



# THE LEARNING EXPERIENCE

A BRAND NEW CONSTRUCTION, AMAZON-PROOF EDUCATION CONCEPT

ROHNERT PARK, CA



CAPITAL PACIFIC



## THE LEARNING EXPERIENCE

6100 COMMERCE BLVD, ROHNERT PARK, CA 94928 [View Map](#)

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**\$5,333,333**  
**PRICE**

**6.00%**  
**CAP**

LEASABLE SF

**10,000 SF**

OUTDOOR USE AREA

**12,750 SF**

LAND AREA

**1.31 AC**

YEAR BUILT

**2018**

PARKING

**43 SPACES**

LEASE TYPE

**LL Responsible for  
Roof & Structure\***

**\*20 YEAR ROOF WARRANTY**

**15-year Lease with a Corporate Guarantee**

**New build-to-suit construction**

**Located just off of the Highway 101 and Rohnert Park**

**Expressway intersection**

**Amazon-proof childcare and early education concept that  
is growing at a fast pace**

# Investment Highlights

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**THE OFFERING** provides an opportunity to acquire The Learning Experience in Rohnert Park, CA. The subject property is currently under construction, and the 15-year lease will commence once the site has been delivered. The lease is enhanced by a corporate guaranty, and features two 5-year extension options, with rental escalations every five years throughout the primary term and option periods. The property benefits from over 35,000 vehicles per day from Rohnert Park Expressway and another 11,000 vehicles per day from Highway 101, making it an easily accessible location. Situated within Rohnert Park's primary retail corridor, nearby retailers include Walmart, Target, Costco Wholesale, The Home Depot, and Safeway.

**THE SUBJECT PROPERTY** enjoys an infill location in Rohnert Park, a thriving city just south of Santa Rosa, and less than an hour north of San Francisco. The surrounding area's demographics are favorable, with a population of over 98,000, and average household incomes that exceed \$92,000 within a 5-mile radius. Rohnert Park has become a popular city in which to live and conduct business, and its population is expected to rise by 4.1% between now and 2021.



**THE LEARNING EXPERIENCE IS ONE OF THE  
NATION'S FASTEST GROWING ACADEMIES OF  
EARLY CHILDHOOD EDUCATION**

## Contact the team

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# Aerial



**110,000 VPD**

**19,400 VPD**

**35,680 VPD**

**Raley's  
ROSS  
CHASE  
orangetheory  
FITNESS**

**verizon  
CVS  
pharmacy  
GNC**

**GROCERY  
OUTLET  
AutoZone**

**JO-ANN  
Office DEPOT  
TARGET  
Burlington  
Coat Factory**

**BIG  
LOTS!  
PETSMART  
FOODMART**

**SAN  
FRANCISCO  
48 MILES**

**GRATON  
RESORT & CASINO**

**COMMERCE  
BOULEVARD**

**COMMERCE  
BOULEVARD**

**101**

**101**

**ROBERTS  
LAKE GOLF  
COURS**

**FOXTAIL  
GOLF CLUB**

**ROHNERT  
PARK MEDICAL  
CENTER**

**CITY OF  
ROHNERT  
PARK**

**JOHN  
REED  
ELEMENTARY**

**TECHNOLOGY  
MIDDLE  
SCHOOL**

**WALDO  
ROHNERT  
ELEMENTARY**

**BURGER  
KING**

**THE HOME  
DEPOT**

**SPORTSMAN'S  
WAREHOUSE**

**IN-N-OUT  
BURGERS**

**COSTCO  
WHOLESALE**

**LES SCHNEIDER**

**Bright Now!  
Dental**

**AMERICA'S  
CLOTHES**

**ASHLEY  
HOMEFURNISHINGS**

**BIG 5  
HOME  
IMPROVEMENTS**

**MATTRESSFIRM**

**HOMES**

**REGANNE**

**READING  
CLUBS**

**Lowe's**

**THOMAS  
PAGE  
ACADEMY**

**ROHNERT PARK  
EXPRESSWAY**

**SOUTHWEST  
BOULEVARD**

# Surrounding Retail

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# Income & Expense

PRICE	\$5,333,333	
Price Per Square Foot:	\$533.33	
Capitalization Rate:	6.00%	
Total Rentable Area (SF):		10,000
Lot Size (AC):		1.31
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$32.00	\$320,000
Effective Gross Income	\$32.00	\$320,000
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING INCOME		\$320,000



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# Rent Roll

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TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
The Learning Experience	10,000	1*	5	\$320,000	\$26,667	\$320,000	\$2.67	\$32.00
		6	10		\$29,867	\$358,400	\$2.99	\$35.84
		11	15		\$33,451	\$401,408	\$3.35	\$40.14
	Option 1	16	20		\$37,465	\$449,577	\$3.75	\$44.96
	Option 2	21	25		\$41,961	\$503,526	\$4.20	\$50.35
<b>TOTALS:</b>	<b>10,000</b>			<b>\$320,000</b>	<b>\$26,667</b>	<b>\$320,000</b>	<b>\$2.67</b>	<b>\$32.00</b>

\*Store opening on December 10th, 2018.

# Lease Abstract

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<b>TENANT</b>	The Learning Experience
<b>BUILDING SF</b>	10,000 SF
<b>OUTDOOR USE AREA</b>	12,750 SF
<b>LEASE TYPE</b>	Corporate NN
<b>TERM</b>	15 Years
<b>OPTIONS</b>	Two 5-year options

## RENT

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### BASE RENT

<b>DATE RANGE</b>	<b>MONTHLY RENT</b>	<b>ANNUAL RENT</b>
1-5	\$26,667	\$320,000
6-10	\$29,867	\$358,400
11-15	\$33,451	\$401,408

### OPTION RENTS

<b>DATE RANGE</b>	<b>MONTHLY RENT</b>	<b>ANNUAL RENT</b>
#1. 16-20	\$37,465	\$449,577
#2. 21-25	\$41,961	\$503,526

## EXPENSES

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## TAXES

Tenant is responsible for all Real Estate Taxes during the Term. Tenant shall reimburse Landlord for the Real Estate Taxes on a monthly basis.

## TENANT'S OBLIGATIONS

Tenant is responsible for all maintenance and repair of the nonstructural portions of the premises and HVAC.

## LANDLORD'S OBLIGATIONS

Landlord is responsible for roof (20-year roof warranty\*) and structure.

## UTILITIES

Tenant is responsible for the payment of all utility charges, and shall pay directly to the utility provider.

## INSURANCE

Tenant shall carry the following policies: (1) Special Form Cause of Loss insurance; (2) Commercial General Liability insurance with limits no less than \$3 million per occurrence; (3) All-Risk insurance; (4) Workers' Compensation and Employer's Liability insurance; (5) Business Interruption insurance for at least one year of rent; and (6) Builder's All Risk insurance covering the construction of any Alterations.

## LEASE PROVISIONS

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### RIGHT OF FIRST REFUSAL

If Landlord receives a bona fide offer from a third party to sell the Premises, then Landlord shall first notify the Tenant of such offer. Tenant then has 30 days to accept such offer.

### PROHIBITED USES

Neither Landlord nor Landlord's affiliates shall lease, build, construct for, or sell to any potentially rowdy businesses such as bars, clubs, or go-kart centers, or any businesses which could emit noxious odors such as dry cleaners and nail salons, within a 1-mile radius.

# Site Plan



**sf**

**10,000  
RENTABLE SF**

**ac**

**1.31  
ACRES**



**43  
SPACES**



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# Tenant Overview

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## ABOUT THE LEARNING EXPERIENCE

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The Learning Experience is an American national academy for early education. Founded by Richard Weissman in 1980, The Learning Experience started with a single location in Boca Raton, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed. TLE® prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P.® curriculum, a cutting-edge proprietary approach to learning which has more than 95 percent of TLE® children graduating preschool reading at a Kindergarten level or higher. Penned one of the nation's fastest growing academies of early education for children ages 6 weeks to 5 years old, The Learning Experience has over 200 locations across the nation and many others under development. Financials available upon acceptance of a bona fide LOI.

**200+** | **LOCATIONS  
IN THE U.S.**

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# Demographics

## POPULATION

	1-MILE	3-MILES	5-MILES
2010	13,638	57,503	92,367
2017	14,917	60,761	98,123
2022	15,697	63,135	102,129

## 2017 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$66,317	\$79,984	\$81,510
Median	\$50,511	\$60,775	\$60,925

## SONOMA COUNTY TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	2,640
Graton Resort & Casino	2,000
St. Joseph Health, Sonoma County	1,578
Keysight Technologies	1,300
Sutter Santa Rosa Regional Hospital	936

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**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 5-MILE RADIUS  
IS OVER \$81K**



## Location Overview

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# ROHNERT PARK, CALIFORNIA



### SAN FRANCISCO

**ROHNERT PARK** is a city in Sonoma County's southern central plain and is located approximately 50 miles north of San Francisco. The city was laid out in the 1950s was one of the first planned communities nationwide, thoughtfully designed for families with bike and walkways connecting its tree-lined boulevards and attractive neighborhoods.

Rohnert Park is a sports and recreation destination in Sonoma County's Wine Country. It has more public and private recreational facilities and opportunities per capita than any other city in the North Bay Area. There is the added attraction of two performing arts centers and a major university, Sonoma State University.

### COUNTY ECONOMY

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**SONOMA COUNTY ECONOMY** is in large part sustained by tourism and agriculture. The region attracts visitors with wine country, which features 60,302 acres of vineyards with over 1100 growers. Sonoma County's government revenue in the form of taxes from tourism is more than \$158 million per year and employs over 20,410 people.

**504,217**

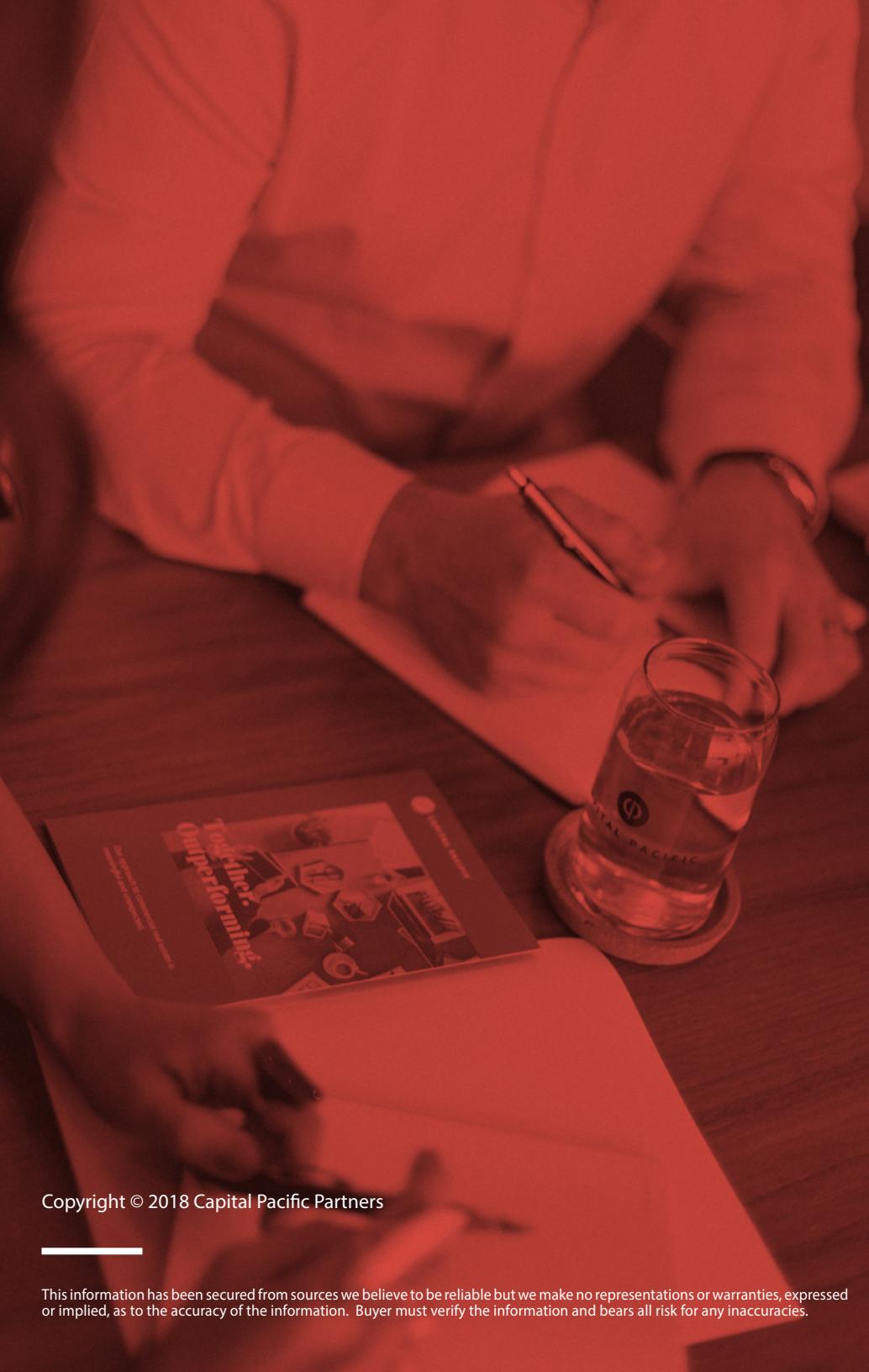
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**SONOMA COUNTY  
POPULATION  
(ESTIMATED)**

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# We'd love to hear from you.

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## CAPITAL PACIFIC COLLABORATES.

CLICK [HERE](#) TO MEET OUR  
SAN FRANCISCO TEAM:

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**CHRIS KOSTANECKI**

**CHRIS PETERS**

**JOHN ANDREINI**

**JOE CACCAMO**

**DAVE LUCAS**

**ZANDY SMITH**

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**JACK NAVARRA**

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TOGETHER | OUTPERFORMING

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