

1001

\$4,389,000

Market Place
San Ramon, California

La Petite Academy investment offering
a Subsidiary of The Learning Care Group

Offering Memorandum



Property Overview



BUILDING FEATURES

ADDRESS	1001 Market Place, San Ramon, CA 94583
County	Contra Costa County
BUILDING SIZE	±7,681 SF, Freestanding, single-story childcare facility
SITE SIZE	±0.96 acres (±41,818 sq. ft).
APN	213-702-006-7
ZONING	Mu (Mixed Use)
PARKING	27 parking spaces, exceeds daycare requirements
LONGSTANDING TENANCY	Original Lease Date: June 28, 1989 Fourth Amendment Lease Extension Term: April 1, 2026 – March 31, 2036
BUILT	Built 1990.
Current Use	Special Use – Childcare/Preschool

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Rent Schedule

LA PETITE ACADEMY: 1001 Market Place | San Ramon, California



The subject property is 100% leased to La Petite Academy, (corporate parent: The Learning Care Group) which has operated at this location since 2006. The tenant is committed under an absolute triple-net (NNN) lease through March 31, 2036, featuring fixed 3% annual rent increases.

La Petite Academy also holds two additional five-year renewal options, extending the potential lease term through 2041 and 2046. Each option period includes a 7% rental increase at commencement, followed by 3% annual increases throughout the renewal term.

The lease is absolute NNN, with the tenant responsible for 100% of all operating expenses, repairs, maintenance, taxes, insurance, and property-related obligations, including interior, exterior and structural.

An approximately \$53,500 tenant-improvement allowance remains available and may be credited or deducted at close of escrow if it has not already been funded.

La Petite Academy has two successive five-year extension options:

- First option: April 1, 2036 through March 31, 2041.
- Second option: April 1, 2041 through March 31, 2046.
- Tenant must give the landlord written exercise notice at least 182 days before the applicable expiration date.
- The option periods are governed by the then-existing lease terms, with rent fixed by the amendment's schedule.

Lease Year	Term	Monthly Base Rent	Annual Base Rent
1	4/1/2026 – 3/31/2027	\$19,891.67	\$238,700.00
2	4/1/2027 – 3/31/2028	\$20,488.42	\$245,861.00
...	4/1/2028 – 3/31/2029	\$21,103.07	\$253,236.83
...	4/1/2029 – 3/31/2030	\$21,736.16	\$260,833.93
...	4/1/2030 – 3/31/2031	\$22,388.25	\$268,658.95
...	4/1/2031 – 3/31/2032	\$23,059.89	\$276,718.72
...	4/1/2032 – 3/31/2033	\$23,751.69	\$285,020.28
...	4/1/2033 – 3/31/2034	\$24,464.24	\$293,570.89
...	4/1/2034 – 3/31/2035	\$25,198.17	\$302,378.02
10	4/1/2035 – 3/31/2036	\$25,954.11	\$311,449.36

The lease defines base rent as annual and monthly minimum rent, exclusive of other sums payable under the lease.

San Ramon, California

A Premier East Bay Community for Business, Families & Innovation

San Ramon, California, is a premier East Bay community in Contra Costa County, strategically located approximately 35 miles east of San Francisco and 30 miles north of Silicon Valley. As one of the largest and most desirable cities in Contra Costa County, San Ramon combines a strong corporate and employment base with exceptional quality of life, highly regarded schools, modern housing, extensive open space, and convenient regional access via Interstates 680 and 580, BART, ACE trains, and three nearby international airports. The city is an established innovation and entrepreneurial hub, home to major national and multinational companies including PG&E, Chevron, GE Digital, SAP, AT&T, ENGEO, Five9, Dialpad, BMO Bank, Robert Half, UPS, and San Ramon Regional Medical Center. The Tri-Valley region generates approximately \$42 billion in annual economic output and benefits from an educated workforce, proximity to major job centers, comparatively affordable housing, and a strong ecosystem for business and innovation. San Ramon's premier lifestyle destination, City Center Bishop Ranch, offers approximately 300,000 square feet of upscale shopping, dining, entertainment, and community amenities, while the Marketplace Shopping Center is located directly across the street from La Petite Academy and near San Ramon City offices along Bollinger Canyon Road. A new residential development is also underway nearby, supporting continued neighborhood growth and local consumer demand. The City offers a family-oriented environment with approximately 25,044 households, a 69.1% homeownership rate, and a modern housing stock, with 67% of homes built in 1980 or later. Residents benefit from 3,500 acres of designated open space, 61 parks, 42 playground areas, quality healthcare, diverse community amenities, and a low-crime environment. San Ramon is served by the nationally recognized San Ramon Valley Unified School District, which ranks among California's top school districts and has historically produced strong academic outcomes, approximately 94% of graduating seniors continuing on to college or university. With its thriving employment base, strong schools, abundant recreation, high-quality housing, and access to the broader Bay Area, San Ramon remains a highly desirable community in which to live, work, and invest.



 Bishop Ranch and the foothills of San Ramon

Executive Summary

LA PETITE ACADEMY: 1001 Market Place | San Ramon, California

Single-Tenant Childcare Investment

New 10-Year Lease Extension | Contractual Rent Growth of 3% Per Annum | Two Five-Year Options

±7,681 SF freestanding childcare facility situated on ±0.96 acres in San Ramon, California. The property is leased to La Petite Academy, Inc. under a newly extended lease through March 2036, with two additional five-year options that can extend occupancy through March 2046.



Tenant Corporate Overview

LA PETITE ACADEMY: 1001 Market Place | San Ramon, California



La Petite Academy is one of the country's largest educational daycare companies. Its core offering combines custodial child care with curriculum-based early education, making it more comparable to a private preschool/child-development operator than to a traditional drop-in daycare provider.

The brand benefits from Learning Care Group's larger operating platform, which includes other child-care and education concepts such as Childtime, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, AppleTree & Gilden Woods, Creative Kids Learning Center, U-GRO, Young School, and Pathways Learning Academy.

- A recognizable national brand with centralized corporate support and broad geographic diversification.
- A service that is locally necessary and generally tied to working-family demand.
- A use that can create repeat daily traffic and strong neighborhood visibility.
- Potentially long-term occupancy, given the operational investment in licensing, classroom buildout, outdoor play areas, security, life-safety systems, and staff recruitment.
- A specialized-use profile: childcare zoning, state licensing, parking/stacking, outdoor-play-area requirements, pickup/drop-off circulation, and building-code compliance should be confirmed early in due diligence.

Tenant / Brand	La Petite Academy, a Subsidiary of The Learning Care Group
Parent organization	Learning Care Group
Industry	Early childhood education, educational daycare, preschool, and school-age care
Headquarters	Novi, Michigan
Footprint	La Petite Academy reports more than 450 schools nationally; the broader Learning Care Group network reports 1,110+ school locations nationwide.
Customer base	Families with children from approximately 6 weeks through age 12, including working parents needing full-day care, preschool, and before-/after-school coverage.
Programs	Infant and toddler care, preschool, pre-kindergarten, before- and after-school care, and summer programming; specific offerings vary by campus.
Ownership	Learning Care Group is primarily owned by private-equity firm American Securities since 2014.
Local operating model	Individual schools are state-licensed and positioned as neighborhood-serving campuses, while supported by centralized corporate systems and a national platform.

Tenant Website: LaPetite.com

Demographics

San Ramon & the Tri-Valley

San Ramon is a premier East Bay community within the Tri-Valley, a dynamic regional economy encompassing five neighboring cities along the I-680 corridor in the geographic center of the San Francisco Bay Area.

Positioned within Northern California’s broader megaregion, San Ramon offers convenient access to San Francisco, Silicon Valley, Sacramento, and the Central Valley. The Tri-Valley’s strategic location, highly educated workforce, and concentration of major employers have supported employment growth that outpaced other Bay Area job centers—including Silicon Valley and San Francisco—between 2006 and 2016.

Affluent Consumer Base

San Ramon is among the Bay Area’s most affluent communities, supported by high household earnings, strong purchasing power, and a notably low poverty rate. Median household income is approximately \$196,161, while average household income exceeds \$239,000. Per-capita income is estimated between approximately \$84,000 and \$91,000—well above California and U.S. averages. [Census Reporter](#) [U.S. Census Bureau](#) [Point2Homes](#)

Key Household Metric	San Ramon
Median household income	Approximately \$196,161
Average household income	Approximately \$239,072
Per-capita income	Approximately \$84,288
Poverty rate	Approximately 4.4%
Householder Age	Average Household Income
Under 25	Approximately \$102,250
25–44	Approximately \$209,325
45–64	Approximately \$235,236
65+	Approximately \$111,604

San Ramon combines a highly accessible Tri-Valley location with an affluent residential base, strong household purchasing power, and proximity to some of Northern California’s most important employment centers. These characteristics support sustained demand for neighborhood-serving retail, medical, childcare, professional services, restaurants, and other consumer-oriented businesses.





SAN RAMON CITY HALL · PUBLIC LIBRARY
COMMUNITY CENTER · CENTRAL PARK

I-680 INTERCHANGE · 1.1 MI

via Bollinger Canyon Road

CITY CENTER BISHOP RANCH · 0.4 MI

300,000 SF of shopping, dining & entertainment

CANYON LAKES
GOLF COURSE

THE MARKETPLACE SHOPPING CENTER

Trader Joe's · CVS Pharmacy · Starbucks · Chase
Bank of America · Round Table · The UPS Store
Learning Express · Firehouse No. 37 · Cold Stone

FORMER NOB HILL FOODS | 130 MARKET PLACE

40 for-sale condominiums approved and under construction

SPORTS BASEMENT | 1041 MARKET PLACE

Shish Grill & Market · Residence Inn by Marriott

SUBJECT PROPERTY

1001 MARKET PLACE
SAN RAMON, CALIFORNIA

THE BRIDGES · REFLECTIONS

Established multifamily & townhome neighborhoods

1001

Market Place

Freestanding, single-story childcare facility
San Ramon, California



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