



KIDDIE ACADEMY EDUCATIONAL CHILD CARE

4701 Oakmont St. Windsor, CO 80528

6.50% Cap Rate | Prime Location | 20-Year Modified NNN Lease



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EXCLUSIVELY OFFERED BY:



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JOSIAH BYRNES
 PRESIDENT

PROPERTY & LEASE DETAILS

THE OFFERING

Address	4701 Oakmont St. Windsor, CO 80528
Tenant	Todays Life LLC
Guarantor	12-Year Personal

SITE DESCRIPTION

Year Built	2024
Building SF	Approx. 11,000 Sq. Ft.
Playground SF	Approx. 5,000 Sq. Ft.
Lot Size	Approx. 1.06 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net Lease Early Education Child Care
Ownership Interest	Fee Simple
Monthly Rent	\$36,270.83
Rent Commencement	05.09.2024
Lease Expiration	05.31.2044
Lease Term	20-Years
Renewal Options	Three, 5-Year
Lease Escalations	2.00% Annually (Year 3+)
ESTOPPEL	15-Days
SNDA	20-Days



PURCHASE PRICE

\$6,308,000



ANNUAL RENT*

\$435,250



CAP RATE

6.90%



LEASE TYPE**

MODIFIED NNN

* Base Rent for the first three (3) months shall be \$6,260.00. Base Rent for months 4, 5, and 6 shall be \$13,755.21. Base Rent for months 7 through 12 shall be \$21,260.42.

** Landlord shall be responsible for the repair and/or replacement of the foundation, structure, and roof.

AREA OVERVIEW

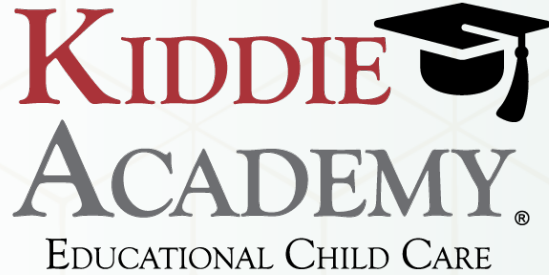
WINDSOR, CO

Windsor Colorado is a growing city located in Northern Colorado, situated just 15 miles Northwest of Greeley, CO, 17 miles Southeast of Fort Collins, CO, and less than 60 miles North of Denver, CO. The city is nestled in Weld County, one of Colorado's largest and fastest growing counties with a population of over 370,000 residents in 2024, a 45.9% growth from the 2010 population of 254,000 residents. The county's strategic location and economic vitality make it an attractive destination for both residents and businesses seeking growth and prosperity.

The subject property boasts a diverse population of over 358,000 people within a 10 mile radius and an extraordinary average household income of over \$160,000 within a three mile radius. Additionally, the median household income in Windsor exceeds the state average, reflecting the town's economic prosperity and stability. This favorable income profile contributes to a robust local economy and presents opportunities for commercial ventures to thrive.

Windsor's advantageous location places it within close proximity to major metropolitan cities, including Fort Collins and Greeley. Fort Collins, known for its vibrant cultural scene and thriving economy, is a short drive from Windsor. Greeley, a hub for agriculture and industry, is also easily accessible, providing additional opportunities for commerce and collaboration. Furthermore, Windsor's proximity to Denver, Colorado's capital city, offers access to a broader consumer base and business networks, making it an ideal location for commercial endeavors seeking regional prominence.

COMPANY OVERVIEW



Ranked:

#7 in 2019 Forbes Best Franchises to Buy List

#19 in 2021 Franchise Gator's Top Franchises List, the second straight year

#145 in 2023 Franchise Time's Top 400 list

#35 in 2022 Entrepreneur's list of Top Franchises for Veterans

#181 in 2022 Franchise Times Top 500 list

#116 in 2024 Entrepreneur's Franchise 500

Company Summary



Company Type: Private

Store Count: 325+

States: 36:



Headquarters: Abingdon, MD

In the past year, enrollment in the Kiddie Academy system has increased 20% to over 38,500 children. More than 8,000 educators in the Kiddie Academy system are focused on delivering the brand's Life Essentials® curriculum at its franchised Academies, which is designed to inspire curiosity and instill character in the children it serves. Kiddie Academy

Domestic Franchising, LLC has been ranked on the Entrepreneur Franchise 500 list for the past 20 years and has been recognized by top franchise lists published by Franchise Direct, Franchise Times, FranchiseRanking.com, Franchise Gator and more.

Since its inception in 1981, Kiddie Academy Domestic Franchising, LLC and its predecessors have been recognized as a leading brand in educational child care. The company serves families and their children ages weeks to 12 years old, offering full-time care, before and after-school care, and summer camp programs, through the Kiddie Academy system. Kiddie Academy's proprietary Life Essentials® philosophy, supporting programs, methods, activities, and techniques help prepare children for life. With an industry-leading Net Promoter Score® of 82 (a measure of customer satisfaction and loyalty), the Kiddie Academy system excels in providing an exceptional customer experience. Kiddie Academy Domestic Franchising, LLC has also received corporate accreditation from the globally recognized Cognia accreditation system, signifying its commitment to quality education and the highest standards in child care.

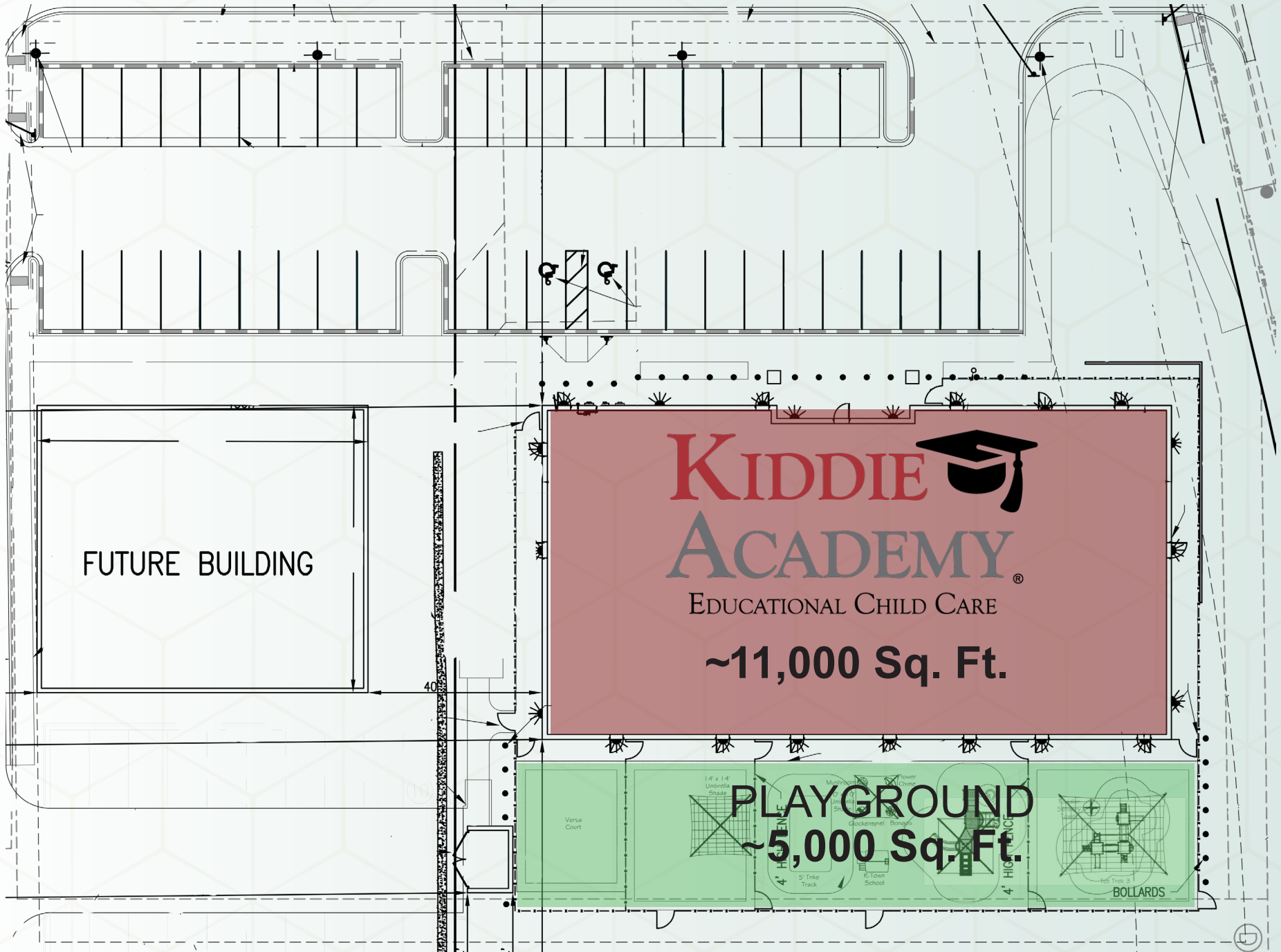
Kiddie Academy Domestic Franchising, LLC is based in Maryland and there are currently 325+ open Academies in the Kiddie Academy system located in 36 states and the District of Columbia. For more information, visit franchising.kiddieacademy.com. Each franchised location in the Kiddie Academy system is an independently owned and operated business.

Kiddie Academy Educational Child Care in 2023 awarded 60 new Franchise Agreements, opened 15 new Academies and has secured 31 sites for future Academies. Currently, there are 325+ Academies operating in 36 states (including our firsts in Oklahoma, Kentucky and Hawaii) and the District of Columbia.

PROPERTY PHOTOS

01








Oakmont St

Planned Medical

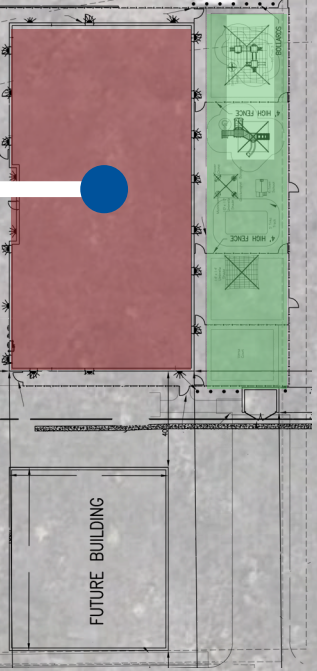
Planned Hotel

KIDDIE 
ACADEMY[®]
EDUCATIONAL CHILD CARE


SPIRE
CANINE
ORTHOPEDICS

7
ELEVEN


Ziggi's
COFFEE





AVD 90,000

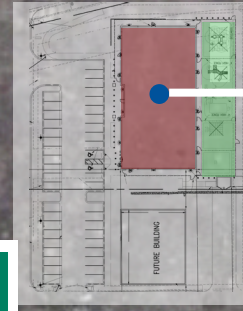
AVD 20,040

State Hwy 392

SPIRE
CANINE
ORTHOPEDICS

7-ELEVEN

Ziggi's
COFFEE



KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

WESTGATE CENTER

PROTO
STRENGTH & FITNESS

Royal Vista
Veterinary Specialists

Pueblo Viejo
Authentic Family Mexican Restaurants

USA SWIM ACADEMY

SUMMIT
SPEECH THERAPY

Arby's

Loaf'N Jug

SUBWAY

taco john's
SINCE 1969

LOCATION AERIAL



Windsor Villages at Ptarmigan
114 single family homes and 180 multi-family

Ptarmigan Country Club



Country Meadows | Farms
152 Homes

Bison Ridge
214 Homes

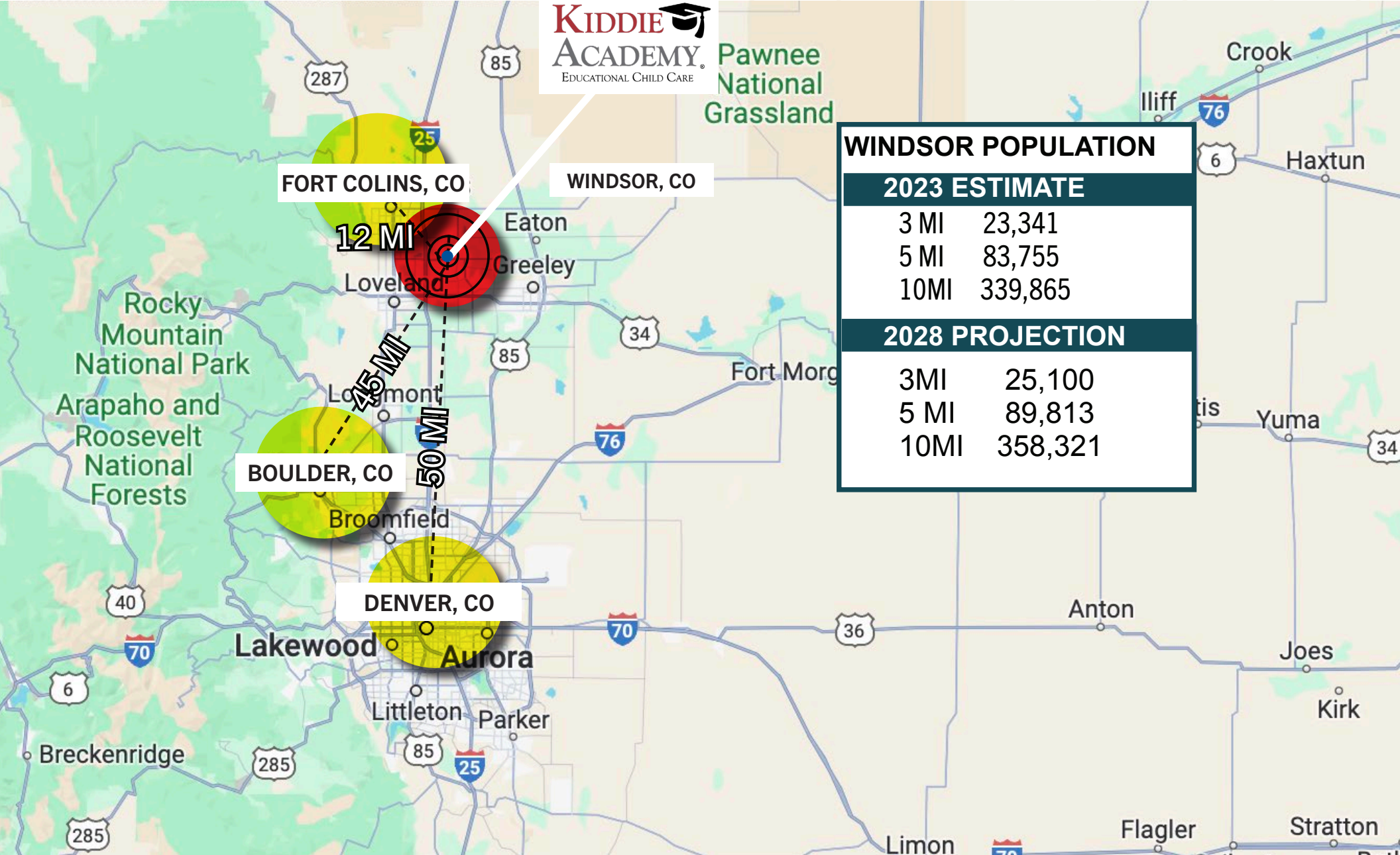
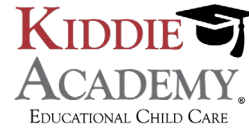
Highland Meadows
755 Homes

Highpoint
374 Homes

Raindance
1,182 Homes

Fossil Ridge
295 Homes

Steeplechase
233 Homes



WINDSOR POPULATION	
2023 ESTIMATE	
3 MI	23,341
5 MI	83,755
10MI	339,865
2028 PROJECTION	
3MI	25,100
5 MI	89,813
10MI	358,321

DEMOGRAPHIC ANALYSIS



POPULATION

1 MILE

5 MILES

10 MILES

2028 Projection	3,314	93,927	347,676
2023 Estimate	3,036	83,661	334,486
2023 - 2028 Growth	9.16%	5.94%	3.94%
2010 - 2023 Growth	134.62%	50.98%	29.50%

POPULATION BY AGE

	3,036	88,661	334,486
Age 0 - 4	117	4,307	18,532
Age 5 - 9	125	4,465	17,905
Age 10 - 14	170	5,333	19,248
Age 15 - 19	237	6,586	22,409
Age 20 - 30	512	14,195	56,940
Age 30 - 40	266	11,718	49,060
Age 40 - 50	317	11,088	42,327
Age 50+	1,291	32,223	108,020



HOUSEHOLDS

2023 Estimate	8,858	32,113	134,722
2023-2028 Growth	8.37%	7.42%	5.47%



AVG. HOUSEHOLD INCOME

Average Household Income	\$160,832	\$137,244	\$107,620
Less than \$25,000	895	2,524	16,509
\$25,000 - \$75,000	1,472	7,944	45,392
\$75,000 - \$125,000	1,667	7,690	32,408
\$125,000 - \$150,000	793	3,087	10,297
\$150,000 - \$200,000	1,411	4,431	14,483
More than \$200,000	2,620	6,436	15,633





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