

Whittier | 131-Child License | Ground Lease + Business Sale

Fully Enrolled, Long Operating History, Full Staff in Place

Business and Leasehold Included in Sale Price



BJ Delhamer

Represented by Child Care Insite:
specializing in child care centers sales nationwide

CCI CHILD CARE INSITE
COMMERCIAL REAL ESTATE

Outline does not represent exact parcel dimensions.

PROPERTY HIGHLIGHTS



Santa Fe Company Preschool – Whittier, CA

131-Child License | Fully Enrolled | Business + Ground Lease Offered

Santa Fe Company Preschool represents a rare opportunity to acquire a high-performing, long-established preschool with consistent revenue and a fully staffed operation. The offering includes the business and leasehold interest under a favorable 39-year ground lease. The preschool has maintained full enrollment with a waitlist and participates in state subsidy programs. With below-market tuition rates, significant recent facility improvements, and low overhead via a stable lease, this is a turn-key operation primed for long-term returns and operational scalability.

Offered Price Includes:

- Fully operational business
- Long-term ground lease (39 years remaining)
- Extensive capital improvements (\$157K+)
- All FF&E, branding, and parent goodwill
- Established staff and operations

Investment Highlights

- **131-Child Licensed Capacity** – Full enrollment with waitlist
- **Strong Financials** – \$1.4M+ annual gross revenue, \$91K+ net income (YTD 2024)
- **Long-Term Lease** – \$3,090/month NNN with CPI increases and 39 years remaining
- **Recent Improvements** – \$157K in upgrades including flooring, fencing, kitchen, AC, roof, and more
- **Stable Workforce** – 12 teachers + director/cook, with low turnover
- **Below-Market Tuition** – Room to raise rates without impacting enrollment
- **CACFP Participation** – Food program reimbursed monthly
- **Established Reputation** – 45+ years serving the community
- **Subsidy Base** – ~35% of students funded through Options, MAOF, and others



LISTING OVERVIEW



Lease & Real Estate Structure

Ground Lease Overview

- **Leaseholder:** Colton General
- **Landowner:** SFS Washington LTD
- **Monthly Rent:** \$3,090 (NNN)
- **Escalation Clause:** CPI annually with 4% minimum floor
- **Lease Expiration:** 11/30/2064 (39 years remaining)
- **Premises:** 7,633 SF building on 26,640 SF lot (0.61 acres)
- **Zoning:** SSC4-R3* – Special Use for Educational/Child Care Operations

Upside:

This ground lease provides long-term security without the financial burden of property ownership, ideal for operators focused on business performance and expansion.



LISTING OVERVIEW



Facility & Capital Improvements

Over \$157,000 Invested in Recent Upgrades

- Entire Facility Flooring (June 2024): \$56,469
- Roof Repairs: \$6,500
- HVAC (Room 1): \$8,000
- New Playground Equipment (Est.): \$12,000
- Kitchen Equipment: Freezers, Dishwasher, Food Warmer
- Window Treatments, Security Cameras, Interior Painting
- New Fencing (Installed April 2024): \$11,560
- Plumbing Upgrades (Est.): \$9,800

Outcome: Turnkey physical condition with minimal deferred maintenance.

LISTING OVERVIEW



Operational Overview

Day-to-Day Operations

- Open Monday–Friday, 6:15 AM to 6:30 PM
- **134 Enrolled Children**, Averaging 115 Attending Daily
- Five Classrooms by Age Group (2–6 Years)
- Meals Provided On-Site via CACFP Reimbursement
- Full Curriculum with Enrichment Add-Ons (Music, Movement, etc.)

Staff Structure

- 12 Total Teachers
- 1 Director
- 1 Teacher/Cook
- Owner Involved in Management



LISTING OVERVIEW



Growth & Value-Add Potential

Revenue Growth Levers

- Tuition currently below market. Room for 5–10% increase
- Strong demand with classroom waitlists
- Expansion potential through extended hours, enrichment, and aftercare

Operational Efficiencies

- Staffing infrastructure in place
- Food costs reimbursed via CACFP
- Owner co-founded staffing agency, potential support for future HR needs

Exit Strategy Friendly

- Business model is scalable and transferable
- Clean lease and tax structure ideal for SBA buyers or investor groups

PROPERTY VIDEOS



Click on the video to the right to view the walkthrough video on YouTube.



Click on the video to the right to view the aerial video on YouTube.



DEPARTMENT OF SOCIAL SERVICES





State of California
Department of Social Services

Facility Number: 198015819

Effective Date: 10/23/2010 Total Capacity: 131

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to
HAN GUI YU, INC.
to operate and maintain a
DAY CARE CENTER

Name of Facility
SANTA FE KIDS COMPANY OF CALIFORNIA
11304 WASHINGTON BLVD.
WHITTIER, CA 90606

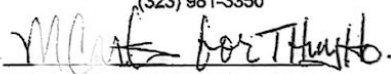
This License is not transferable and is granted solely upon the following:

LICENSED TO PROVIDE CARE FOR 131 PRESCHOOL CHILDREN AGES 2 UNTIL ENTRY INTO FIRST GRADE.

Client Groups Served:
CHILDREN

Complaints regarding services provided in this facility should be directed to:
CCLD Regional Office (323) 981-3350

Jeffrey Hiratsuka
Deputy Director,
Community Care Licensing Division


Authorized Representative of Licensing Agency

LIC203A (03/07) FAS
Print Date: 01/25/2011

POST IN A PROMINENT PLACE

CL-TA018b

Facility Detail

SANTA FE KIDS COMPANY OF CALIFORNIA [Stay Updated](#) Status: Licensed
Lic. Date: 10/23/2010

Address:
11304 WASHINGTON BLVD.
WHITTIER, CA 90606
Licensee Name: HAN GUI YU, INC.

Phone: (562) 695-8872
Facility Number: 198015819
Facility Capacity: 131
Facility Type: DAY CARE CENTER

State Licensing Office Contact Information ?
Regional Office: MONTEREY PARK CC RO
Address: 1000 CORPORATE CNTR DR. 200-B
MONTEREY PARK, CA 91754
Phone: (323) 981-3350

FACILITY IMPROVEMENTS SUMMARY



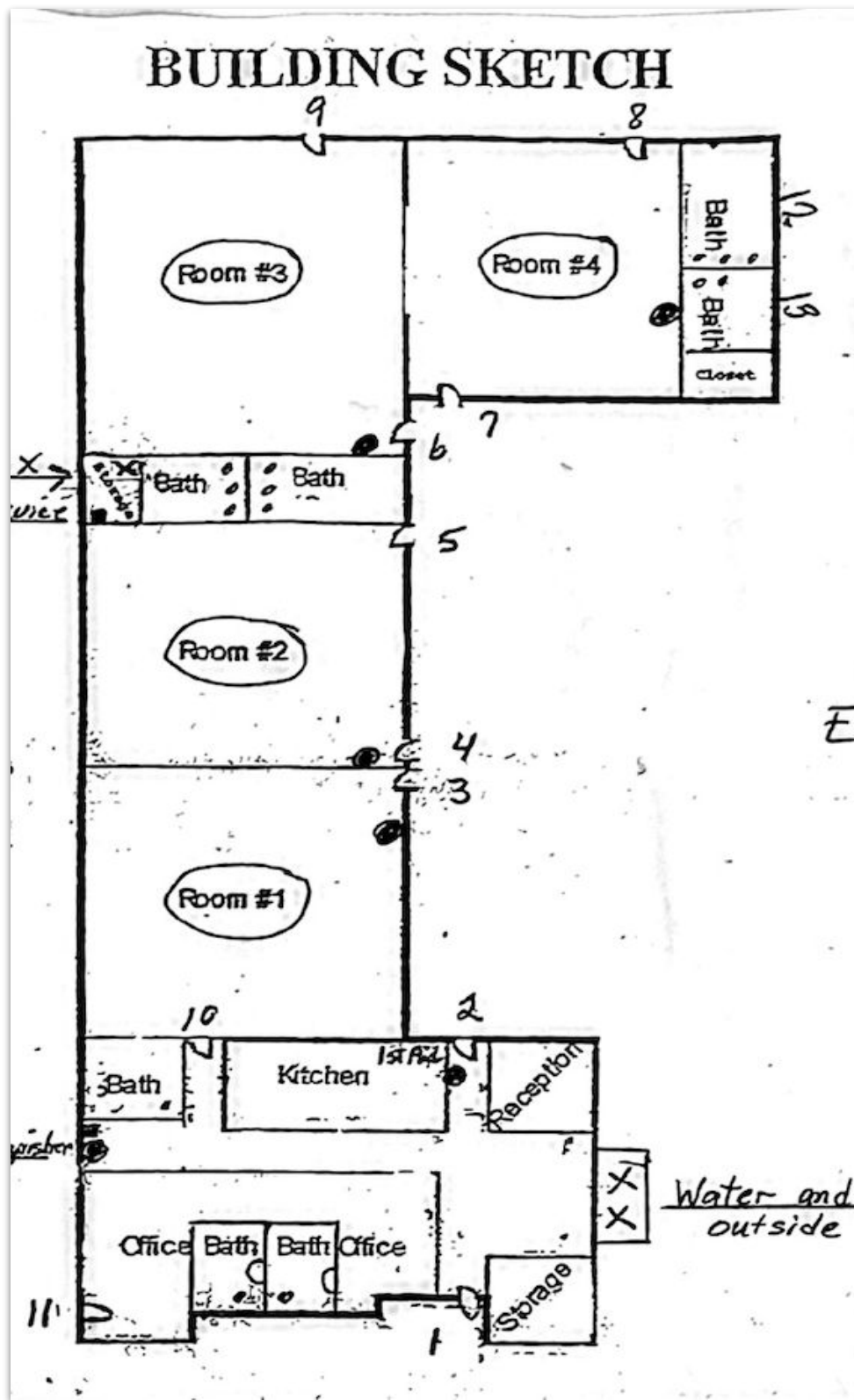
Santa Fe Kids Company - Facility Improvements Summary

Category	Item / Area	Cost
HVAC	AC Condenser - Room 1 (2023)	\$8,000
Roofing	Roof Repairs	\$6,500
Plumbing	Plumbing Repairs (Estimate)	\$9,800
Interior	Interior Painting (All Classrooms)	\$5,200
Security/Fencing	Outdoor Fence (4/2024) - Materials	\$5,560
	Outdoor Fence - Labor	\$6,000
Playground	Playground Equipment (Estimate)	\$12,000
	Parking Lot / Playground Striping (8/2023)	\$2,550
Furniture	Classroom Furniture (Estimate)	\$15,000
Flooring	Bathroom Flooring (6/2024)	\$9,490
	Entire School Flooring (6/2024)	\$56,469
Window Treatments	School Window Shades	\$10,536
Kitchen	Freezers x2 (\$1,250 each)	\$2,500
	Dishwasher	\$660
	Food Warmer (10/2024)	\$1,565.85
Exterior	Exterior Signage	\$3,800
Security	Security Camera System	\$2,200

Total Known Expenses: \$157,830.85

(Includes estimated costs for marked items)

FLOORPLAN



PAYROLL - 2024 SUMMARY



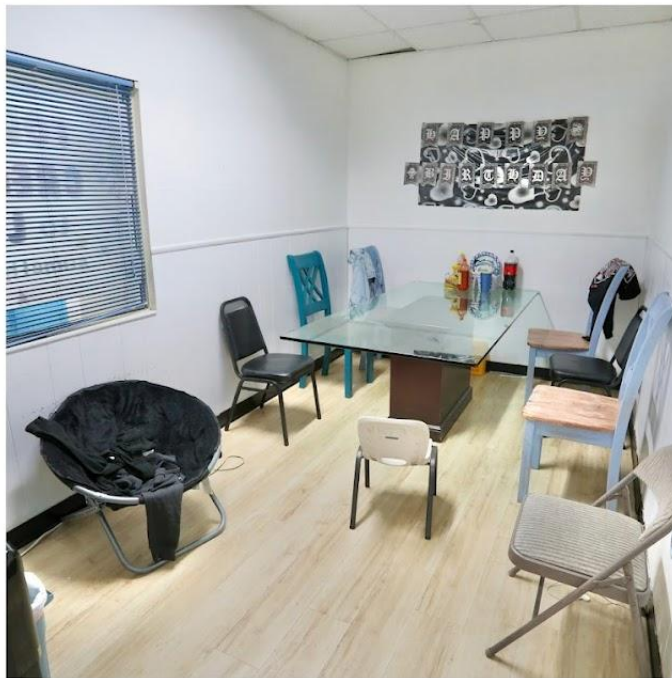
CompanyTotals:				Total # of Pays: 376		Total # of Employees: 18				
Regular Hours	0.00	22,105:32	408,244.50	Federal	77,539.54			\$652,601.48	FICA	42,990.70
Overtime Hours	0.00	48:24	1,352.26	FICA	42,990.70				Medicare	11,959.62
Vacation Hours	0.00	589:00	11,003.00	Medicare	12,859.62				FUTA	1,789.80
Holiday Hours	0.00	616:00	11,383.00	CA State	31,347.88				CA SUTA	4,093.45
Sick Hours	0.00	248:00	4,602.00	CA SDI	7,457.54				CA ETT	119.32
Bonus	0.00		98,000.00		\$172,195.28				8810	0.00
Potty Fees	0.00		26,710.00						9059	16,324.94
Salary	0.00		262,250.00							\$77,277.83
Training	0.00	24:00	442.00							
Saturday School	0.00		810.00							
		23,630:56	\$824,796.76							

Company: Han Gui Yu Inc DBA: Santa Fe Kids Company of California (20150199)

Year: 2025
Printed: 05/13/2025 2:22:54 pm
PayrollDetailReport.rpt



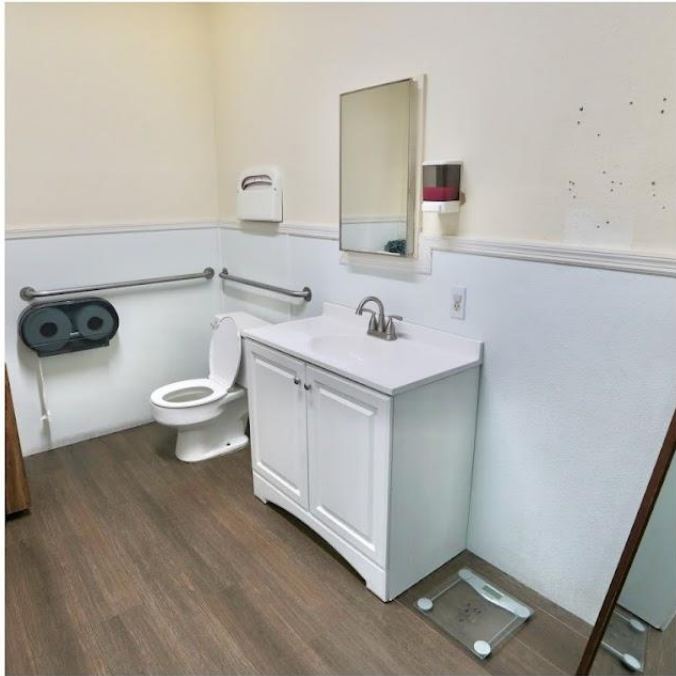
PROPERTY PHOTOS



PROPERTY PHOTOS



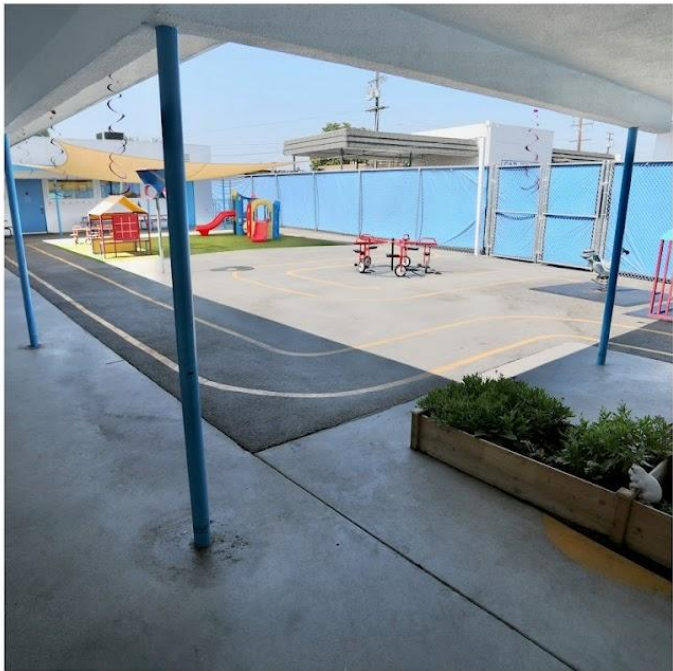
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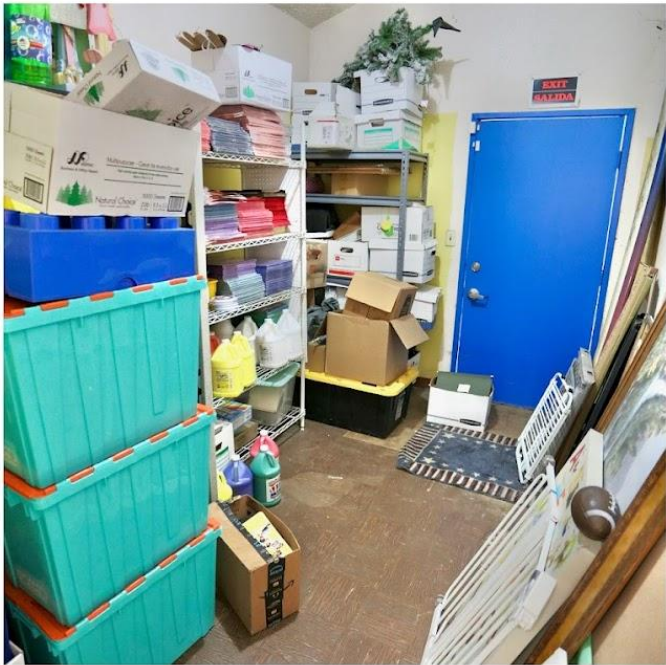
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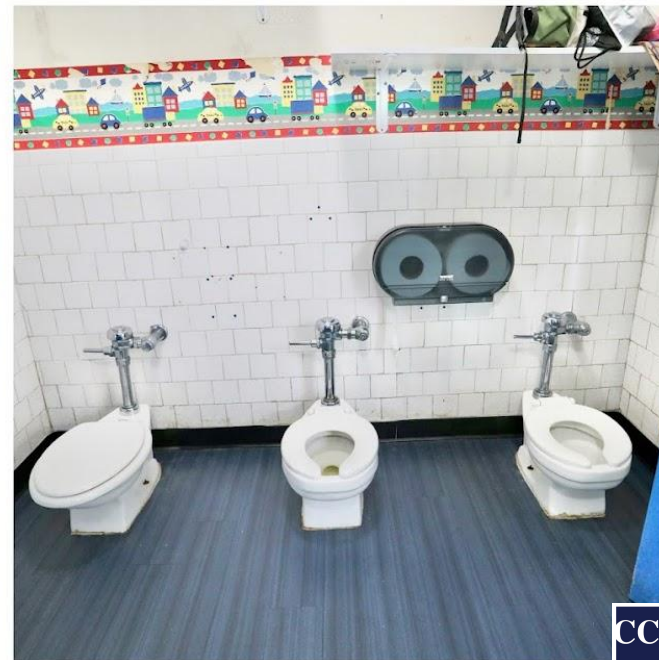
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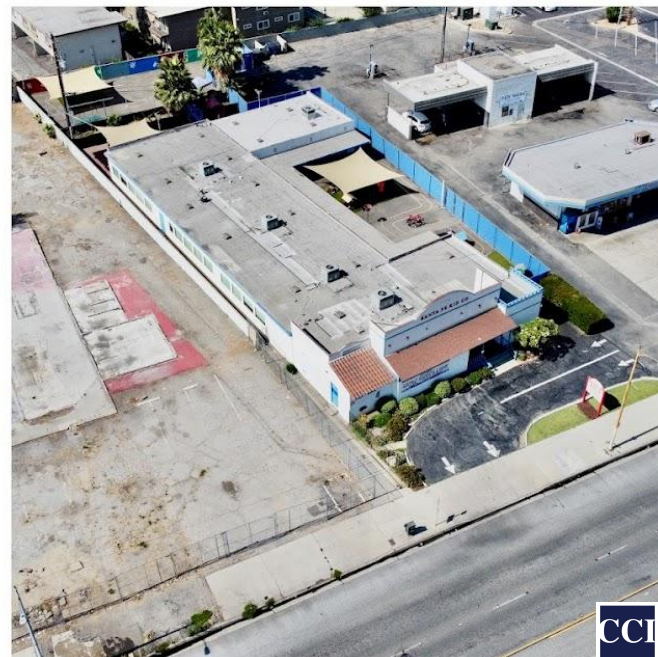
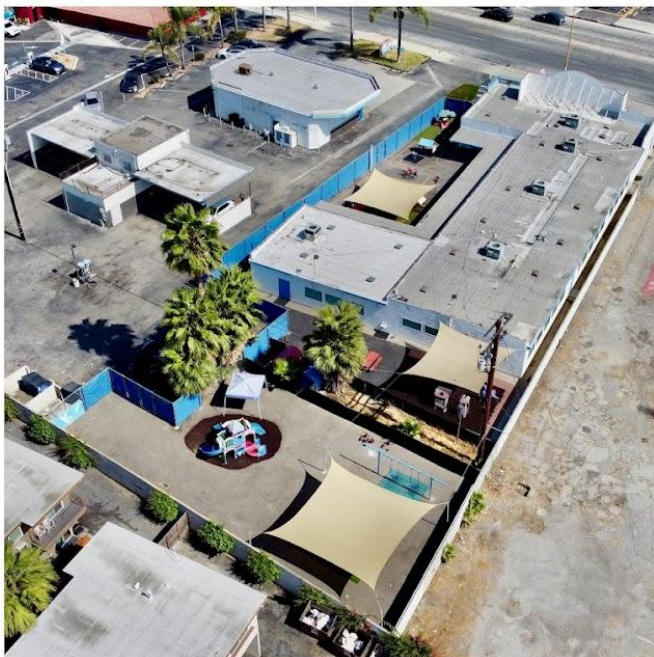
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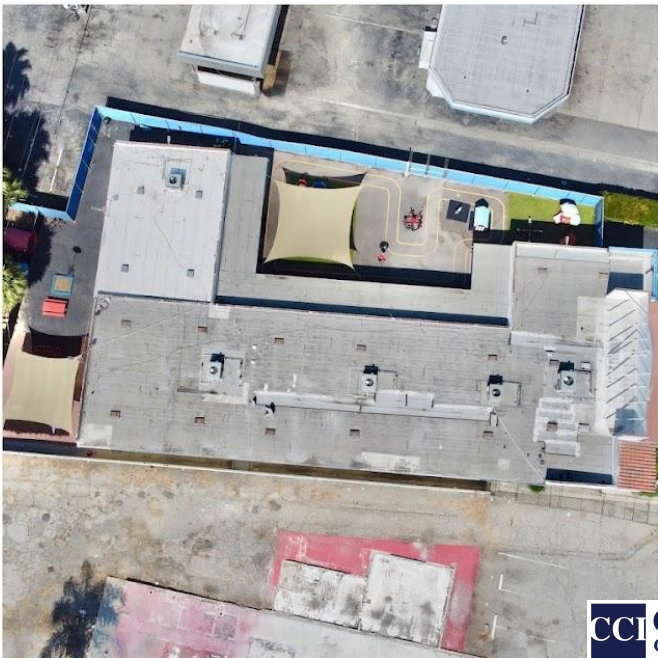
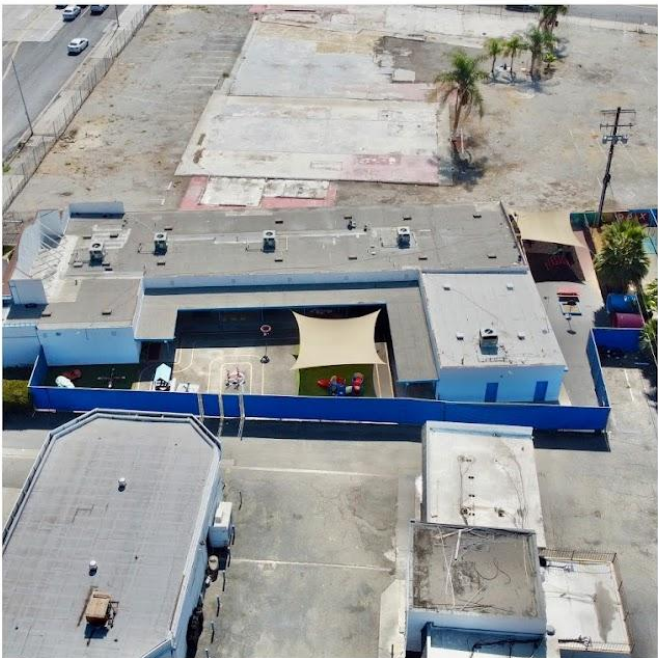
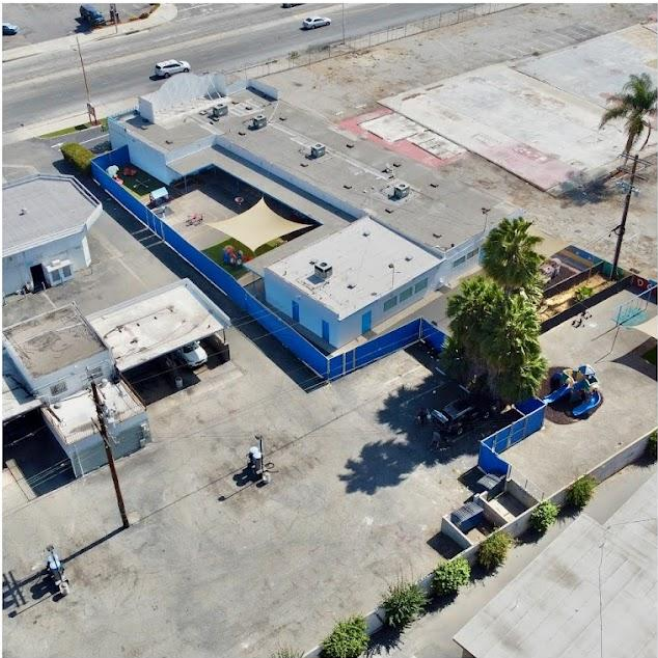
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



AREA OVERVIEW

Median Household Income
\$86,256

Median Age
35.2

Total Population
32,521

1st Dominant Segment
Urban Villages

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Urban Periphery

City life for starting families in neighborhoods that fringe major cities

Top Tapestry Segments

	Urban Villages	Family Extensions	Southwestern Families	Pleasantville
% of Households	6,904 (76.1%)	1,122 (12.4%)	1,030 (11.3%)	22 (0.2%)
% of Whittier	6,362 (21.7%)	387 (1.3%)	646 (2.2%)	7,702 (26.3%)
Lifestyle Group	Sprouting Explorers	Next Wave	Sprouting Explorers	Upscale Avenues
Urbanization Group	Urban Periphery	Urban Periphery	Urban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family; Multi-Unit Rentals	Single Family	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.58	3.7	2.96	2.85
Median Age	34.9	29.1	35.5	43.4
Diversity Index	87.2	75.4	80.6	72.4
Median Household Income	\$85,200	\$55,900	\$40,500	\$115,400
Median Net Worth	\$199,900	\$25,100	\$35,200	\$522,700
Median Home Value	\$502,900	\$415,900	\$142,700	\$518,800
Homeownership	71 %	38.2 %	55.8 %	84.4 %
Employment	Services or Professional	Services or Transport/Material Moving	Services or Professional	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Leisure focused on family activities . Fashion matters, spend liberally on new clothes.	Follow soccer . Trendy consumers who focus on style.	Shop at pharmacies, dollar stores and discount departments . Television is a primary source of entertainment.	Enjoy outdoor gardening . Go to the beach, theme parks, museums.
Financial	Saving is more limited than spending	Savings and debt are minimal	Budget-conscious consumers	Invest conservatively
Media	Media preferences vary	Favor Spanish-language channels and websites	Listen to Hispanic radio, watch Hispanic programming	Use all types of media equally (newspapers, magazines, radio, Internet, TV).
Vehicle	Own late model compact cars/SUVs	Take public transportation	Own 1-2 vehicles	Prefer imported SUVs



AREA OVERVIEW



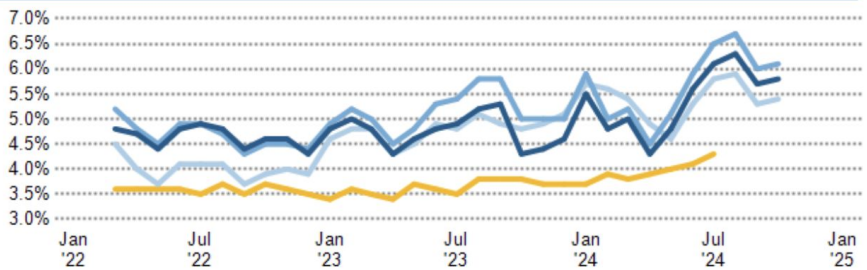
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Whittier
- Los Angeles County
- California
- USA

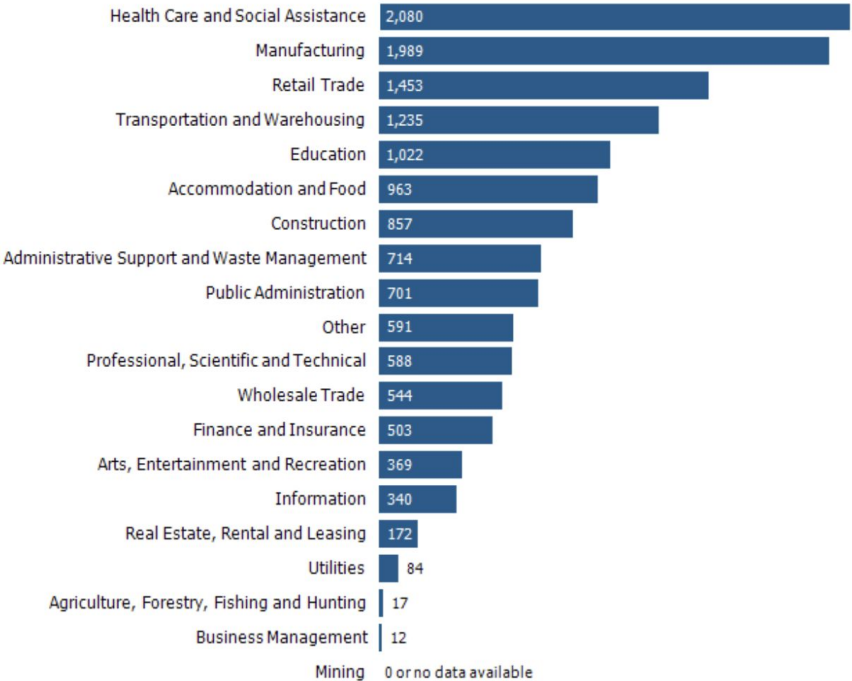


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



AREA OVERVIEW



Whittier, CA 90606: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

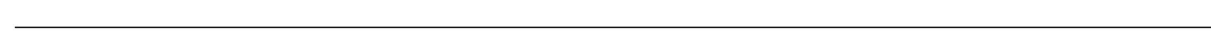


Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



AREA OVERVIEW



Whittier, CA 90606: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

■ 2023
■ 2028 (Projected)

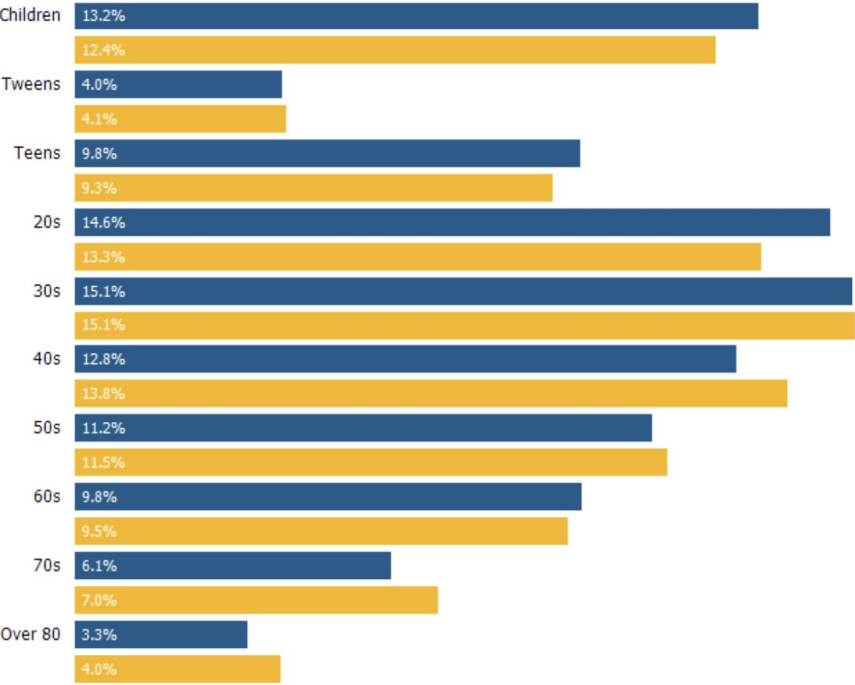


Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually

■ 2023
■ 2028 (Projected)



AREA OVERVIEW



Whittier, CA 90606: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

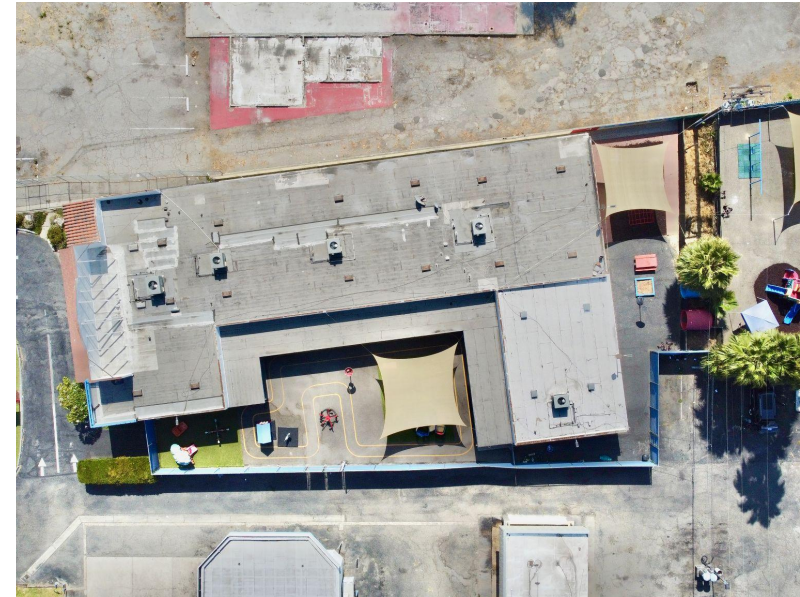


12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

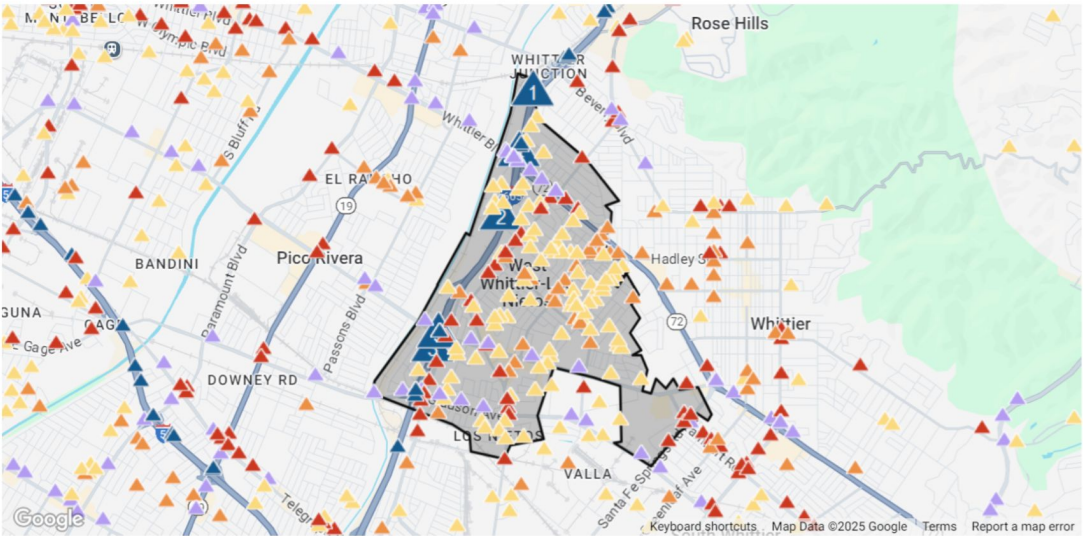
Update Frequency: Monthly



AREA OVERVIEW



Traffic Counts



Daily Traffic Counts:
 Up to 6,000 / day
 6,001 – 15,000
 15,001 – 30,000
 30,001 – 50,000
 50,001 – 100,000
 Over 100,000 / day

1 265,511 2024 Est. daily traffic counts Street: I- 605 Cross: Obregon St Cross Dir: S Dist: - Historical counts <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2013</td><td>258,000</td><td>AADT</td></tr><tr><td>2012</td><td>255,000</td><td>AADT</td></tr><tr><td>2010</td><td>248,000</td><td>AADT</td></tr><tr><td>2009</td><td>251,000</td><td>AADT</td></tr><tr><td>2005</td><td>257,000</td><td>AADT</td></tr></table>	Year	Count	Type	2013	258,000	AADT	2012	255,000	AADT	2010	248,000	AADT	2009	251,000	AADT	2005	257,000	AADT	2 263,923 2024 Est. daily traffic counts Street: I- 605 Cross: Bexley Dr Cross Dir: NE Dist: - Historical counts <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2013</td><td>257,000</td><td>AADT</td></tr><tr><td>2012</td><td>252,000</td><td>AADT</td></tr><tr><td>2010</td><td>248,000</td><td>AADT</td></tr><tr><td>2009</td><td>251,000</td><td>AADT</td></tr><tr><td>2005</td><td>253,000</td><td>AADT</td></tr></table>	Year	Count	Type	2013	257,000	AADT	2012	252,000	AADT	2010	248,000	AADT	2009	251,000	AADT	2005	253,000	AADT	3 253,877 2024 Est. daily traffic counts Street: I- 605 Cross: Waddell St Cross Dir: SW Dist: - Historical counts <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2013</td><td>238,000</td><td>AADT</td></tr><tr><td>2012</td><td>243,000</td><td>AADT</td></tr><tr><td>2010</td><td>243,000</td><td>AADT</td></tr><tr><td>2009</td><td>246,000</td><td>AADT</td></tr><tr><td>2005</td><td>246,000</td><td>AADT</td></tr></table>	Year	Count	Type	2013	238,000	AADT	2012	243,000	AADT	2010	243,000	AADT	2009	246,000	AADT	2005	246,000	AADT	4 252,817 2024 Est. daily traffic counts Street: 605 Cross: Whittier Blvd Cross Dir: NE Dist: - Historical counts <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2018</td><td>248,000</td><td>AADT</td></tr></table>	Year	Count	Type	2018	248,000	AADT	5 244,662 2024 Est. daily traffic counts Street: 605 Cross: Ben Avon St Cross Dir: NW Dist: - Historical counts <table><tr><th>Year</th><th>Count</th><th>Type</th></tr><tr><td>2018</td><td>240,000</td><td>AADT</td></tr></table>	Year	Count	Type	2018	240,000	AADT
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DISCLAIMERS



CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

This Exclusive Agency Memorandum ("Memorandum") was prepared by Insite Commercial Real Estate Advisors ("IC") on behalf of ("Seller") and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of IC.

This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/IC and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/IC and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to the Seller and IC in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor IC guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or IC.

Neither Seller nor IC nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to IC in connection with the sale of the Property. No other party, including IC, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and IC and may be used only by parties approved by the Seller and IC.

BJ DELHAMER

Vice Principal

Insite Commercial Real Estate

bjd@insitecommercialadvisors.com

D: 760.593.7653

CA License No. 01720232

