



PRIMROSE SCHOOL AT CRYSTAL CITY

DAYCARE OPPORTUNITY

Built-Out CHILDCARE SPACE AVAILABLE FOR SUBLEASE

► Primrose Schools Crystal City



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Executive Summary

This is a well-established and thriving Primrose School located at 2461 S Clark St, Arlington, VA 22202. This unique opportunity offers prospective tenants the chance to acquire a reputable educational facility with a strong track record of success in providing high-quality early childhood education.

Primrose Schools is a renowned and nationally recognized franchise that has been dedicated to fostering a nurturing, academically excellent, and emotionally supportive environment for young children for over 35 years. Known for its proprietary Balanced Learning® curriculum and esteemed reputation in the childcare industry, Primrose Schools has consistently maintained a commitment to supporting the intellectual, social, and physical development of children.



Primrose Schools®
The Leader in Early Education and Care®

We Believe Who Children Become is as Important as What They Know.



Mission

Our Exclusive Balanced Learning® Approach

For over 30 years, Primrose Schools® has helped empower children like yours to reach their full potential. Our exclusive, time-tested Balanced Learning approach was created from the best early education wisdom of balancing purposeful play and nurturing guidance to encourage curiosity, confidence, creativity and compassion.

Proprietary Curriculum: Research-informed and time-tested

Training: We train our people to be the best

Equipment: From tables and chairs to toys and books, every piece of equipment is chosen for a purpose

Assessment: Highly personalized and tailored to each age level

Parent Communication: Staying connected from parent teacher conferences to daily communications including our newsletter, blog and an app that keeps you up to date with your child's daily activities, we feel it's crucial to partner with parents every step of the way to provide insights and growth opportunities beyond the classroom.



Confidence Starts with Compassion

Character Development programs are embedded into our daily curriculum. We know that when children learn compassion and resilience, they are more likely to become confident, happy adults. Our research-informed approach supports the multiple ways children learn while nurturing social-emotional, cognitive, creative and physical development. That's why character development is at the heart of Primrose®.

Infant to Preschool Classrooms

Inspiring curiosity and wonder in the Primrose Wonder Program.

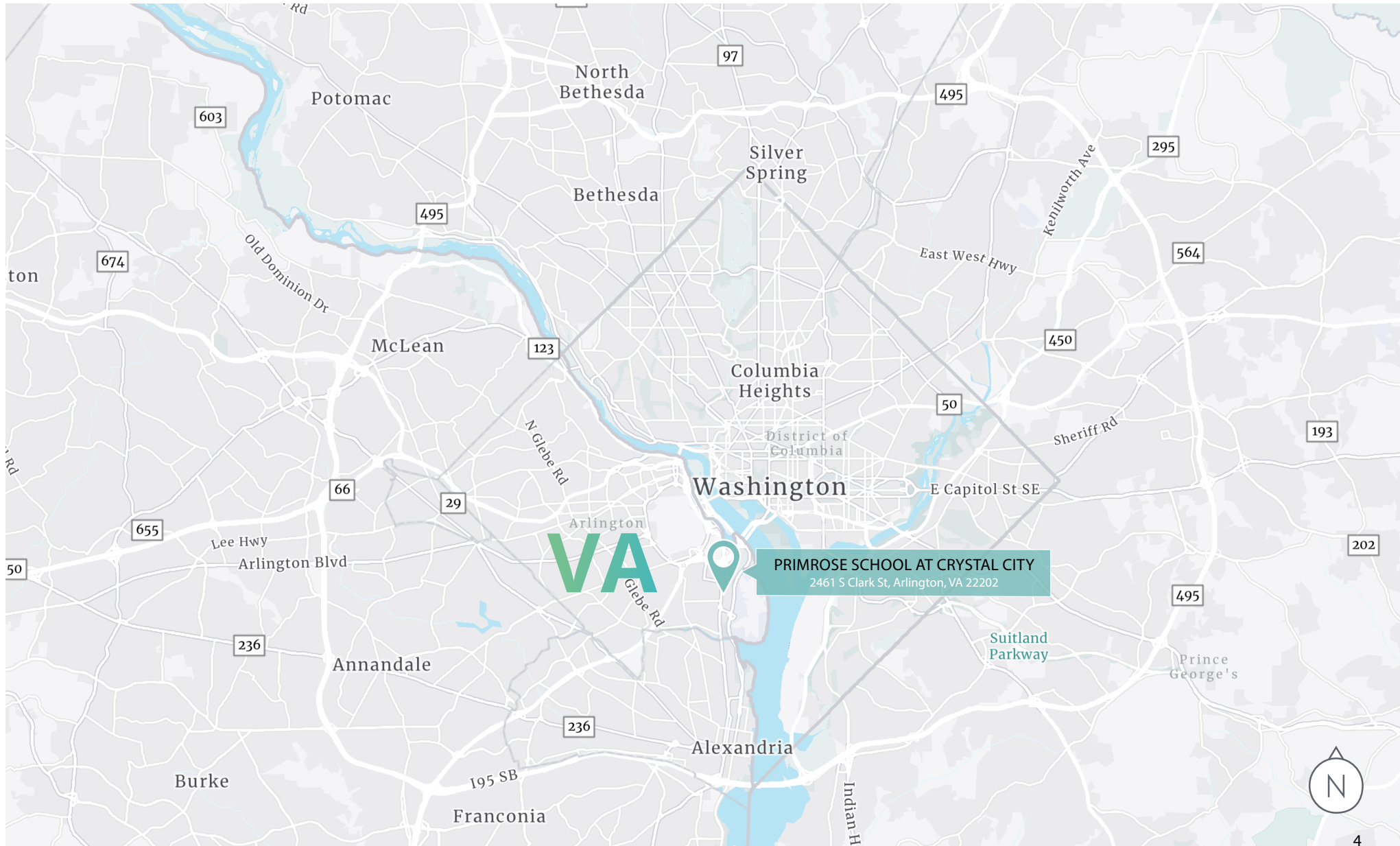
Preschool through Pre-Kindergarten Classrooms

Encouraging children to venture out and discover the world around them in the Primrose Venture Program.

After School Care for ages 5 to 12

Stimulating continued exploration of a child's individual interests in the Primrose Explorers Program.

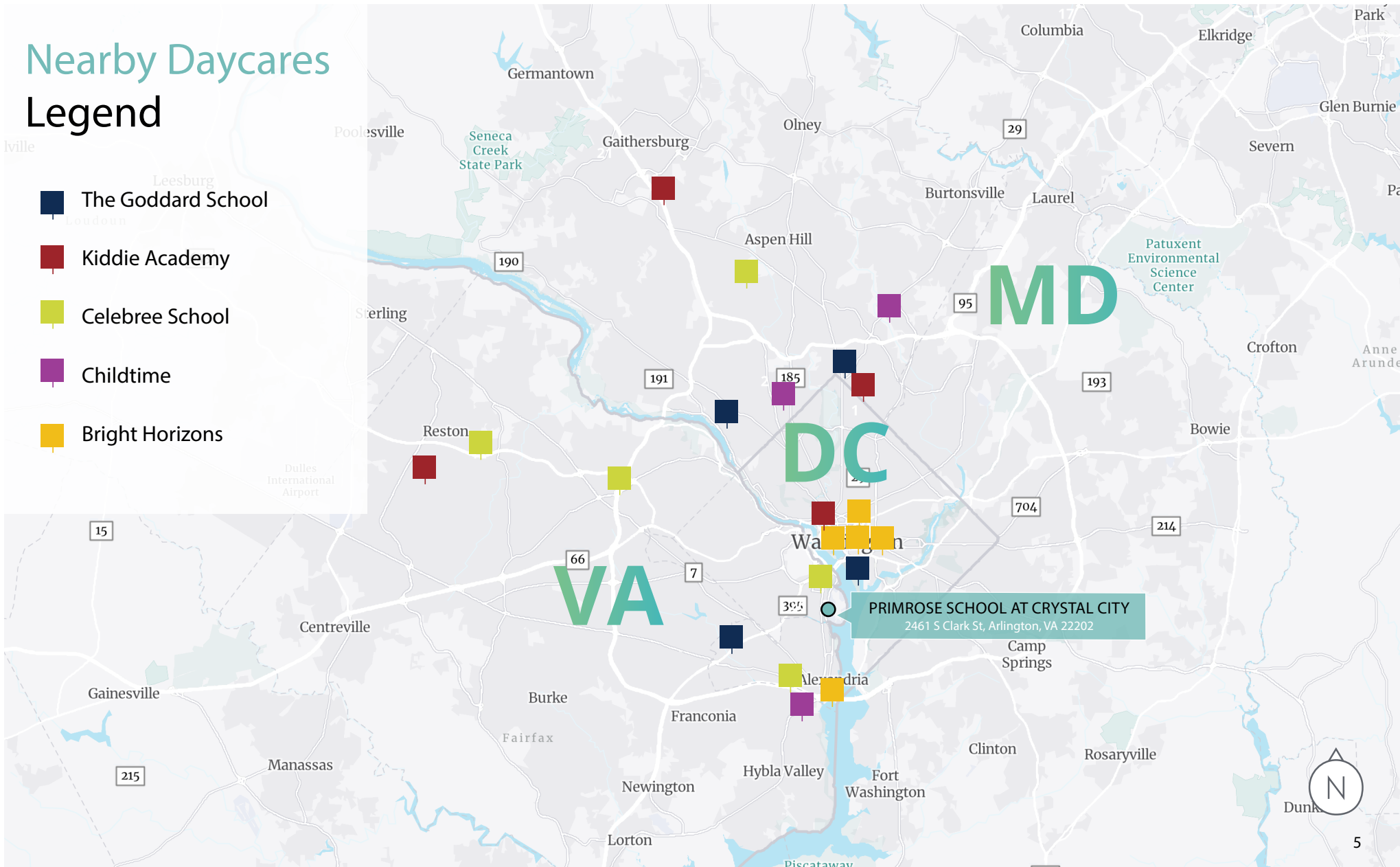
Unmatched Location



Local Competitors

Nearby Daycares Legend

-  The Goddard School
-  Kiddie Academy
-  Celebree School
-  Childtime
-  Bright Horizons



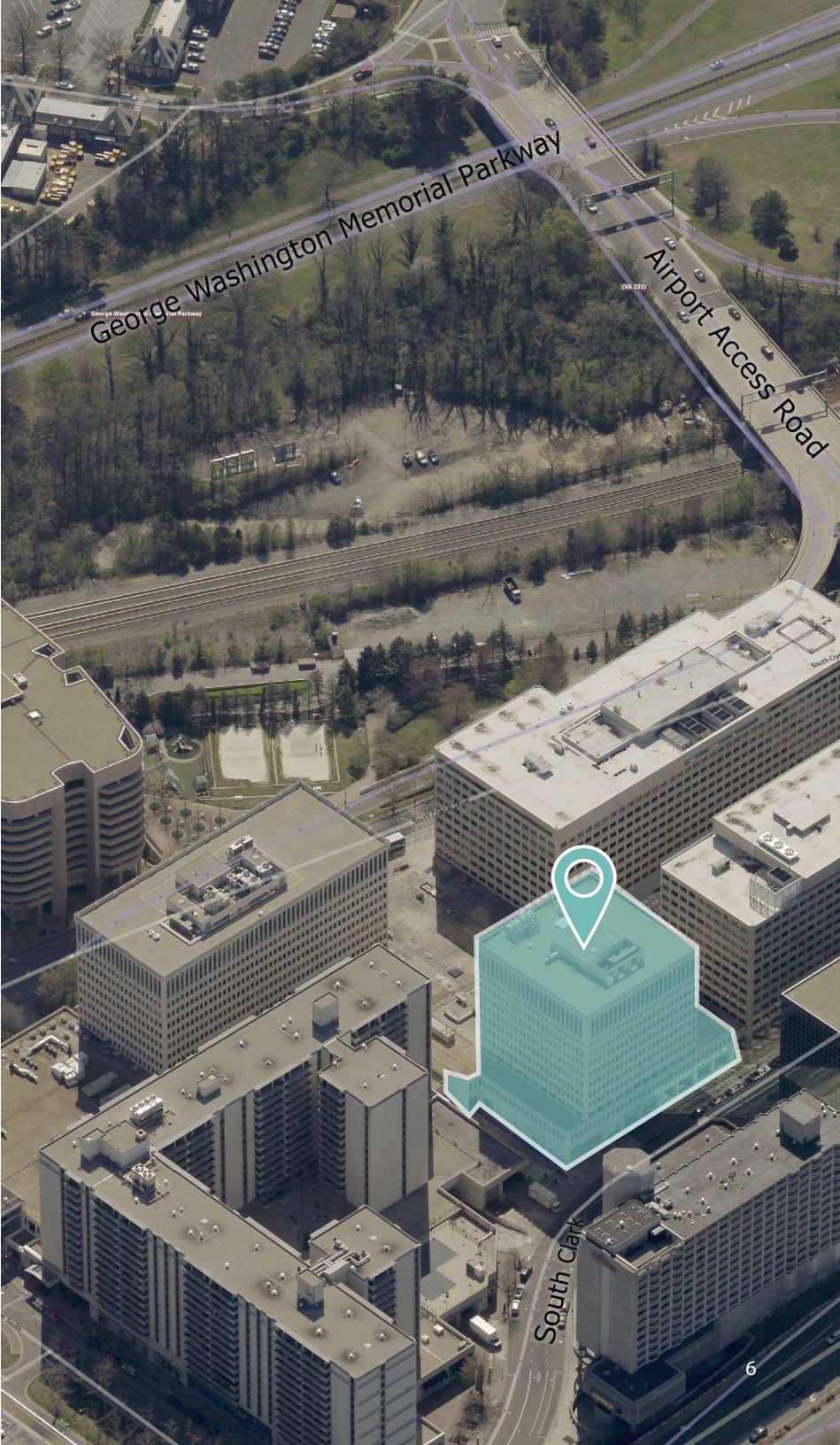


Arlington Area Overview

Tour the Space

Demographics

	Distance from property		
	1 mile	3 miles	5 miles
Total Population	27,052	192,506	769,131
Population Growth	3.93%	1.60%	0.97%
Average Age	35	37	36
Number of Households	14,753	95,608	368,372
Average Household Income	\$163,756	\$164,697	\$164,506
Average Household Size	1.82	1.98	2.01
Multi-Family Units	13,471	57,704	219,004
Construction Starts	2,075	8,124	16,566
Population Ages 0-5 years	1,060	11,546	43,852
Population Ages 0-5 years %	3.91%	5.99%	5.66%





Child Care Market Overview

The real estate childcare market has been witnessing steady growth, driven by increasing demand for quality early childhood education and daycare services. Factors such as rising workforce participation among parents, urbanization, and changing societal dynamics have contributed to the expansion of the childcare market.

Location remains a critical factor for success in the childcare market. Childcare centers situated in family-friendly neighborhoods, close to residential areas, corporate centers, or educational institutions, have been more sought after. Proximity to public transportation and accessibility are also significant considerations.

The COVID-19 pandemic undoubtedly influenced the desire for quality childcare operators. As families faced unprecedented challenges, parents prioritized reliable, safe, and educationally enriching childcare options. Quality operators like Primrose Schools that adapted to changing circumstances, prioritized health and safety, and provided strong educational support stood out in meeting the needs of parents and the broader community. As the situation continues to evolve, the demand for quality childcare operators remains an essential consideration for families and investors alike.



Primrose School Arlington at Crystal City

2461 S Clark St, Arlington, VA 22202

School Tuition:

Infants & Toddlers	\$2,919 /per month
Early Education/Preschool (2 year olds)	\$2,543 /per month
Pre-Kindergarten (3-4 year olds)	\$2,328 /per month

Student Capacity: 216

Enrollment: 8%

Additional 16 children pre-enrolled slated to start



Building SF

18,461 SF

Lease Term

15 Years

Renewal Options

2-5 Years

Lease Expiration

March 31, 2037

Current Rate

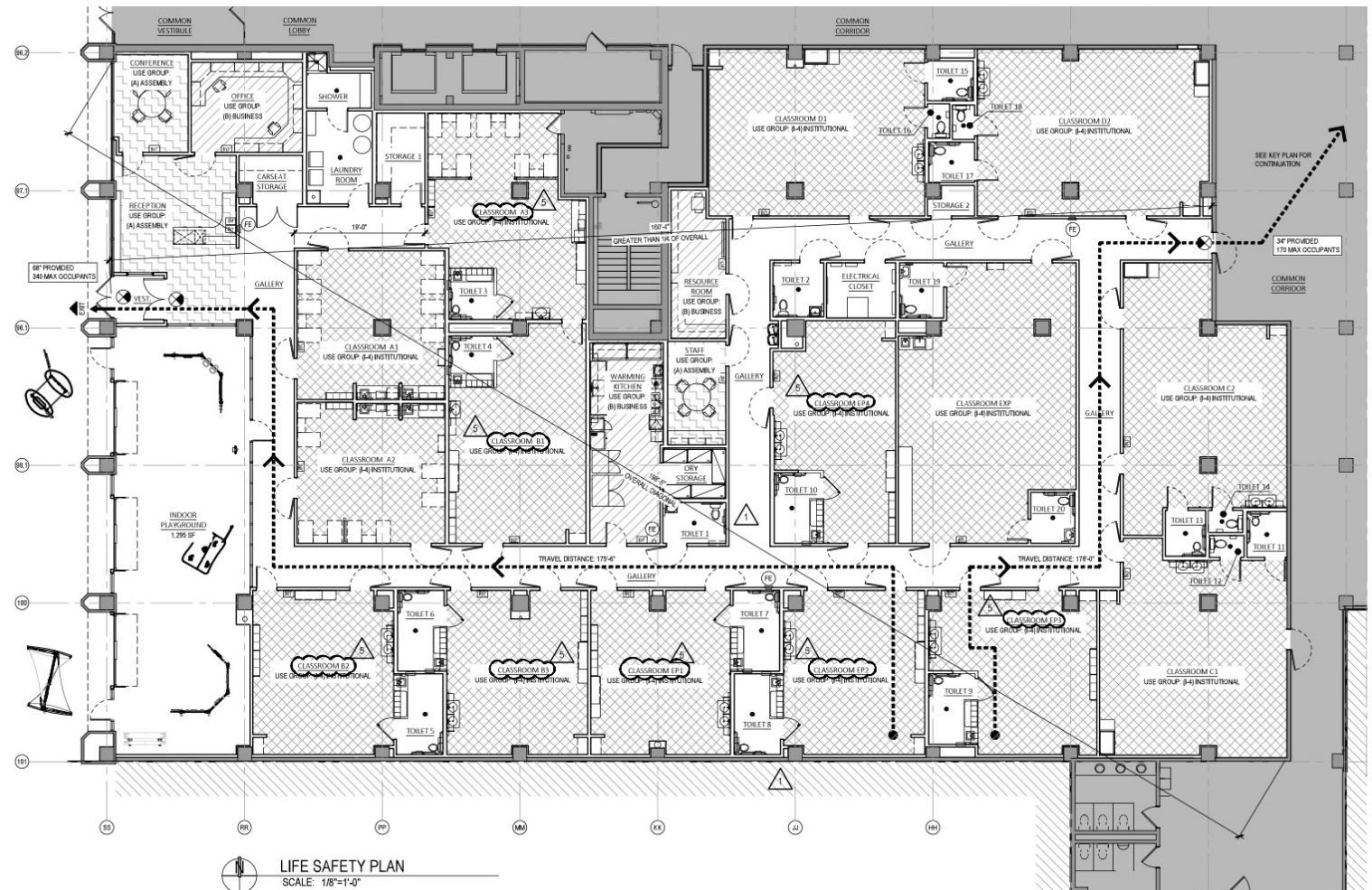
\$37.00/psf



Primrose School at Crystal City Floor Plan

Building Size: 18,461 SF

Playground: +/- 2,500 SF



Comparable Daycare Leases

User	Address	Geography	Size (SF)	Rate	Additional Rent (est)	Gross Rent (est)	Escalations	TIA	Abatement	Term
Primrose Arlington	2111 Wilson	Courthouse - Arlington	15,143	\$44.00 net of janitorial and water	\$ 3.00	\$ 47.00	2.50%	\$ 75.00	6 months	15 years
Tia Cantada	3101 Park Center	Alexandria	9,900	\$54.00 FSG	\$ -	\$ 54.00	3.00%	\$ 70.00	TBD	10 years
Goddard	1703 N. Beauregard	Alexandria	12,488	\$27.00 NNN	\$ 14.00	\$ 41.00	4.00%	\$ 70.00	6 months	15 years
Bright Horizons	3550 South Clark Street	National Landing	11,133	\$43.50 net of utilities and janitoria	\$ 4.00	\$ 47.50	3.00%	\$70	TBD	10 years
Amazon Selected Operator	13th Street S & East Elm	National Landing	13,353	\$38.00 NNN	\$ 15.10	\$ 53.10	3.00%	\$ 75.00	6 months	15 years
Celebree Tysons	7950 Jones Branch	Tysons	12,536	\$40.00 net of util and janitorial	\$ 4.00	\$ 44.00	Flat 3	\$ 80.00	14 months	15 years
Celebree Herndon	12700 Sunrise Valley	Herndon	9,000	\$29.00 net of janitorial and utilities	\$ 4.00	\$ 33.00	2.75%	\$ 85.00	10 months	10 years, 10 months
Primrose National Landing	2450 Crystal Drive	National Landing	18,461	\$37.00 NNN	\$ 14.00	\$ 52.00	Flat 5	\$ 80.00	6 months	15 years
Goddard Del Ray	1200 North Henry	Alexandria - DelRay	13,754	\$44.00 net of janitorial and water	\$ 3.00	\$ 47.00	3%	Turnkey @ \$120 P	6 months	15 years



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