



NET LEASE INVESTMENT OFFERING



Everbrook Academy
25850 E Arapahoe Rd
Aurora, CO 80016 (Denver MSA)



Table of Contents

Offering 1

Executive Summary
Investment Highlights
Property Overview

Location 4

Aerial
Site Plan
Map

Market 7

Location Overview
Demographics
MSA Overview

Tenant 9

Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Everbrook Academy within the Denver MSA in Aurora, Colorado. Everbrook Academy has operated from this location since 2015 on a lease running through August 2035. The lease is absolute triple net with zero landlord responsibilities and features significant 12% rental escalations every five years throughout the primary term and three 5-year renewal options. It is also backed by a corporate guaranty from Learning Care Group, the tenant's parent company.

The 10,755 square-foot property is situated within one of the Denver MSA's most affluent trade areas, with average household incomes exceeding \$213,000 within one mile and over 114,000 residents within a five-mile radius. The site is shadow anchored by King Soopers Marketplace and surrounded by national retailers including Chase Bank, Starbucks, McDonald's, Firestone, and Taco Bell. Southlands Town Center, the dominant retail hub in Southeast Aurora, lies just two miles away, a 1.5 million SF open-air lifestyle center anchored by 150+ tenants. The site also benefits from strong accessibility two miles from State Highway 470, carrying 40,000 vehicles per day. The surrounding community is served by Cherry Creek School District, Colorado's highest-rated K-12 system enrolling 54,000 students across 15+ feeder elementary schools within a five-mile radius. The property sits directly across from Cherokee Trail High School (3,000+ students), Fox Ridge Middle School, and Legacy Stadium. Demand for quality childcare is further reinforced by proximity to the region's largest employment centers, including UCHealth Anschutz Medical Campus (25,000+ employees), Buckley Space Force Base, Children's Hospital Colorado, and major aerospace and defense contractors including Raytheon, Lockheed Martin, Northrop Grumman, and Boeing.

Everbrook Academy is a premier provider of early childhood education and licensed childcare services, offering nurturing programs for infants starting at six weeks through school-age children. Launched in 2016 by Learning Care Group—the second-largest for-profit childcare provider in North America, which traces its roots to 1967—Everbrook Academy operates 70+ locations across multiple states as part of the parent company's network of over 1,150 schools in 40 states and Washington, D.C. The academy emphasizes a STEAM-based curriculum that integrates science, technology, engineering, arts, and math into engaging, play-based learning experiences.

Investment Highlights

- » Denver MSA — Ranked #19 in the U.S. by population size
- » Absolute NNN — Zero landlord responsibilities
- » Significant 12% rental escalations every five years
- » Corporate guaranty from Learning Care Group, Inc.
- » 9+ years remain on the primary lease term
- » Affluent community — \$213,000+ average household income within 1 mile
- » 114,000+ residents within a five-mile radius
- » Two miles from State Highway 470 (40,000 vehicles per day)
- » Cherry Creek School District — Colorado's highest-rated K-12 system serving 54,000 students; 15+ feeder elementary schools within 5-mile radius
- » Prime Southlands trade area location — 2 miles from the 1.5 million SF Southlands Town Center, the dominant retail hub in Southeast Aurora anchored by 150+ tenants
- » Shadow-anchored by King Soopers Marketplace
- » Directly across from Cherokee Trail High School (3,000+ students), Fox Ridge Middle School, and Legacy Stadium
- » Surrounded by national retailers including Chase Bank, Starbucks, McDonald's, Firestone, Taco Bell, and others
- » Proximity to UCHealth Anschutz Medical Campus (25,000+ employees), Buckley Space Force Base, Children's Hospital Colorado, and major aerospace/defense employers (Raytheon, Lockheed Martin, Northrop Grumman, Boeing) driving strong demand for quality childcare



Property Overview



PRICE
\$6,283,027



CAP RATE
7.50%



NOI
\$471,227

LEASE COMMENCEMENT DATE:

9/1/2015

LEASE EXPIRATION DATE:

8/31/2035

RENEWAL OPTIONS:

Three 5-year

RENTAL ESCALATION:

12% every 5 years

LEASE TYPE:

NNN

TENANT:

Everbrook Academy

GUARANTOR:

Learning Care Group, Inc.

YEAR BUILT:

2015

BUILDING SIZE:

10,755 SF

LAND SIZE:

2.14 AC



Photographs



Aerial



Site Plan



Map



Location Overview

AURORA, COLORADO

Aurora, Colorado, is the third-largest city in the state, with a 2026 population estimate of approximately 411,000 residents and a land area exceeding 163 square miles spanning Arapahoe, Adams, and Douglas counties. Originally founded in 1891 as the town of Fletcher and renamed Aurora in 1907, it evolved from a small agricultural outpost east of Denver into a major suburban hub known as the “Gateway to the Rockies,” offering views of the Front Range. The city is notably diverse, with significant populations of White, Black or African American, Hispanic, and foreign-born residents (about 22% born outside the U.S.), and features a growing economy driven by industries such as health care, retail, construction, aerospace, defense, bioscience, and logistics, supported by proximity to Denver International Airport. Aurora boasts over 100 parks, extensive trails, open spaces, and a median household income around \$88,000, reflecting its role as a vibrant, full-service community within the Denver metropolitan area.



Demographics

				
	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	14,971	4,444	\$185,443	\$213,619
3-MILE	59,957	20,185	\$157,170	\$189,804
5-MILE	114,539	37,703	\$156,338	\$185,824



Location Overview

DENVER MSA

The Denver-Aurora-Lakewood, CO Metropolitan Statistical Area (commonly known as the Denver MSA) is the largest metropolitan region in the Rocky Mountain West, encompassing ten counties including the City and County of Denver, Arapahoe, Jefferson, Adams, Douglas, Broomfield, Elbert, Park, Clear Creek, and Gilpin. As of 2026, the MSA has an estimated population of approximately 3,025,000 residents across roughly 8,400 square miles, making it a major economic and cultural hub in Colorado. Centered on Denver, the region has evolved from its historical roots in mining, agriculture, and transportation into a diverse, fast-growing area known for its scenic Front Range location, outdoor recreation opportunities, and strong job market in sectors such as aerospace, bioscience, technology, energy, healthcare, tourism, and professional services. The Denver MSA features a vibrant, educated population with significant diversity, a median household income around \$95,000–\$105,000, and serves as the economic engine of the state, supported by Denver International Airport, a robust transportation network, and its appeal as a destination for young professionals and families seeking a high quality of life with access to both urban amenities and mountain recreation.



Tenant Overview



EVERBROOK ACADEMY

Everbrook Academy is a premier provider of early childhood education and licensed childcare services, offering nurturing programs for infants starting at six weeks through school-age children. Launched in 2016 by Learning Care Group—the second-largest for-profit childcare provider in North America, which traces its roots to 1967—Everbrook Academy operates 70+ locations across multiple states as part of the parent company’s network of over 1,150 schools in 40 states and Washington, D.C. The academy emphasizes a STEAM-based curriculum that integrates science, technology, engineering, arts, and math into engaging, play-based learning experiences. With a focus on high standards and holistic development, Everbrook Academy prepares inquisitive and confident children to thrive socially, physically, and academically, equipping them with essential skills for kindergarten and beyond while supporting working families through flexible daycare, preschool, and extended care options.

Website:	www.everbrookacademy.com
Headquarters:	Novi, MI
Number of Locations:	70 +/-
Company Type:	Subsidiary of Learning Care Group



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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