

## La Petite Childcare Center Albuquerque, NM

**Lease Extended, Property Improved – Summer 2010  
Sale Price: \$1,558,500 – 8.75% Cap**



### **Highlights:**

- Lease Extended, Summer 2010
- 7 year remaining term
- Absolute net lease (no landlord responsibilities)
- Strong performing location
- Traffic counts 40,000 cpd
- New Roof

Lessee:	La Petite Academy, Inc.
Expiration Date:	06/30/2017
Tenant Responsibilities:	Absolute NNN
Base Rent:	\$136,380
Escalations:	Annual 1.25% or CPI

**About the Learning Care Group:** Learning Care Group, Inc. provides early education and care services to children between the ages of six weeks and 13 years under its umbrella of brands: The Children's Courtyard, Childtime Learning Centers, La Petite Academy, Montessori Unlimited and Tutor Time Child Care / Learning Centers. Today, the company is the second largest for-profit child care provider in North America. Learning Care Group operates 1,061 schools (corporate and franchise) across 36 states, the District of Columbia and internationally.

**About La Petite Academy:** La Petite Academy, Inc. joined the Learning Care Group family in January 2007. As one of the largest early education and child care providers, La Petite Academy operates more than 500 locations in 36 states and the District of Columbia.

For detailed information please [CLICK HERE](#).

**For more information contact John Siragusa**

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