



PREMIER

EARLY CHILDHOOD EDUCATION PARTNERS

6894 S Homestead Pkwy, Englewood, CO 37421

Early Education Net Leased Opportunity





Exclusively Listed By

Brayden Conner

Broker of Record

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PROPERTY OVERVIEW

Premier Early Childhood Education Partners

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Investment Highlights



PREMIER

EARLY CHILDHOOD EDUCATION PARTNERS

- **Established Multi-Unit Guarantor** — All leases are guaranteed by Premier Early Childhood Partners, one of the largest corporate operators of daycares, with 150+ early education locations across the country.
- **Absolute NNN Lease Structure** — Each property operates under an Absolute NNN lease, which creates a hands-off investment for ownership with little to no ongoing management responsibilities. Allows the investment to be completely passive.
- **Consistent Rental Increases** — The lease includes 3% annual rent escalations, allowing the investment to produce steady income growth over time while helping protect against inflation.
- **Long-Term Lease Stability** — The asset benefits from 13 years of remaining lease term, providing investors with reliable cash flow backed by an established childcare operator. Once the lease expires, there are two, 5-year options to follow.
- **Affluent South Denver Trade Area** — Situated within one of the Denver metro's most desirable suburban corridors, the property benefits from strong demographics and significant consumer spending power, with average household incomes exceeding \$125,000+ within the surrounding trade area.
- **Strong Housing Fundamentals** — Located within the highly desirable Centennial/Englewood submarket, the area features high homeownership rates and home values exceeding \$570,000, supporting continued economic stability and growth.





The Orchards



Denver Tech Center
Major Employment Hub
±4 Miles Away

Holly Creek Retirement Community
±24 Units

Georgetown Village
Neighborhood

S Holly St ±13,000 VPD

Village II
Neighborhood

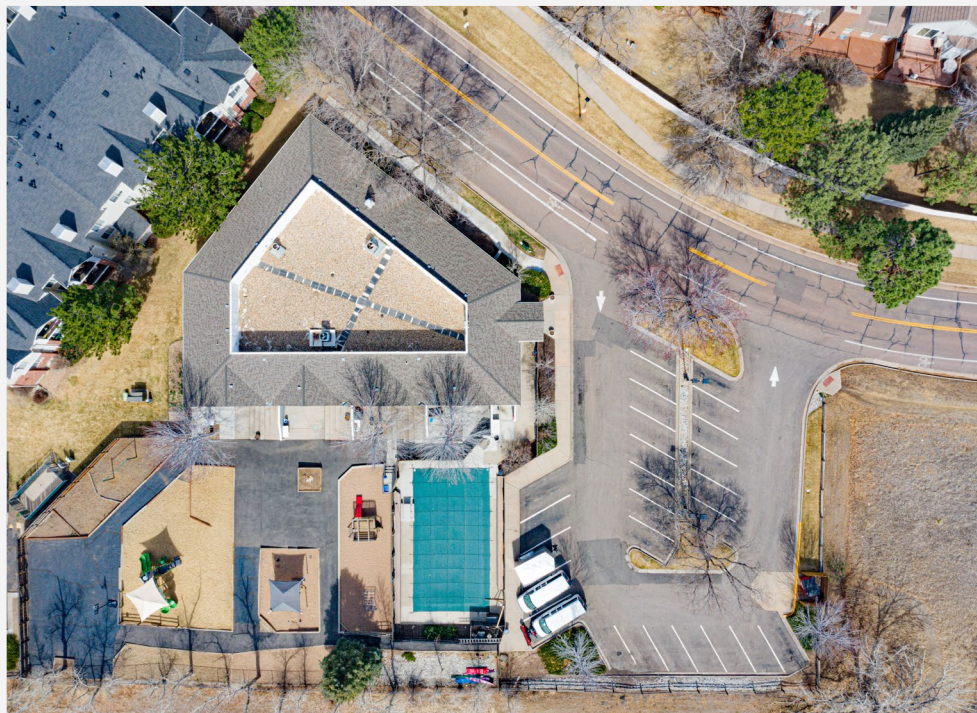


Villas at Homestead
±312 Units

6894 S Homestead Pkwy,
Centennial, CO

S Homestead Pkwy

Property Photos





FINANCIAL OVERVIEW

Premier Early Childhood Education Partners

6894 S Homestead Pkwy, Englewood, CO 37421



Financial Summary

Investment Summary

Address	6894 S Homestead Pkwy
APN	2075-29-2-36-003
List Price	\$2,223,834
GLA (SF)	±8,484
Cap Rate	6.65%
Year Built	1987
Lot Size (AC)	±0.94
Roof, Parking Lot, Structure	Tenant Responsibility
Lease Type	Absolute NNN

Lease Abstract

Tenant Trade Name	Willows Child Learning Center
Type of Ownership	Fee Simple
Lease Guarantor	Premier Early Childhood Partners
Lease Type	Absolute NNN
Roof and Structure	Tenant
Original Lease Term	15
Lease Commencement Date	7/22/22
Rent Commencement Date	7/22/22
Lease Expiration Date	7/22/37
Term Remaining on Lease	11
Increase	2% Annual
Options	Two, 5 Years



Annualized Operating Data

Annualized Operating Data

Date	Rent/SF	Monthly Rent	Annual Rent	Rent/SF Land	Increases	Cap Rate
Year 1	\$17.43	\$12,323.74	\$147,884.93	\$3.61	2.00%	6.65%
Year 2	\$17.78	\$12,570.22	\$150,842.63	\$3.68	2.00%	6.78%
Year 3	\$18.14	\$12,821.62	\$153,859.48	\$3.76	2.00%	6.92%
Year 4	\$18.50	\$13,078.06	\$156,936.67	\$3.83	2.00%	7.06%
Year 5	\$18.87	\$13,339.62	\$160,075.40	\$3.91	2.00%	7.20%
Year 6	\$19.25	\$13,606.41	\$163,276.91	\$3.99	2.00%	7.34%
Year 7	\$19.63	\$13,878.54	\$166,542.45	\$4.07	2.00%	7.49%
Year 8	\$20.02	\$14,156.11	\$169,873.30	\$4.15	2.00%	7.64%
Year 9	\$20.42	\$14,439.23	\$173,270.77	\$4.23	2.00%	7.79%
Year 10	\$20.83	\$14,728.02	\$176,736.18	\$4.32	2.00%	7.95%
Year 11	\$21.25	\$15,022.58	\$180,270.90	\$4.40	2.00%	8.11%
Option 1 Year 1	\$21.67	\$15,323.03	\$183,876.32	\$4.49	2.00%	8.27%
Option 1 Year 2	\$22.11	\$15,629.49	\$187,553.85	\$4.58	2.00%	8.43%
Option 1 Year 3	\$22.55	\$15,942.08	\$191,304.93	\$4.67	2.00%	8.60%
Option 1 Year 4	\$23.00	\$16,260.92	\$195,131.02	\$4.77	2.00%	8.77%
Option 1 Year 5	\$23.46	\$16,586.14	\$199,033.65	\$4.86	2.00%	8.95%
Option 2 Year 1	\$23.93	\$16,917.86	\$203,014.32	\$4.96	2.00%	9.13%
Option 2 Year 2	\$24.41	\$17,256.22	\$207,074.60	\$5.06	2.00%	9.31%
Option 2 Year 3	\$24.90	\$17,601.34	\$211,216.10	\$5.16	2.00%	9.50%
Option 2 Year 4	\$25.39	\$17,953.37	\$215,440.42	\$5.26	2.00%	9.69%
Option 2 Year 5	\$25.90	\$18,312.44	\$219,749.23	\$5.37	2.00%	9.88%



TENANT OVERVIEW

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Tenant Overview



Tenant Overview

Premier Early Childhood Education Partners is a rapidly growing operator in the early childhood education sector, focused on acquiring, operating, and enhancing private preschools and childcare centers across the United States. The company positions itself as a premium provider of early learning services, emphasizing curriculum quality, operational consistency, and family engagement. Through a disciplined acquisition strategy and centralized support platform, Premier has built a scalable network of schools under a portfolio of well-regarded regional brands. Its model benefits from strong underlying demand drivers, including increasing workforce participation among parents and a continued focus on early childhood development, making it a resilient and attractive tenant within the service-oriented retail landscape.



Year Founded
2020

Headquarters
Chicago, IL

Locations
150+

Employees
2,000+

Enrollment
15,000+ Students



MARKET OVERVIEW

Premier Early Childhood Education Partners

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ENGLEWOOD, CO

±15.4 Miles From Downtown Denver

Market Demographics

35,000

Total Population

\$75,000

Median HH Income

16,000

of Households

37 Years

Median Age



Local Market Overview

Englewood, Colorado is a centrally located suburb within the Denver metropolitan area, positioned just south of downtown Denver along the U.S. Route 285 and Santa Fe Drive corridors. Its strategic location provides direct access to major employment hubs, including downtown Denver and the Denver Tech Center, while also benefiting from multiple light rail stations that enhance regional connectivity. The city has evolved into a well-integrated urban-suburban environment, offering a mix of established residential neighborhoods, medical campuses, and commercial corridors.

The city is anchored by a diverse economic base, highlighted by healthcare, professional services, and retail sectors. Major institutions such as Swedish Medical Center contribute significantly to local employment and reinforce Englewood’s role as a healthcare hub within the region. Ongoing redevelopment efforts, particularly along transit-oriented corridors, continue to modernize the area and support long-term growth.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	15,569	100,644	258,603
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	6,147	42,981	106,959
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$154,019	\$138,673	\$136,756

DENVER, CO MSA

Ranked #2 Best Places To Live In The U.S.

Denver serves as a major economic and cultural hub of the Mountain West, supported by a diverse economy anchored in technology, aerospace, healthcare, and energy. Its *strategic location along key interstate corridors and proximity to the Rocky Mountains* contribute to both strong business activity and a high quality of life that *continues to attract new residents and employers*. The city benefits from a *well-educated workforce, a growing innovation ecosystem, and sustained corporate investment*, particularly in downtown and surrounding submarkets. With a mix of urban amenities, outdoor accessibility, and expanding infrastructure, Denver maintains its position as a *competitive and desirable market for both businesses and residents*.

\$240B+

Regional Gross Domestic Product

\$88,000

Median Household Income

3M+

Total Population

1.2%

Population Growth Since 2020



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6894 S Homestead Pkwy, Englewood, CO 37421** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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