



FOR SUBLEASE

DAYCARE OPPORTUNITY

# Built-Out CHILDCARE SPACE AVAILABLE

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# Executive Summary

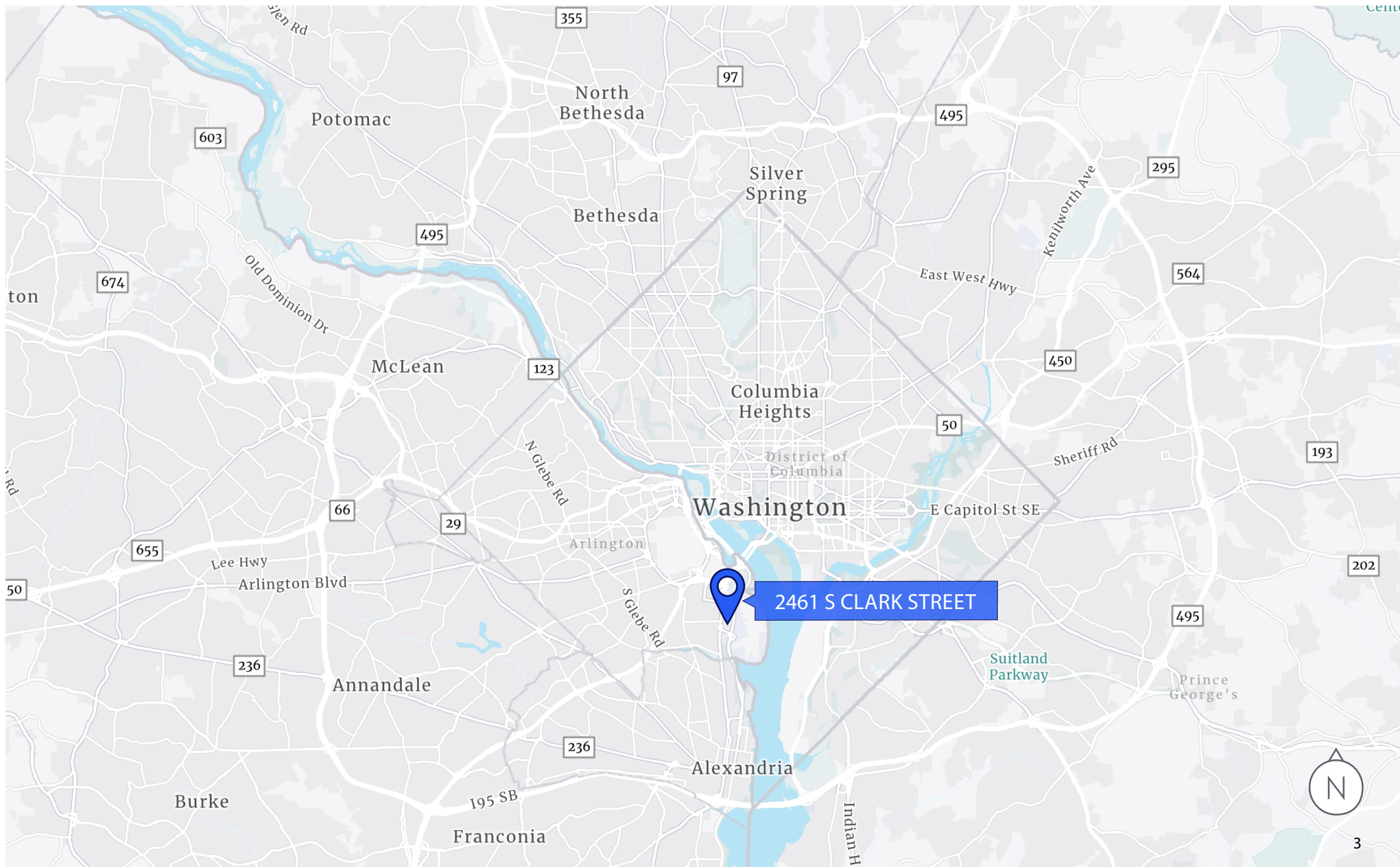
Located at 2461 S Clark St, this turnkey childcare facility offers a rare opportunity to lease a fully built-out early education space in the heart of National Landing. The space was purpose-designed for childcare use and includes existing classroom layouts, child-sized restrooms, secure entry points, and infrastructure suitable for licensing and operations, allowing an incoming operator to significantly reduce upfront build-out costs and time to opening.

The property benefits from excellent visibility and accessibility, situated within a dense residential and employment corridor with strong daytime population drivers. Proximity to major thoroughfares and public transportation makes the location convenient for working families, while the surrounding neighborhood supports sustained demand for early childhood education services.

This offering is well-suited for an established or growing childcare operator seeking a move-in-ready facility in a high-barrier-to-entry market, with the flexibility to brand and tailor the space to their own educational program and operational needs.



# Unmatched Location



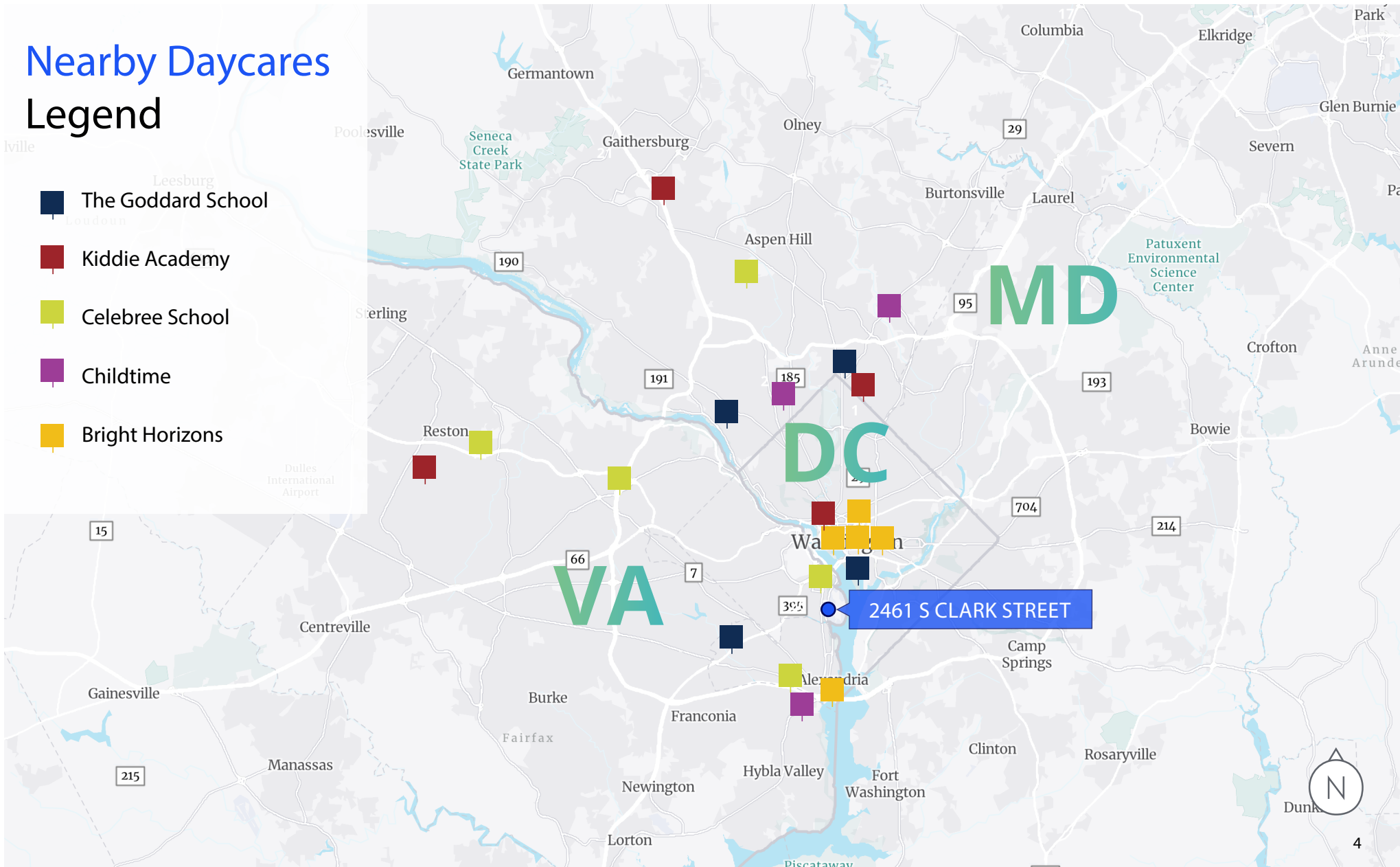


# Local Competitors

## Nearby Daycares

### Legend

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





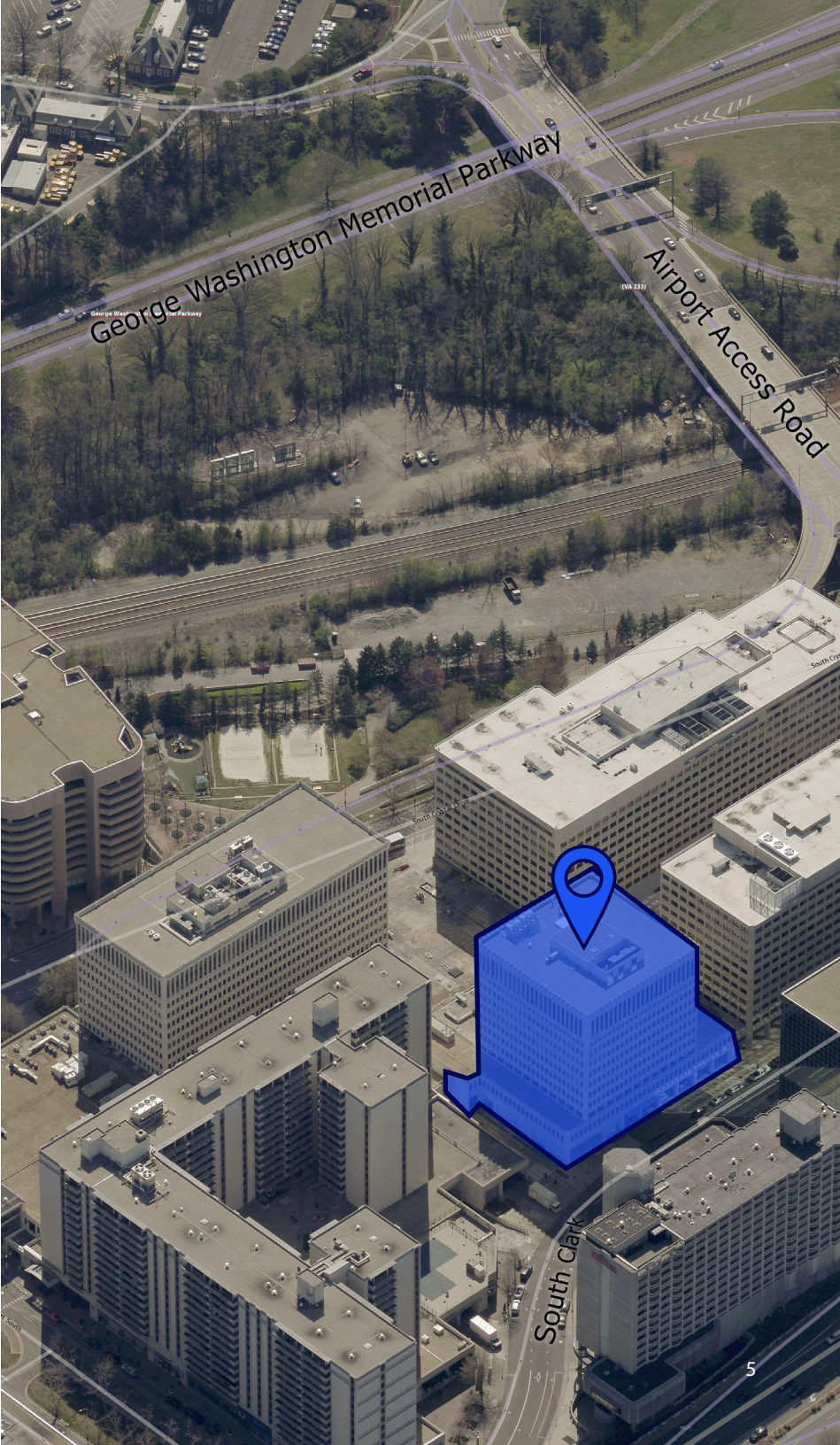


# Arlington Area Overview

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 demand for high-quality early education and childcare services continues to grow nationwide and locally, driven by increasing parental workforce participation and the critical role that early learning plays in child development. A substantial portion of U.S. families with young children rely on outside care: over 90 % of American parents with children under age 6 are employed full-time, contributing to strong and sustained demand for licensed childcare facilities (Source: ZipDo)

Industry forecasts project the U.S. childcare market will expand significantly in the coming decade, with market size estimates ranging widely based on segment and methodology but consistently showing robust growth through 2030 and beyond. This growth is fueled by expanding dual-income households and rising awareness among parents of the importance of early learning. (Source: PR Newswire)

Despite this demand, access to childcare remains constrained in many markets. In Arlington County specifically, the number of childcare slots serves only a portion of the under-five population, creating competitive conditions for quality facilities and underscoring the need for additional capacity to meet local family needs.

Costs for center-based care continue to rise, reflecting broader national trends. Childcare expenses increasingly constitute a significant portion of household budgets, maintaining demand for full-day, high-quality programs that support working families.

In this context, purpose-built early childhood education facilities that are fully compliant with licensing requirements and ready for operation can position incoming operators to capture enduring community demand, reduce time to opening, and respond to a persistent need for quality childcare options in high-barrier-to-entry markets.

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.





# Existing Childcare Center Crystal City

2461 S Clark St, Arlington, VA 22202

Historic School Tuition:

Infants & Toddlers \$2,919 /per month

Early Education/Preschool (2 year olds) \$2,543 /per month

Student Capacity: 216



Building SF

18,461 SF

Lease Term

15 Years

Renewal Options

2-5 Years

Lease Expiration

March 31, 2037

Current Rate

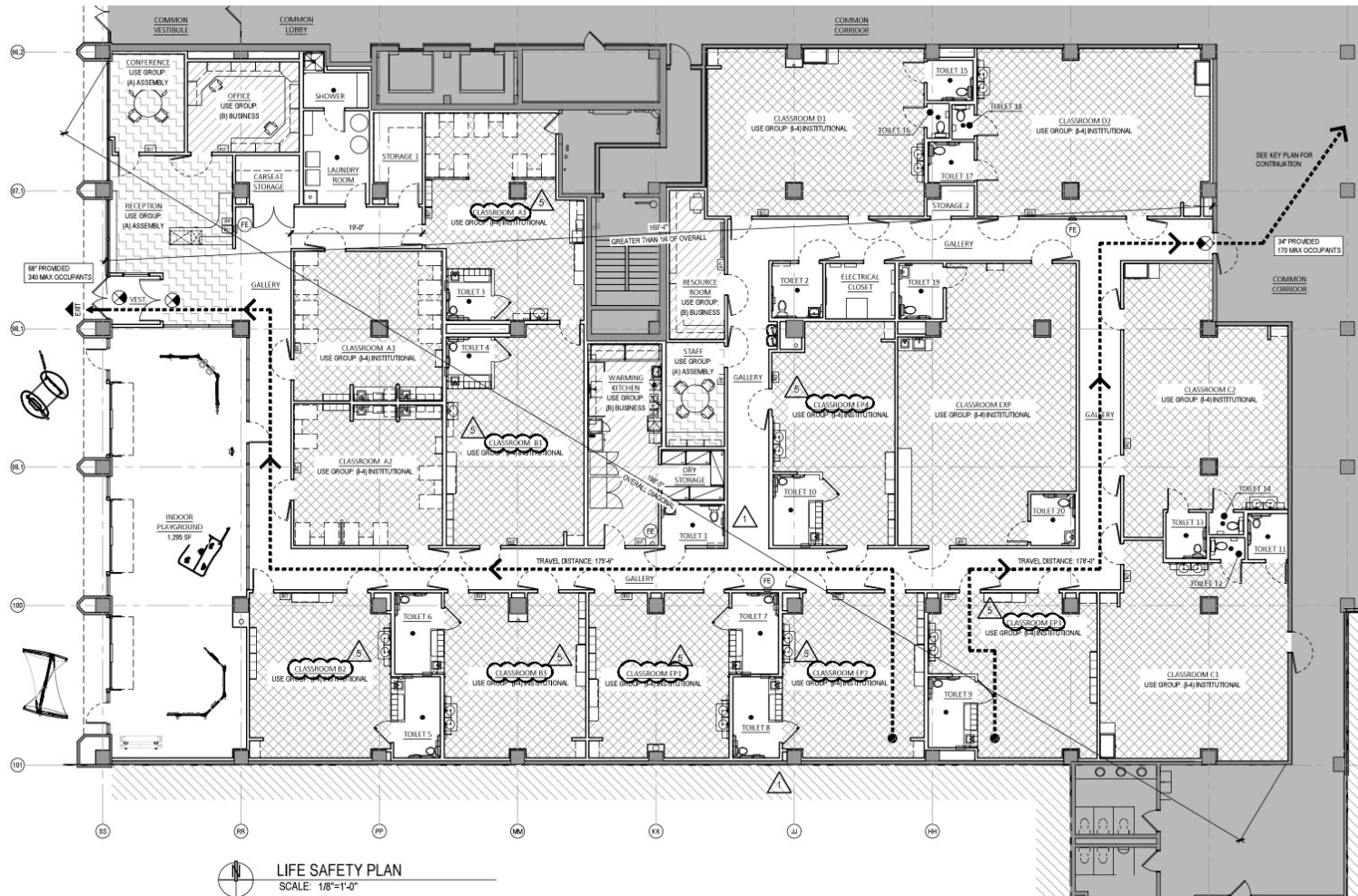
\$37.00/psf



# Existing Childcare Center Floor Plan

Building Size: 18,461 SF

Playground: +/- 2,500 SF

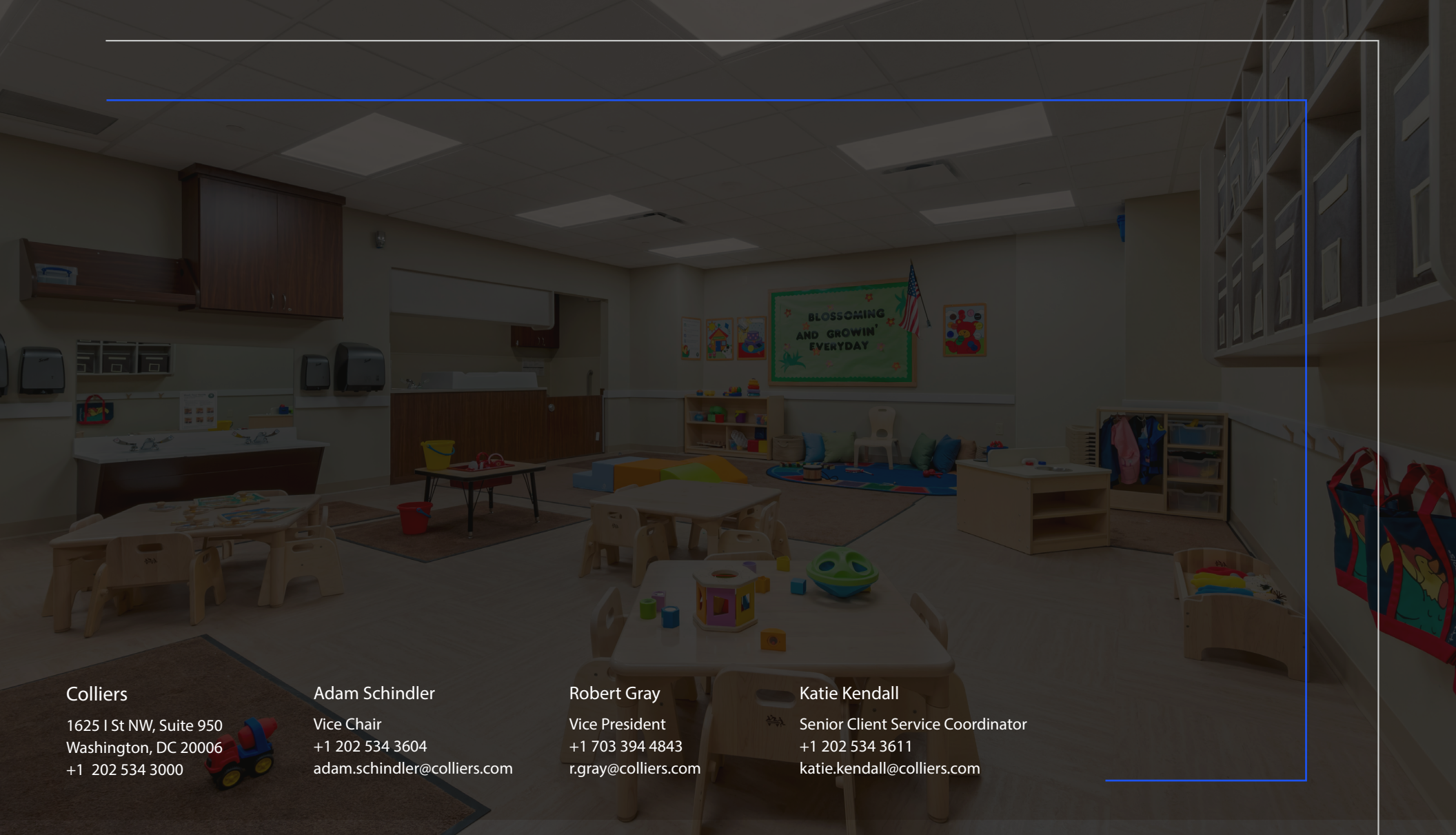




# Comparable Daycare Leases

| 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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