THE GODDARD SCHOOL

8348 W Deer Valley Road | **Peoria, AZ 85382**

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Table of Contents

EXCLUSIVELY LISTED BY

David Harrington
Broker of Record
Broker Lic. No. BR715518000 (AZ)
Firm Lic. No. CO701910000 (AZ)
listings@matthews.com

MATTHEWS™

PROPERTY OVERVIEW

The Goddard School
8348 W Deer Valley Road, Peoria, AZ 85382

INVESTMENT HIGHLIGHTS

Investment Highlights

- **Long-Term, Passive Income Stream:** New 15-year lease in place, providing predictable, long-duration cash flow for investors.
- **Structured Rent Growth:** Lease terms include attractive 2% annual rental escalations, enhancing income stability and long-term return potential.
- **Modern Construction:** Asset built in 2025, minimizing near-term capital expenditure requirements and obsolescence risk.
- **Credit Support:** Lease backed by a strong personal guarantee (details available through broker), reinforcing tenant commitment and lease enforceability.
- **Sector Demand Drivers:** Property is positioned to serve growing demand for early childhood education and care, supported by nearby schools and family-oriented demographics.
- **Favorable Demographics:** The surrounding market features an affluent base with average household incomes that exceed $100,000 per year, supporting childcare affordability and ongoing demand.

Location Highlights

- Situated in a dense, family-oriented pocket of Peoria with immediate proximity to multiple elementary, middle, and high schools, reinforcing demand for childcare and early education services.
- Peoria has experienced approximately **22% population growth since 2020**, with an additional **7% growth projected over the next five years**, supporting sustained service demand.
- The surrounding area features **average household incomes exceeding $140,000**, indicative of strong purchasing power and the ability to support tuition-based childcare services.
- Located within the high-growth Northwest Phoenix MSA, benefiting from continued residential expansion and in-migration trends.

SE
Velaire at Aspera
±286 Units
Escape at Arrowhead
±324 Units
Frontier Elementary
±915 Students
Sunrise Mountain High
±1,973 Students
DOLLAR TREE
Firestone
Jack in the box
Albertsons
SUBWAY
SALAD AND GO
CIRCLE K
McDonald's
SONIC
fry's
Top Shelf
MEXICAN FOOD & CANTINA
brakes plus
Culver's
Banner Health.
W Deer Valley Rd
± 21,300 VPD
N 3rd Ave ± 23,000 VPD
Subject Property

Subject Property
W Lake Pleasant Pkwy ± 16,500 VPD
N 3rd Ave ± 23,000 VPD
W Deer Valley Rd ± 21,300 VPD
101 ± 128,600 VPD
W Union Hills Dr ± 29,300 VPD
N 67th Ave ± 23,700 VPD
N
Liberty High School
±2,562 Students
Sunrise Mountain High
±1,973 Students
Coyote Hills Elementary
±768 Students
Frontier Elementary
±915 Students
Banner Health Center plus | Glendale, AZ
±128 Exam Rooms & ±45 Providers
Escape at Arrowhead
±324 Units
Greenbrier Elementary
±484 Students
Arrowhead Towne Center
Albertsons
DOLLAR TREE
Firestone
SUBWAY
SALADO
Jack in the box
fry's
McDonald's
SONIC
SAFEWAY
PITA KITCHEN
BANK OF AMERICA
JET'S PIZZA
babbo italian eatery
Walmart Supercenter
EoS
BURGER KING
Pizza Hut
AJ's FINE FOODS
BMW
Dillard's
macy's
JCPenney
DICK'S SPORTING GOODS
ROUND1 BOWLING & ARCADE
AMC
Bath & Body Works
VICTORIA'S SECRET
sam's club
WinCo FOODS
FLOOR & DECOR
Bowlero
COSTCO WHOLESALE
The Container Store
BEST BUY
BOOT BARN
TRADER JOE'S
MATTRESS FIRM
DOLLAR TREE
THE HOME DEPOT
Google Earth

8348 W Deer Valley Road
Peoria, AZ 85382

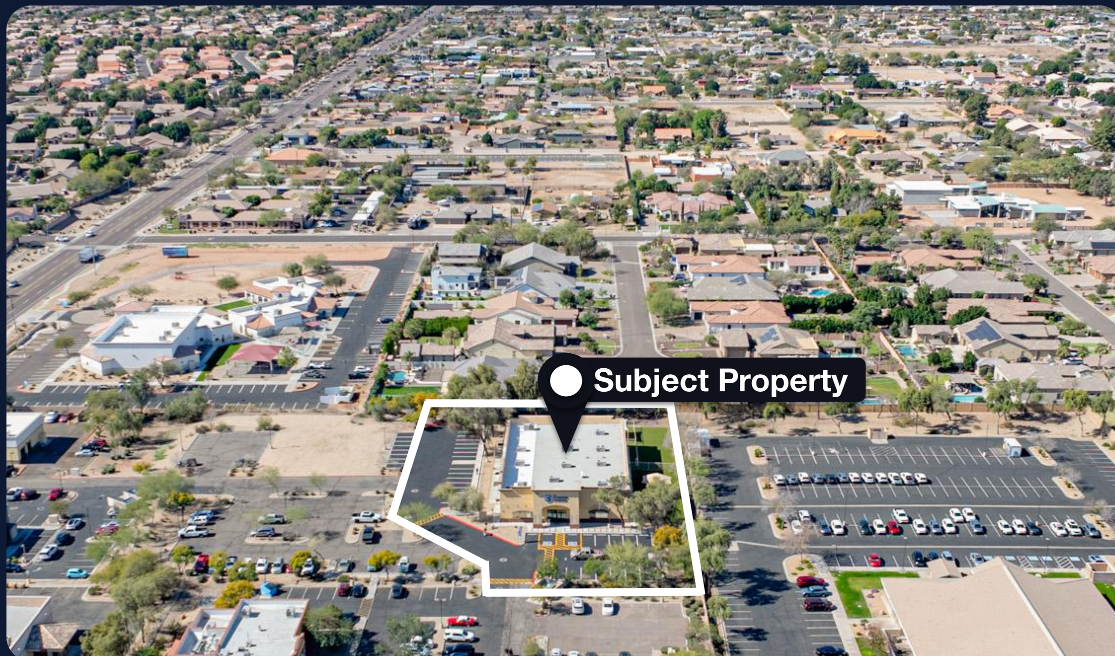
±11,444 SF
GLA

±1.28 AC
Lot Size

±44,300 VPD
W Deer Valley Rd & N 3rd Ave

2025
Year Built

PROPERTY PHOTOS



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$7,200,000 List Price	**7.25%** Cap Rate	**$522,000** Rent	**±1.28 AC** Lot Size

Property Details

Tenant Trade Name	The Goddard School
Roof & Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	1/21/2026
Lease Expiration Date	1/20/2041
Term Remaining on Lease	±15 Years
Options	Three, 5-Year Options

Annualized Operating Data

Year	Monthly Income	Annual Income	Cap Rate
Year 1	**$43,500.00**	**$522,000.00**	**7.25%**
Year 2	$44,370.00	$532,440.00	7.40%
Year 3	$45,257.40	$543,088.80	7.54%
Year 4	$46,162.55	$553,950.58	7.69%
Year 5	$47,085.80	$565,029.59	7.85%
Year 6	$48,027.51	$576,330.18	8.00%
Year 7	$48,988.07	$587,856.78	8.16%
Year 8	$49,967.83	$599,613.92	8.33%
Year 9	$50,967.18	$611,606.20	8.49%
Year 10	$51,986.53	$623,838.32	8.66%
Year 11	$53,026.26	$636,315.09	8.84%
Year 12	$54,086.78	$649,041.39	9.01%
Year 13	$55,168.52	$662,022.22	9.19%
Year 14	$56,271.89	$675,262.66	9.38%
Year 15	$57,397.33	$688,767.91	9.57%

TENANT SUMMARY

Year Founded
1988

Headquarters
King of Prussia, PA

Ownership Status
Privately Held

Employees
±9,400

Locations
600+

THE GODDARD SCHOOL®
FOR EARLY CHILDHOOD DEVELOPMENT

Tenant Overview

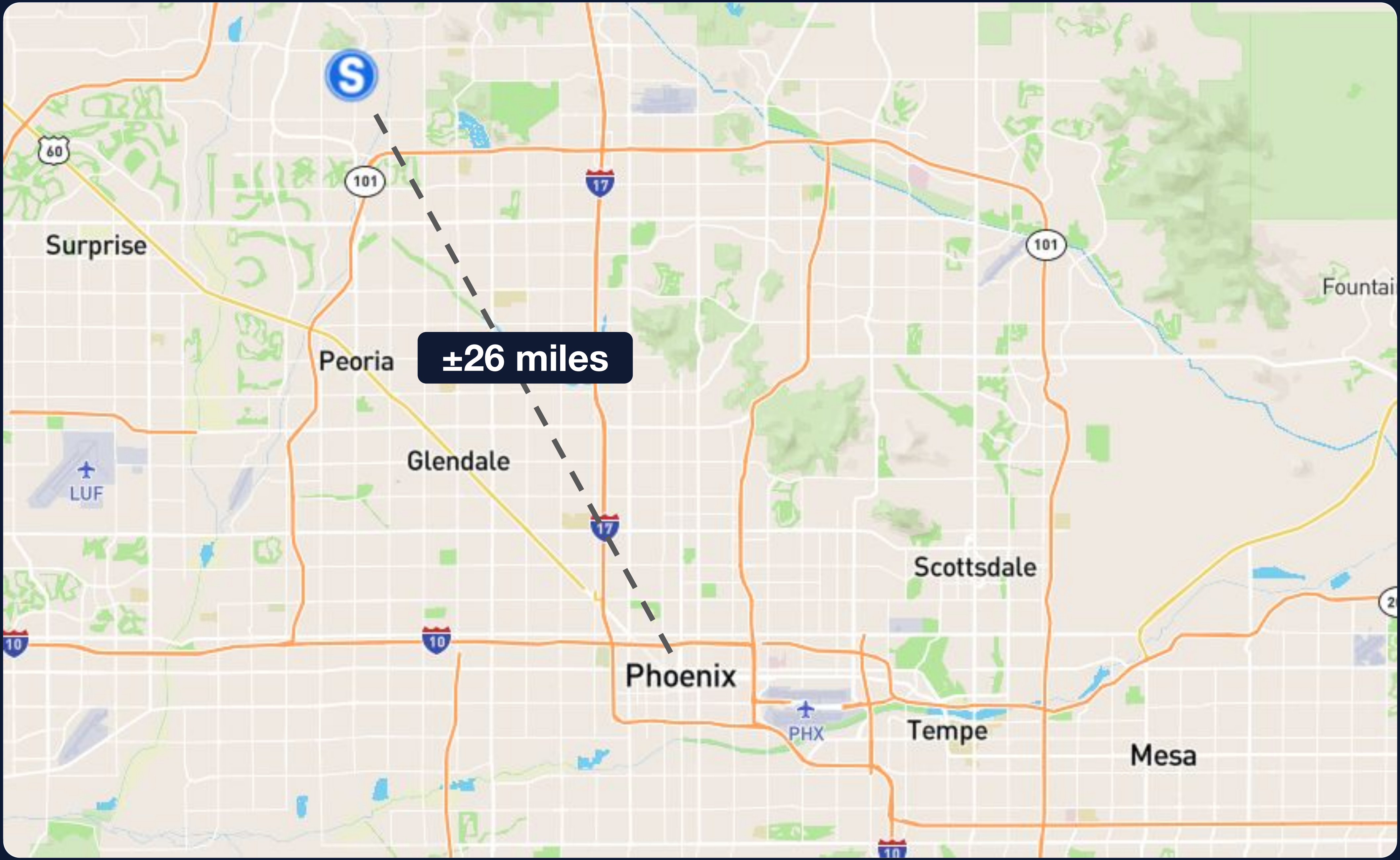
The Goddard School is a nationally recognized early childhood education and childcare franchise offering programs for infants through kindergarten-aged children, emphasizing play-based and developmentally appropriate learning environments. Founded in 1988, the brand has expanded to over 600 schools across 38 states, serving families and local communities throughout the United States. The schools focus on fostering cognitive, social, emotional, and physical growth through structured curricula such as the proprietary F.L.EX.® Learning Program. As a franchise-based system, each location is independently owned and operated but supported by a centralized franchisor infrastructure that provides training and operational resources to ensure quality and consistency across the network. The Goddard School has earned recognition as a leading childcare franchise and continues to grow in a resilient, essential services industry.

Why Invest in The Goddard School?

- Operates in the essential early childhood education sector, which exhibits stable demand regardless of economic cycles.
- Proven franchise model with strong brand recognition and support systems for operators.
- Large and expanding footprint with 600+ locations nationwide, providing diversification and scalability.
- Curriculum and programs designed to attract long-term enrollment and community loyalty.
- Part of a resilient market category driven by workforce participation and family enrollment trends.

MARKET OVERVIEW

The Goddard School
8348 W Deer Valley Road, Peoria, AZ 85382



PEORIA, AZ

Market Demographics (5-Mi)

209,860
Total Population

$140,552
Median HH Income

83,267
# of Households

76%
Homeownership Rate

91,870
Employed Population

36.3%
% Bachelor's Degree

42.1
Median Age

$463,600
Median Property Value

Local Market Overview

Peoria is a thriving suburban city in Maricopa County located northwest of Phoenix, with a population around 200,000 and continued annual growth driven by strong regional migration and employment opportunities. The city exhibits a robust labor base with nearly 92,000 employed residents and a well-educated workforce, as more than one-third of adults hold at least a bachelor's degree, supporting a diversified local economy tied to the broader Phoenix-metropolitan market.

Housing fundamentals in Peoria reflect strong ownership and value momentum, with roughly three-quarters of households owning their homes and median property values around $460,000, underscoring sustained demand in the residential market. The city's balanced demographic profile, elevated homeownership rate, and proximity to major employment hubs make it an attractive market for both residential and commercial investment, bolstered by quality-of-life amenities, schools, and access to Phoenix-area infrastructure.

Property Demographics

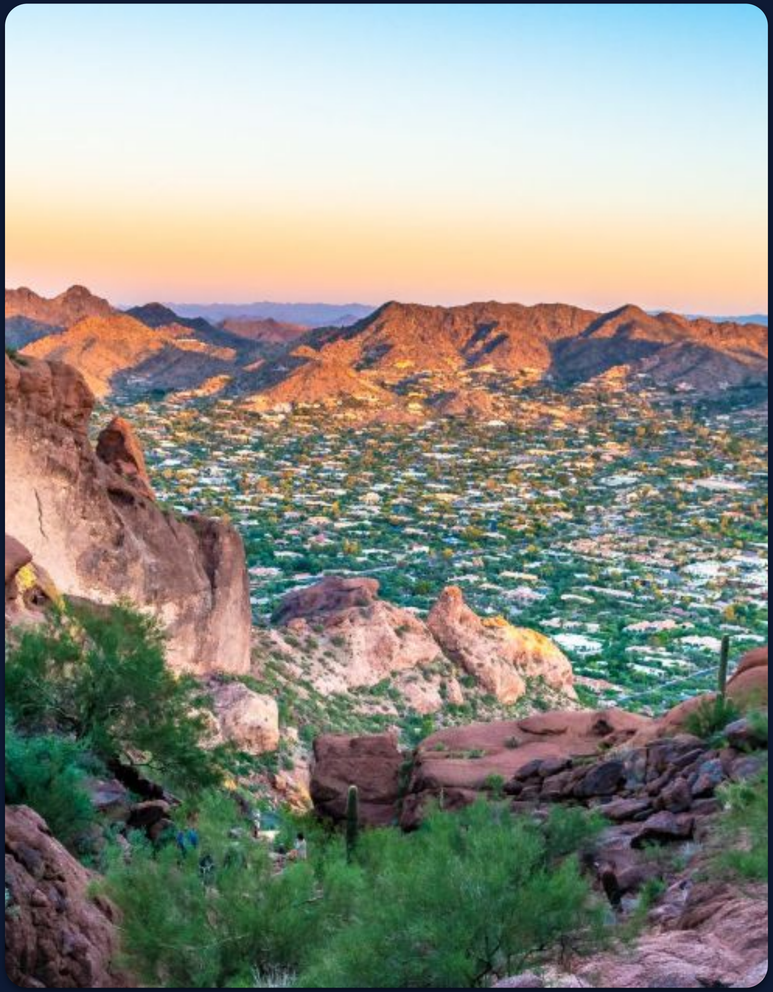
Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,659	91,723	209,860
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	3,551	35,547	83,267
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$173,824	$148,266	$140,552

PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M	1.7%	$398B	1.6%
Total Phoenix MSA Population	Annual Population Growth (2020-2025)	Gross Domestic Product (GDP) in 2023	Annual Employment Growth (2023-2024)

PHOENIX - THE SOUTHWEST'S DESTINATION FOR DYNAMIC GROWTH



Phoenix MSA Accolades & Rankings

#10	Largest MSA in the U.S. - U.S. Census Bureau	#14	Highest GDP ($398B) Among U.S. Metros - BEA
#4	Best Performing Cities in the U.S. - Milken Institute (2022)	#1	Largest MSA in the state of Arizona - U.S. Census Bureau
#1	Top Growth Metro In U.S. 2020-2020	#4	Largest population growth in the U.S. - AZ Big Media
#3	Best U.S. Metro for Manufacturing - Niche	#7	Best startup cities in America - AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

- Source: Data USA

MATTHEWS™

EXCLUSIVELY LISTED BY

David Harrington | Broker of Record | Broker Lic. No. BR715518000 (AZ) | Firm Lic. No. CO701910000 (AZ)
listings@matthews.com