children from infancy through elementary school. Our schools provide early education programs that prepare your child mentally, emotionally, physically and socially for life. Through a variety of well-balanced activities, and the use of age-appropriate learning materials, our classrooms have been specially tailored to create meaningful learning experiences and encourage curiosity and exploration. Our dedicated staff, engaging curriculum, and safe learning spaces make our schools one of the best places to learn and grow. We are committed to fostering your child’s development alongside your family.

## **Sunrise Preschools are Committed to:**

- *Child’s Safety and Security*
- *Delivering a High-Quality Educational Experience*
- *Offering Affordable Child Care Without Compromising on Quality*
- *Employing Kind, Loving, Professional Staff*
- *Keeping Parents Informed About Their Child’s Unique Personal Growth*
- *Making Learning Fun!*



*Representative Photo*

<b>WEBSITE</b>	www.sunrisepreschools.com
<b>HEADQUARTERS</b>	Phoenix, AZ
<b>FOUNDED IN</b>	1982



**LOCATED IN**  
***Phoenix-Mesa-Scottsdale***  
***Metro Communities***



**NO. OF LOCATIONS**  
***30 Preschool &***  
***Childcare Facilities***

# TENANT PROFILE CONT.



## CHILD DEVELOPMENT SCHOOLS



Established in 1988, Child Development Schools operates as three early childhood education brands - Childcare Network, Sunrise Preschools, and My Small Wonders. They proudly provide child care and early education to over 30,000 children aged six weeks to 12 years in more than 260 child care centers across 11 states, with headquarters in Austin, Texas. Their schools offer full-time weekday schedules as well as before and after-school programs. Children receive a high-quality education, as well as participation in activities and exercises geared towards their specific age and developmental stage.

Their programs include adaptive digital learning platforms, which promote math and computer literacy skills, field trips, and activities that allow parents to take an active role in the growth and development of their children.

WEBSITE	<a href="http://www.childdevelopmentschools.com">www.childdevelopmentschools.com</a>
HEADQUARTERS	Austin, TX
FOUNDED IN	1988



LOCATED IN  
**11 States**



NO. OF LOCATIONS  
**260+ Child Care Centers**



NO. OF EMPLOYEES  
**2,500 Employees**



# PROPERTY AERIAL



Walmart

**COPPER FALLS**  
240 Apartment Units

**CARDINAL 95**  
198 Multifamily Units

**ACERO**  
AT THE STADIUM  
344 Apartment Units

Urban 95  
45-Acre Multi-Family Retail Development

**Copper Canyon High School**  
2,379 Students

**Sunrise Preschools**

3 RETAIL PADS  
(IN DEVELOPMENT)

West Camelback Road - 30,566 VPD

North 91st Avenue - 17,822 VPD



1,200 Hotel Rooms  
360-Degree Concert Stage  
13 Restaurants  
52,000 SF Blue Lagoon



# PROPERTY AERIAL



**the BUNGALOWS™ ON CAMELBACK**  
334 Multi-Family Units

**LEGACY TRADITIONAL SCHOOL**  
1,187 Students

**Loop 101 170,961+ VPD**

**Walmart**

**IN-N-OUT BURGER**

**COPPER FALLS**  
240 Apartment Units

**CARDINAL 95**  
198 Multifamily Units

**ACERO AT THE STADIUM**  
344 Apartment Units

**Urban 95**  
45-Acre Multi-Family Retail Development

**Copper Canyon High School**  
2,379 Students

**Sunrise Preschools**

**West Camelback Road - 30,566 VPD**

**CIRCLE K**

**3 RETAIL PADS (IN DEVELOPMENT)**

**North 91st Avenue - 17,822 VPD**





# PROPERTY AERIAL



Tanger Outlets Crystal Lagoons  
AMC THEATRES WESTGATE ENTERTAINMENT DISTRICT POPSTROKE EAT. PUTT. DRINK.  
CHICKEN N PICKLE GLENDALE MATE! ADVENTURE PARK Bass Pro Shops DAVE & BUSTER'S



Copper Canyon High School  
2,379 Students



North 91st Avenue - 17,822 VPD

West Camelback Road - 30,566 VPD



# PROPERTY AERIAL



**DOWNTOWN PHOENIX**  
14 Miles Away

**SAFeway** **SUBWAY**  
**ACE Hardware** **CIRCLE K** **Walgreens** **Jack in the box**

**E5 FITNESS** **DUNKIN' DONUTS**  
**Freddy's STEAKBURGERS** **Dignity Health** **Arbys**

**STONEHAVEN**  
395-ACRE MASTER PLANNED COMMUNITY  
1,392 Single-Family Homes

**Meritage Homes** **LENNAR** **PulteGroup**  
**taylor morrison**

  
**Sunrise Preschools**

**Taco Boy's**  
Tacos al Carbon

**North 91st Avenue - 17,822 VPD**

**West Camelback Road - 30,566 VPD**

**CIRCLE K**

**3 RETAIL PADS (IN DEVELOPMENT)**

  
**Copper Canyon High School**  
2,379 Students



# LOCATION OVERVIEW - Glendale, AZ

The city of Glendale is a vibrant and welcoming metropolitan area with extraordinary opportunities for everyone to prosper, connect, and experience all that is remarkable about the community. As the 6th largest city in Arizona, with a population over 258,000, Glendale is a premiere destination to live, work, and play. With neighborhoods and housing options that are as diverse as the proud residents who call Glendale home, the community offers an expanding list of residential opportunities from historic districts to master planned modern developments. Glendale is home to historic attractions like Sahuaro Ranch Park and state-of-the-art entertainment facilities like State Farm Stadium. The Westgate Entertainment District is Arizona's premier entertainment destination, offering a vibrant outdoor setting with unique water features and an interactive shopping, dining, and entertainment experience. Nearby, the city's Desert Diamond Arena hosts numerous concerts and other events throughout the year.

- *Glendale positions itself as a growth leader in Arizona. Its **unprecedented growth** in both commercial development and job creation more than **doubled the City's general fund balance in five years**.*
- *Due to development activity, Glendale's increase in labor force will be significant through 2050. At a current ratio of **0.40 jobs per resident**, **Glendale leads all West Valley cities** and is ranked **5th in the Country**, with more jobs than either Mesa or Gilbert. Learn more [here](#).*
- *There is over a **billion dollars worth of world-class experiential retail under construction** in Glendale presently, with **over a half-billion dollars of additional investment** anticipated in the coming year. Learn more [here](#).*
- *Over 3 years, the Loop 101 and 303 areas of Glendale have welcomed new high-density luxury residential, commercial, hospitality, experiential retail, entertainment venues and industrial developments that in some cases **eclipse the total square footage constructed citywide** since the city's founding in 1910.*

 **5<sup>th</sup> FASTEST**  
Growing City in America  
[\(Finance Buzz\)](#)

 **258,000**  
Population



# LOCATION OVERVIEW - Phoenix, AZ



Phoenix, the seat of Maricopa County, is the largest and most populous city in the state of Arizona and the only state capital with a population of more than a million people. Phoenix is the second largest city in the Western United States after Los Angeles, California. It is the region's primary cultural, economic, and financial center and a major transportation hub. Combining a well-trained and educated workforce with Arizona's stable business environment and the Phoenix signature quality of life, all the ingredients are in place for business success. A new business is not on its own arriving in Phoenix. A burgeoning ecosystem of businesses and continuing services from the City make Phoenix a dynamic place for planting a company's flag. Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs. Over the last decade, Phoenix has exploded to take the spot as the 5th largest city and fastest-growing city of the last decade according to the U.S. Census Bureau.

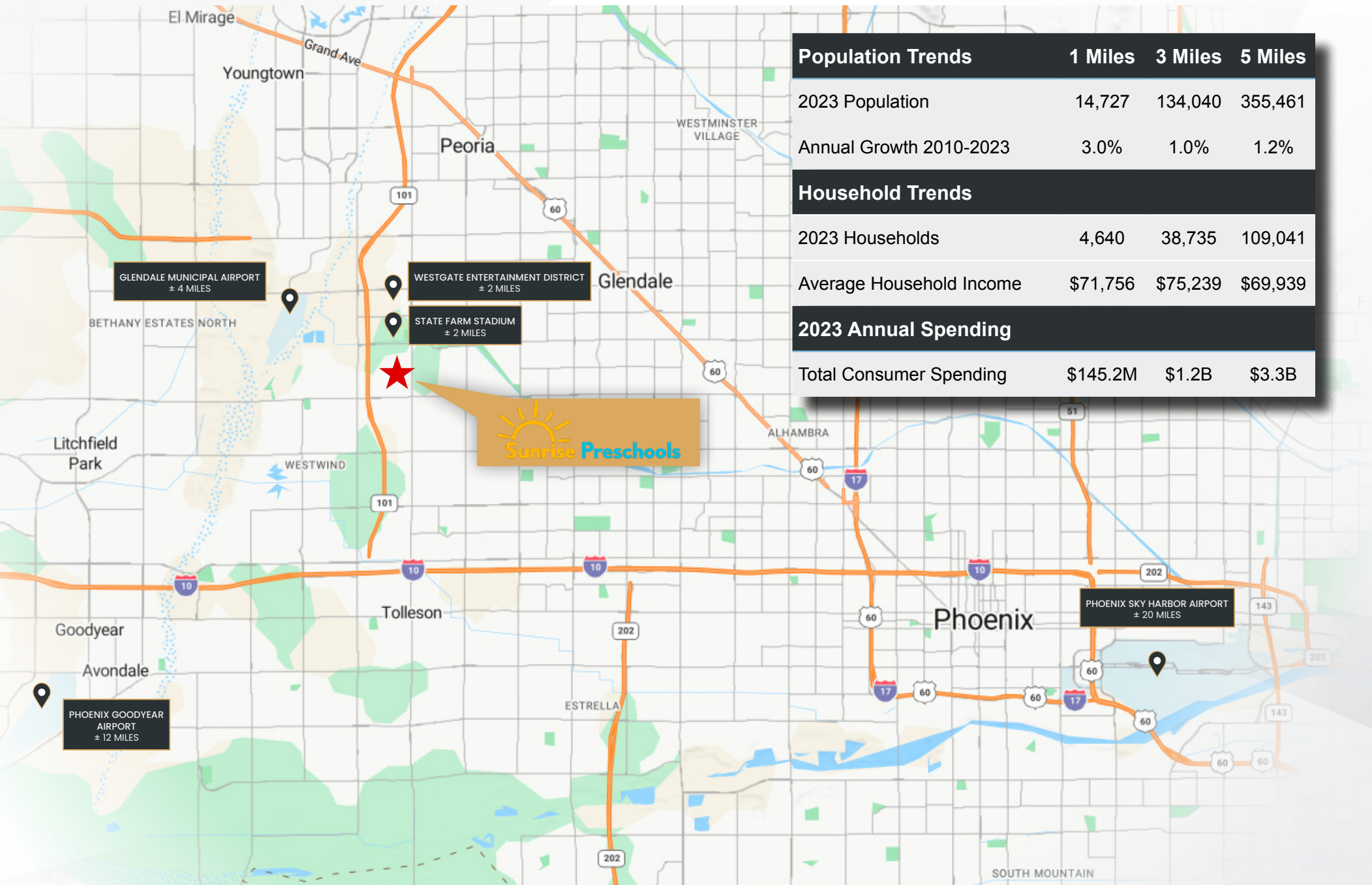
- *Phoenix boasts a modern infrastructure, with access to major markets nationally and internationally through **7 major freeways, 22 miles of resident rail, and 3 airports** strategically located throughout the valley. Read how Phoenix was built for the future [here](#).*
- *The Phoenix Metro is home to over **3,700 internationally-owned businesses** and continues to grow. Companies take advantage of a domestic location and the low-cost of operating in Phoenix. Read more about how Phoenix can help your business thrive [here](#).*
- *A diversity of industries and talents has attracted companies from all over the world. **Banner Health, American Express, TSMC, Sumco, Charles Schwab, Mayo Clinic, and Blue Optima** are a few of the numerous growing companies in Phoenix. See why Phoenix continues attracting global business [here](#).*
- *Phoenix has grown over **30% since 2010** and is home to **500+ employers**, including big names like **Quicken Loans** and **Uber**. **ASU's Downtown Campus** attracts over **10,000 students yearly**. Discover why Downtown Phoenix is a top spot for business and innovation [here](#).*

**5<sup>th</sup> LARGEST**  
City in the U.S.

**FASTEST**  
Growing City in the U.S.  
for the last decade



# DEMOGRAPHICS - Glendale, AZ



Population Trends	1 Miles	3 Miles	5 Miles
2023 Population	14,727	134,040	355,461
Annual Growth 2010-2023	3.0%	1.0%	1.2%
Household Trends			
2023 Households	4,640	38,735	109,041
Average Household Income	\$71,756	\$75,239	\$69,939
2023 Annual Spending			
Total Consumer Spending	\$145.2M	\$1.2B	\$3.3B



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