



# TUTOR TIME<sup>®</sup>

CHILD CARE / LEARNING CENTERS

4710 E LONE MOUNTAIN RD | CAVE CREEK, AZ 85331

INTERACTIVE OFFERING MEMORANDUM





**EXCLUSIVELY LISTED BY:**

**SIMON ASSAF**

BROKER OF RECORD  
LICENSE NO. CO701910000 (AZ)





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# EXECUTIVE OVERVIEW

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## INVESTMENT HIGHLIGHTS

- **LOCATION AND GROWTH POTENTIAL:** Situated on a strategic corner that witnesses daily traffic of just under 33,000 VPD per day.
- Double Digit Cap Rate in next 2 years.
- **ZERO LANDLORD RESPONSIBILITY:** The property is an Absolute NNN .
- **CORPORATE LEASE:** The Lease is signed by Learning Care Group, Inc (Parent Company).
- **ANNUAL INCREASES:** 1.75%
- **PHOENIX RETAIL GROWTH:** The Valley recorded 1.4 million SF of net absorption over the past 12 months, ranking Phoenix as one of the nation's top 10 strongest demand markets.
- **STRONG DEMOGRAPHICS IN 1 MILE RADIUS:** \$162,000 average household income in a 1-mile radius.
- **STRONG RETAIL SYNERGY:** Located down the road from major retailers/drivers of foot traffic including (Safeway, Fry's, McDonald's, Walgreens, Circle K, O' Reilly Auto Parts).



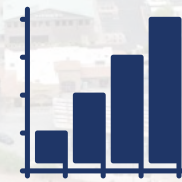
### LIST PRICE

\$13,018,647



### GLA

±25,315 SF



### CAP RATE

9.70%



### YEAR BUILT

2008



### LOT SIZE

±3.14 AC





DESERT WILLOW ELEMENTARY  
495 STUDENTS



TE<sup>OR</sup>  
Home:Customized

±2.3 MILES AWAY

SAFeway BANK OF AMERICA  
 ANYTIME FITNESS Walgreens Great Clips  
 Fry's WELLS FARGO TACO BELL Starbucks McDonald's

THE CLUB  
CAVE CREEK

O'Reilly  
AUTO PARTS

ExtraSpace  
Storage

THE TOY BARN  
LUXURY GARAGE OWNERSHIP™  
- EST 2008 -

Filberto's  
MEXICAN FOOD



N CAVE CREEK RD ± 24,800 VPD

SUBJECT  
PROPERTY



ELONE MOUNTAIN RD ± 10,000 VPD



DFAC  
DESERT FOOTHILLS ATHLETIC CLUB

BRISAM'S  
GRILL • BAR • PATIO

CELEBRITY  
TANNING

TOTAL SPORTS PERFORMANCE  
& PERSONAL TRAINING





# FINANCIAL OVERVIEW

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## PROPERTY DETAILS

Tenant Trade Name	Tutor Time
Type of Ownership	Fee Simple
Lease Guarantor	Learning Care Group, Inc (Parent Company) - Corporate
Lease Type	Abs NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	9/8/2008
Lease Expiration Date	9/8/2028
Term Remaining on Lease	±4.5 Years
Increase	1.75% Annually
Options	Two, 5-Year Options

## FINANCING OPTIONS

For financing, please reach out to:

Brian Brady  
 +1 (813) 489-6197  
 brian.brady@matthews.com



## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Today - 9/8/2024	\$105,234.06	\$1,262,808.72	-	9.70%
9/9/2024 - 9/8/2025	\$107,075.66	\$1,284,907.87	1.75%	9.87%
9/9/2025 - 9/8/2026	\$108,949.48	\$1,307,393.76	1.75%	10.04%
9/9/2026 - 9/8/2027	\$110,856.10	\$1,330,273.15	1.75%	10.22%
9/9/2027 - 9/8/2028	\$112,796.08	\$1,353,552.93	1.75%	10.40%
9/9/2028 - 9/8/2029 (Option 1)	\$114,770.01	\$1,377,240.11	1.75%	10.58%
9/9/2029 - 9/8/2030 (Option 1)	\$116,778.48	\$1,401,341.81	1.75%	10.76%
9/9/2030 - 9/8/2031 (Option 1)	\$118,822.11	\$1,425,865.29	1.75%	10.95%
9/9/2031 - 9/8/2032 (Option 1)	\$120,901.49	\$1,450,817.93	1.75%	11.14%
9/9/2032 - 9/8/2033 (Option 1)	\$123,017.27	\$1,476,207.25	1.75%	11.34%
9/9/2033 - 9/8/2034 (Option 2)	\$125,170.07	\$1,502,040.87	1.75%	11.54%
9/9/2034 - 9/8/2035 (Option 2)	\$127,360.55	\$1,528,326.59	1.75%	11.74%
9/9/2035 - 9/8/2036 (Option 2)	\$129,589.36	\$1,555,072.31	1.75%	11.94%
9/9/2036 - 9/8/2037 (Option 2)	\$131,857.17	\$1,582,286.07	1.75%	12.15%
9/9/2037 - 9/8/2038 (Option 2)	\$134,164.67	\$1,609,976.08	1.75%	12.37%





# TENANT OVERVIEW

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# TENANT OVERVIEW

Tutor Time Child Care is a renowned early childhood education center committed to providing nurturing and educational environments for children from infancy through preschool age. With a philosophy grounded in the belief that children learn best through active exploration and play, Tutor Time offers a curriculum that integrates both structured learning activities and ample opportunities for free play and discovery. Their dedicated team of educators, trained in early childhood development, creates a supportive and engaging atmosphere where children can thrive socially, emotionally, and cognitively. The center's focus on individualized learning ensures that each child receives personalized attention and encouragement to reach their full potential. With a reputation for excellence in childcare and a commitment to fostering lifelong love for learning, Tutor Time Child Care stands as a trusted partner in early childhood education for families across communities.

**200+**

LOCATIONS

**PRIVATE**

OWNERSHIP

**1988**

YEAR FOUNDED



**TUTOR TIME**<sup>®</sup>  
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# AREA OVERVIEW

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# CAVE CREEK, AZ

Cave Creek, Arizona, nestled in the Sonoran Desert just north of Phoenix, offers a blend of rugged beauty and Southwestern charm. Known for its stunning desert landscapes dotted with iconic Saguaro cacti and dramatic rock formations, Cave Creek is a haven for outdoor enthusiasts and nature lovers alike. Visitors can explore the scenic trails of Spur Cross Ranch Conservation Area or embark on a horseback ride through the desert terrain. The town itself exudes a quaint, Old West ambiance with its historic buildings, Western-themed shops, and lively saloons where locals and tourists gather for live music and hearty meals. Beyond its natural and cultural attractions, Cave Creek hosts vibrant events throughout the year, celebrating its rich heritage and fostering a strong sense of community among residents and visitors alike.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	6,243	28,891	46,474
2028 Population Projection	6,366	29,387	47,100
2020 Population	5,271	24,830	40,980
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Estimate	2,365	10,925	18,043
2028 Population Projection	2,402	11,090	18,253
2020 Population	2,053	9,530	16,121
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$162,637	\$150,891	\$150,937





## PHOENIX, AZ

With a population of more than 1.6 million residents, the city of Phoenix is the capital and the most populous city in Arizona. It is also the fifth-most populous city in the nation. The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is centered on the city of Phoenix, which includes much of the central part of the U.S. state of Arizona. The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), defining it as Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe, and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix’s horizon is defined by three distinct mountains: South Mountain, Camelback Mountain, and Piestewa Peak.

The Phoenix Metropolitan area has historically been the center of the state’s economy. As with the state of Arizona, the area relied on the five C’s (copper, cattle, climate, citrus, and cotton) for its economic growth and expansion. After World War II, the area entered the manufacturing industry, which spurred the growth of what would eventually be one of the largest urban areas in the nation

The technology and service industries currently account for almost 77% of total employment in the region. Phoenix also has a significant business sector. It is home to several headquarters of Fortune 1000 companies, which include Avnet, Freeport-McMoRan, Republic Services, Magellan Health, Sports Farmers Market, ON Semiconductor, Knight-Swift Transportation Holdings, and Pinnacle West Capital. According to Forbes, Phoenix has a gross metro product of \$255.9 billion.

Nicknamed the “Valley of the Sun,” the Greater Phoenix area sees more sunshine than any other metro area in the country. That in and of itself is enough to entice people to lay down roots, but Arizona’s capital also features a desirable combination of a thriving job market, a relatively low cost of living, and plenty of ways to enjoy the nice weather.

### PHOENIX, AZ FORBES

**\$255.9B**

GROSS METRO

**4.9M+**

POPULATION



# REGIONAL MAP

**SUBJECT PROPERTY**

±29 MILES

**PHOENIX, AZ**





## 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 **4710 E Lone Mountain Rd, Cave Creek, AZ 85331** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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REAL ESTATE INVESTMENT SERVICES