OFFERING MEMORANDUM




Everbrook ACADEMY

Marcus & Millichap
THE DELTONDO GROUP

# 7150 RANCHO SANTA FE ROAD, (SAN DIEGO MSA) CARLSBAD, CA 92009

SUBJECT PROPERTY

Everbrook ACADEMY

**7150 Rancho Santa Fe Road,**
**Carlsbad, CA 92009**

**$6,750,000**
**PRICE**

**$441,837**
**CAP**

**6.55%**
**NOI**

## INVESTMENT SUMMARY

| | |
|---|---|
| **Lease Type** | Absolute Net |
| **Landlord Responsibility** | None |
| **Year Built** | 2015 |
| **Building Area** | 11,000 SF + 12,000 SF (Playground) |
| **Land Area** | 4.95 Acres (215,622 SF) |

## INVESTMENT HIGHLIGHTS

### ABSOLUTE-NET LEASE | CORPORATE GUARANTY & ZERO LANDLORD RESPONSIBILITIES

Fee Simple Ownership With A Corporate-Guaranteed Lease Through February 2031 And No Landlord Responsibilities

### 10% RENTAL INCREASES AT EACH OPTION
### THREE 5-YEAR RENEWAL OPTIONS

Annual Rent Increases From $441,837 To $486,021 Upon Exercise Of The First Renewal Option; Subsequent Options Extend Potential Occupancy Through February 2046

### NATIONAL EARLY EDUCATION PLATFORM
### 1,110+ SCHOOLS ACROSS 40 STATES

Everbrook Academy Is Part Of Learning Care's National Portfolio Of Centrally Operated Schools Serving Families Across 40 States And Washington, D.C.

### AFFLUENT RESIDENTIAL TRADE AREA
### $165,642 AVERAGE HOUSEHOLD INCOME

Average Household Income Exceeds $165,000 Within One Mile And $154,000 Within Three Miles Of The Property

### ESTABLISHED NORTH COUNTY LOCATION
### NEARLY 200,000 RESIDENTS WITHIN FIVE MILES

The Surrounding Trade Area Includes 78,627 Residents Within Three Miles And 199,897 Residents Within Five Miles

### DIVERSIFIED EMPLOYMENT BASE | SAN DIEGO COUNTY'S SECOND-LARGEST CITY ECONOMY

Carlsbad's Economy Includes Established Life Sciences, Technology, Clean Technology, Sports And Active Lifestyle, And Hospitality And Tourism Industry Clusters



## ANNUALIZED OPERATING DATA

| Year | | Annual | Monthly | Increases |
|---|---|---|---|---|
| Years 1 - 5 | March 1, 2016 – February 28, 2021 | $376,500.00 | $31,375.00 | 8.33% Every 5 Years |
| Years 6 - 10 | March 1, 2021 – February 28, 2026 | $407,862.45 | $33,988.54 | 8.33% Every 5 Years |
| **Years 11 - 15** | **March 1, 2026 – February 28, 2031** | **$441,837.39** | **$36,819.78** | **8.33% Every 5 Years** |
| Years 16 - 20 (Option 1) | March 1, 2031 – February 29, 2036 | $486,021.13 | $40,501.76 | 10% Every 5 Years |
| Years 21 - 25 (Option 2) | March 1, 2036 – February 28, 2041 | $534,623.24 | $44,551.94 | 10% Every 5 Years |
| Years 26 - 30 (Option 3) | March 1, 2041 – February 28, 2046 | $588,085.56 | $49,007.13 | 10% Every 5 Years |



SUBJECT PROPERTY

## LEASE SUMMARY

| | |
|---|---|
| **Tenant:** | Everbrook Academy |
| **Guaranty:** | Corporate |
| **Type of Ownership:** | Fee Simple |
| **Lease Type:** | Absolute Net |
| **Landlord Responsibilities:** | None |
| **Rent Commencement:** | 2/9/2016 |
| **Lease Expiration:** | 2/28/2031 |
| **Term Remaining:** | 4.32 Years |
| **Increases:** | 10% Increases Every Option |
| **Options:** | Three, 5-Year |


LAUREL BY CORNERSTONE COMMUNITIES
SUBDIVISION
110 UNITS · MEDIAN SALE ≈ $750,000
LA COSTA MEADOWS BUSINESS CENTER
INDUSTRIAL/BUSINESS PARK
450,000+ SQ. FT. | 35+ BUSINESSES
REV
ONENINE
VANISHING screens
SURPLUS
Melrose Dr
23,000 VPD
ALL CITY STORAGE
DWYEROMEGA
Everbrook ACADEMY
Hunter
BULL GRILLS & SPAS
FXLuminaire
PROgraphics
Quilt in a Day
ENTITLED FOR
SUNRISE SENIOR LIVING CENTER
SENIOR HOUSING PROJECT
64 - RESIDENT BEDS
40,000 SF OF FACILITY SPACE
SOLAIRE
SUBDIVISION
140 UNITS · MEDIAN SALE ≈ $650,000
S Rancho Santa Fe Rd
26,800 VPD
San Elijo Rd
24,000 VPD
LA COSTA RIDGE
SUBDIVISION
350 UNITS · MEDIAN SALE ≈ $2,100,000


SAN ELIJO HILLS
SUBDIVISION
1,200+ UNITS · MEDIAN SALE ≈ $950,000
ENTITLED FOR
SUNRISE SENIOR LIVING CENTER
SENIOR HOUSING PROJECT
64 - RESIDENT BEDS
40,000 SF OF FACILITY SPACE
San Elijo Rd
24,000 VPD
CRESTERRA APARTMENTS
RESIDENTIAL COMPLEX
216 UNITS · MEDIAN RENT ≈ $3,000
Everbrook ACADEMY
LA COSTA RIDGE
SUBDIVISION
350 UNITS · MEDIAN SALE ≈ $2,100,000
LA COSTA MEADOWS BUSINESS CENTER
INDUSTRIAL/BUSINESS PARK
450,000+ SQ. FT. | 35+ BUSINESSES
REV
ONENINE
VANISHING screens
SURPLUS
S Rancho Santa Fe Rd
26,800 VPD


LA COSTA RIDGE
SUBDIVISION
350 UNITS · MEDIAN SALE ≈ $2,100,000
RANCHO LA COSTA
SUBDIVISION
180 UNITS · MEDIAN SALE ≈ $1,350,000
LA COSTA MEADOWS BUSINESS CENTER
INDUSTRIAL/BUSINESS PARK
450,000+ SQ. FT. | 35+ BUSINESSES
REV
ONENINE
VANISHING screens
SURPLUS
Everbrook ACADEMY
S Rancho Santa Fe Rd
26,800 VPD
ENTITLED FOR
SUNRISE SENIOR LIVING CENTER
SENIOR HOUSING PROJECT
64 - RESIDENT BEDS
40,000 SF OF FACILITY SPACE


LOWE'S
TRADER JOE'S
THE HOME DEPOT
TARGET
GRAND PLAZA
SPROUTS FARMERS MARKET
HomeGoods
ROSS DRESS FOR LESS
NORDSTROM
petco
five BELOW
COSTCO WHOLESALE
THE HOME DEPOT
78
LA COSTA OAKS (WEST) SUBDIVISION
240 UNITS · MEDIAN SALE ≈ $1,680,000
LAUREL BY CORNERSTONE COMMUNITIES SUBDIVISION
110 UNITS · MEDIAN SALE ≈ $750,000
FAIRWAYS AT LAKE SAN MARCOS SUBDIVISION
120 UNITS · MEDIAN SALE ≈ $950,000
RANCHO LA COSTA SUBDIVISION
180 UNITS · MEDIAN SALE ≈ $1,350,000
LA COSTA MEADOWS BUSINESS CENTER
INDUSTRIAL/BUSINESS PARK
450,000+ SQ. FT. | 35+ BUSINESSES
REV
ONENINE
VANISHING screens
SURPLUS
CREEKSIDE MARKETPLACE
HOBBY LOBBY
BEST BUY
WinCo FOODS
Chick-fil-A
Crate & Barrel
CAVA
La Costa Meadows ES
754 students
Melrose Dr
23,000 VPD
San Elijo Rd
24,000 VPD
San Elijo ES
778 students
San Elijo MS
1,340 students
ALGA NORTE SUBDIVISION
420 UNITS · MEDIAN SALE ≈ $1,250,000
Rancho La Costa Preserve
S Rancho Santa Fe Rd
26,800 VPD
LA COSTA OAKS (THE ESTATES) SUBDIVISION
140 UNITS · MEDIAN SALE ≈ $2,300,000
Albertsons
LA COSTA RIDGE SUBDIVISION
350 UNITS · MEDIAN SALE ≈ $2,100,000
Everbrook ACADEMY
CRESTERRA APARTMENTS RESIDENTIAL COMPLEX
216 UNITS · MEDIAN RENT ≈ $3,000
LA COSTA OAKS (NORTH) SUBDIVISION
310 UNITS · MEDIAN SALE ≈ $1,450,000
5 TOOL HITTING CENTER
LA COSTA TOWN SQUARE
Michaels
REI OUTDOOR GEAR
petco
24 FITNESS
CHIPOTLE MEXICAN GRILL
Jersey Mike's SUBS
Domino's Pizza
CHASE
BANK OF AMERICA
WELLS FARGO

**Everbrook Academy** is a leading early childhood education provider and flagship brand of Learning Care Group, the second-largest for-profit childcare provider in North America. Its advanced STEAM-based curriculum serves infants, toddlers, preschoolers, and school-age children through modern educational facilities featuring interactive learning zones, hands-on laboratories, and dedicated outdoor play environments.

From a commercial real estate investment perspective, Everbrook Academy represents a resilient, recession-resistant net-lease investment opportunity, supported by the essential nature of childcare and sustained demand from working families. Strategically located in high-growth, affluent suburban markets, its properties benefit from favorable demographics, strong household incomes, and established residential communities. Long-term lease commitments, typically spanning 15 to 20 years initially, combined with contractual rental escalations and corporate guarantees where applicable, can provide investors with predictable income streams, inflation protection, and long-term asset stability.



SUBJECT PROPERTY

| 71 | 14 | 1,150+ | 2016 | NOVI, MI |
|---|---|---|---|---|
| LOCATIONS | STATES | PARENT COMPANY LOCATIONS | YEAR ESTABLISHED | HEADQUARTERS |

# CARLSBAD CA

## SAN DIEGO–CHULA VISTA–CARLSBAD MSA

**3.28M**

**$142,748**
MEDIAN HOUSEHOLD

**$18.7B**
CARLSBAD GROSS REGIONAL

**$1.26M**
MEDIAN HOME

**The San Diego–Chula Vista–Carlsbad metropolitan area** is a major economic center in Southern California, encompassing approximately 3.28 million residents across a diverse coastal region. Its economy is supported by a broad mix of industries, including life sciences, biotechnology, technology, defense, advanced manufacturing, healthcare, higher education, and tourism. The region's highly skilled workforce, established corporate presence, and access to domestic and international markets contribute to its long-term economic competitiveness and continued business investment.

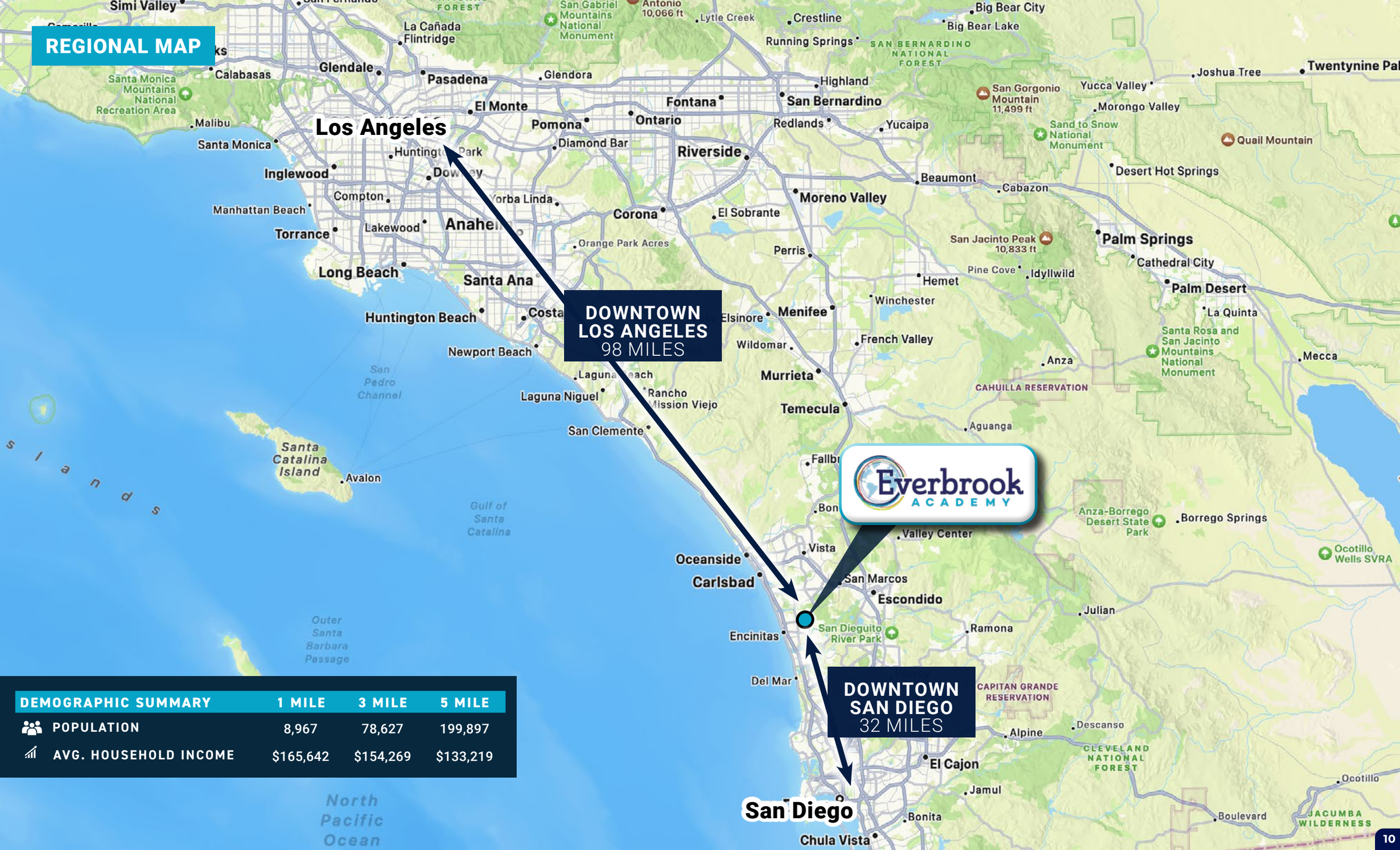
Carlsbad is a prominent North County coastal community distinguished by its affluent demographics, educated workforce, and diversified employment base. With a population of approximately 112,260 and a median household income of $142,748, the city offers a strong consumer market supported by established residential neighborhoods and sustained demand for high-quality goods and services. Approximately 62.1% of residents age 25 and older hold a bachelor's degree or higher, reflecting the area's highly educated labor pool and professional employment base.

The local economy benefits from established life sciences and technology clusters, alongside significant hospitality, tourism, and advanced manufacturing activity. These industries support a diverse mix of employers and help reduce reliance on any single economic sector. Carlsbad's coastal location, desirable quality of life, and regional connectivity further strengthen its appeal to businesses, residents, and visitors. Combined with strong household incomes, an educated population, and a substantial metropolitan economic base, these characteristics position Carlsbad as an attractive market for commercial real estate investment and long-term business growth.


CARLSBAD, CA


SAN DIEGO, CA

# REGIONAL MAP




| DEMOGRAPHIC SUMMARY | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| POPULATION | 8,967 | 78,627 | 199,897 |
| AVG. HOUSEHOLD INCOME | $165,642 | $154,269 | $133,219 |

## CONFIDENTIALITY AGREEMENT

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

# Everbrook ACADEMY




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THE DELTONDO GROUP

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