



CHILDTIME
LEARNING CENTERS

SINGLE TENANT INVESTMENT

Sierra Vista Child Time | For Sale

1299 N 7th St,
Sierra Vista, AZ 85635

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Menlo Group
COMMERCIAL REAL ESTATE

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Section 1:

PROPERTY INFORMATION



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Executive Summary

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OFFERING SUMMARY

Sale Price: \$985,000.00
(+/- \$181.07 PSF)

Cap Rate: 8.0%

Current NOI: \$61,200.00

Future NOI (8/1/24-7/31/25): \$78,879.00

Current Lease Expiration: July 31, 2029

Building Size: +/- 5,440 SF

APN: 106-63-367

PROPERTY OVERVIEW

Freestanding child care building available for sale in Sierra Vista, Arizona. Child Time has been a long term Tenant at this location and its current Lease is thru July 2029. Located within close proximity to business and retail amenities as well as Fort Huachuca, Army base. Ample parking and building signage available.

PROPERTY HIGHLIGHTS

- Freestanding Child Care Building
- Fully Occupied
- Long-Term Tenant in Place - Since 1979
- Current Lease Thru July 2029
- Additional Five (5) Year Option to Renew

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Complete Highlights

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LOCATION INFORMATION

Building Name	Sierra Vista Child Time
Street Address	1299 N 7th St
City, State, Zip	Sierra Vista, AZ 85635
County	Cochise

BUILDING INFORMATION

Building Size	5,440 SF
Cap Rate	8.0%
Occupancy %	100.0%
Current Lease Expiration	07/31/2029

PROPERTY HIGHLIGHTS

- Freestanding Child Care Building
- Fully Occupied
- Long-Term Tenant in Place
- Current Lease Thru July 2029
- Direct Access to HWY 90
- Close Proximity to Business and Retail Amenities
- Ample Parking
- Building Signage
- Great Visibility on Major Road



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Additional Photos

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Additional Photos

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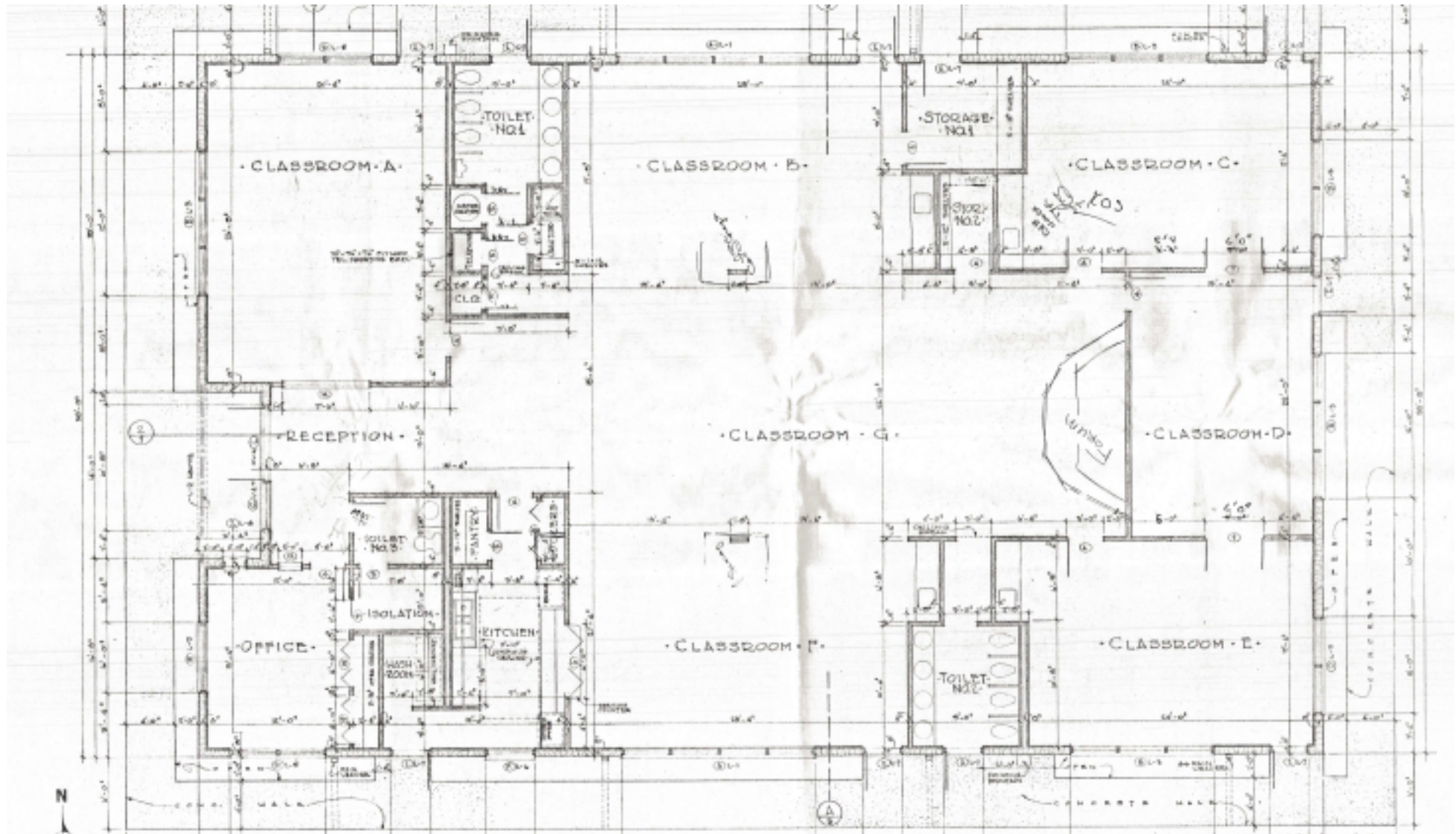


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Floor Plan

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Section 2:

TENANT INFORMATION



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Tenant Profiles

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TENANT HIGHLIGHTS

- Established Child Care Name for Over Fifty (50) Years
- Locations Nationwide
- Wide Array of Care Ranging From Infant Care to After School Programs
- Long Time Tenant at This Location
- Current Tenant at this Location for over 44 Years

TENANT OVERVIEW

With learning centers located nationwide, Childtime Learning Centers work with parents and children alike to develop their best minds, their love of learning, their personality and their bright future. Childtime offers an array of care starting from infant care all the way up to after school programs. Childtime has been serving children and communities nationwide for over fifty (50) years.

TERM:	MONTHLY RENT	ANNUAL RENT
8/1/2023 - 7/31/2024	\$5,100.00	\$61,200.00
8/1/2024 - 7/31/2025	\$6,573.33	\$78,879.96
8/1/2025 - 7/31/2026	\$6,737.66	\$80,851.96
8/1/2026 - 7/31/2027	\$6,906.10	\$82,873.26
8/1/2027 - 7/31/2028	\$7,078.76	\$84,945.09
8/1/2028 - 7/31/2029	\$7,255.73	\$87,068.72

* Additional five (5) year option to extend



Section 3:

LOCATION INFORMATION



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Regional Map

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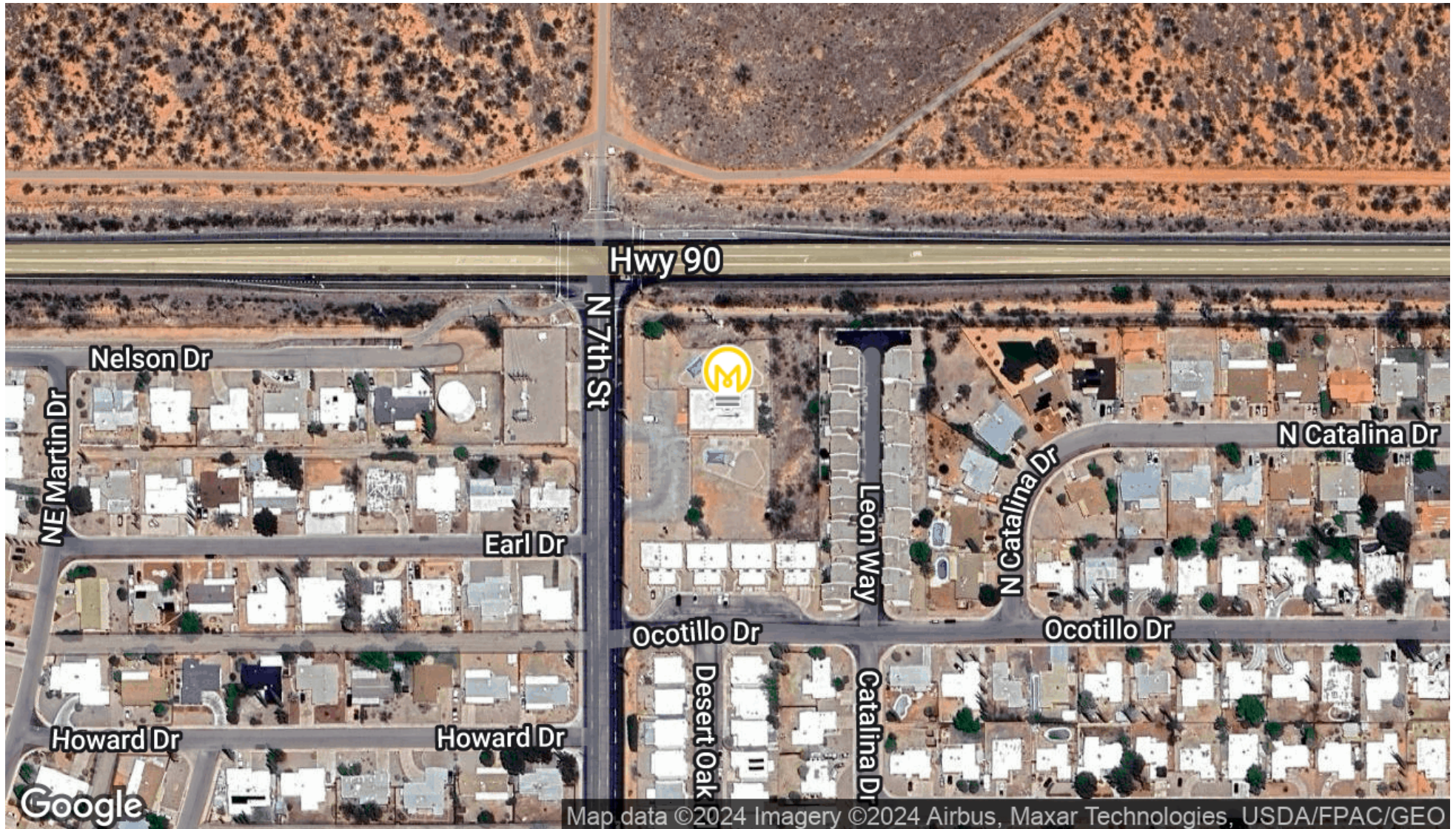


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Aerial Map

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Section 4:

DEMOGRAPHICS



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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,716	25,816	40,845
Average Age	33.1	39.0	39.2
Average Age (Male)	32.5	37.4	38.0
Average Age (Female)	33.9	40.7	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,341	10,803	16,830
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$51,825	\$58,741	\$64,087
Average House Value		\$266,345	\$254,400

* Demographic data derived from 2020 ACS - US Census

