

CHILD CARE INSITE

COMMERCIAL REAL ESTATE ADVISORS

Asking Price: \$3,300,000



AN INSTITUTIONAL OFFERING | EDUCATIONAL REAL ESTATE

Built Once. Valuable Forever.

An Established Educational Campus | 4044 Mayette Avenue, Santa Rosa, California

Offered Exclusively by Brent J. Delhamer, Vice President | Child Care Insite Commercial Real Estate Advisors | CA License No. 01720232

THE OFFERING

A Campus Built for the Future.

Extensively redeveloped beginning in 2022, this licensed educational campus occupies nearly one acre in one of Santa Rosa's most established residential neighborhoods, offering a rare turnkey alternative to ground-up development.



7,416

SF BUILDING



0.95

ACRE SITE



134

CHILD LICENSE

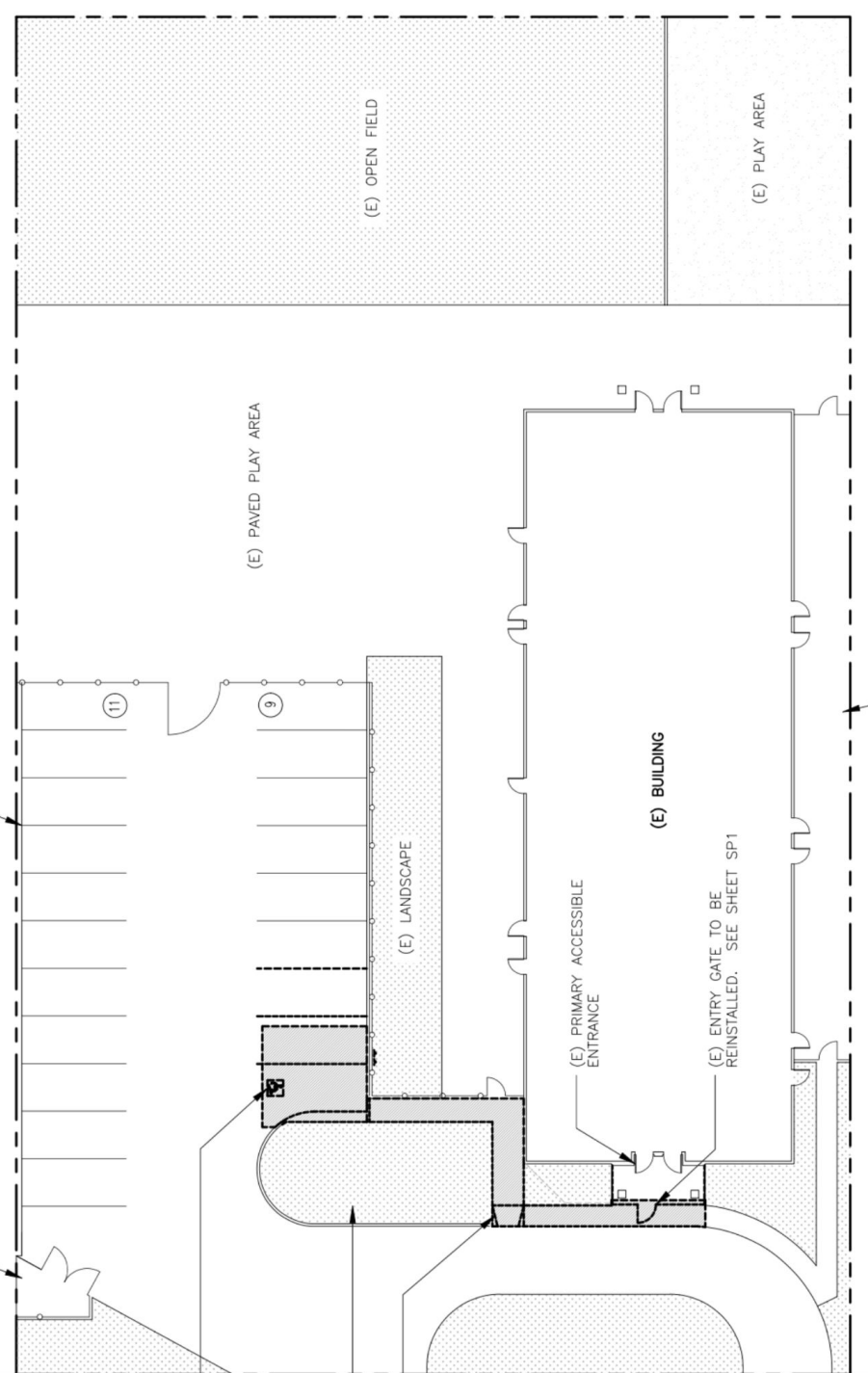


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CLASSROOMS

Redeveloped 2022 · City-Approved Preschool Campus Since 1987 · FF&E Available Separately





THE STORY

A Modern Campus Ready for Your Vision.

This fully licensed, preschool campus represents a rare acquisition opportunity. The property features a modern, operational educational facility in excellent condition, immediately ready for a new operator to build upon years of established infrastructure.

Ownership has elected to transition the property, creating an exceptional opportunity to acquire a turnkey educational asset in a market where comparable facilities are exceptionally difficult to find.



"Licensed educational campuses of this quality rarely become available. This offering provides the opportunity to acquire a licensed, modern facility that can be reactivated significantly faster than developing a new campus from the ground up."

SCARCITY

An Asset Time Cannot Replace.

Licensed early-childhood campuses of this scale rarely reach the market, and almost never within an established residential neighborhood already zoned and entitled for the use.

- ✓ 134-child license already in place
- ✓ City-Approved Preschool Campus Since 1987
- ✓ Nearly one acre in an infill location
- ✓ Comparable licensed educational campuses rarely become available in Sonoma County.

This offering represents an opportunity that rarely becomes available in Sonoma County.



REPLACEMENT COST

Built Once. Difficult to Rebuild Today.

Replicating this campus under today's entitlement environment would require years of process before a single child could be enrolled.



Land Acquisition



Use Permit Process



Environmental Review



Architectural Design



Ground-Up Construction



State Licensing



FF&E Procurement



ADA & Life-Safety Compliance



Landscaping & Outdoor Play



Parking & Site Circulation

Every line above is already complete. The buyer's task is simple: open the doors.

WHY SANTA ROSA

The Economic Center of Sonoma County.

Santa Rosa is the largest city between San Francisco and Portland, the economic, educational, and healthcare hub of the North Bay, with the household stability and diversity that sustain long-term demand for private early education.

A DIVERSE, STABLE EMPLOYMENT BASE

-  Kaiser Permanente
-  Sutter Health
-  Santa Rosa City Schools
-  Keysight Technologies
-  Providence / St. Joseph Health
-  Sonoma County Government
-  Santa Rosa Junior College

LONG-TERM DEMAND DRIVERS

-  High workforce participation among parents
-  Strong private-pay demographics
-  Growing need for early childhood education
-  Continued demand for full-day programs
-  Ongoing shortage of licensed child care capacity

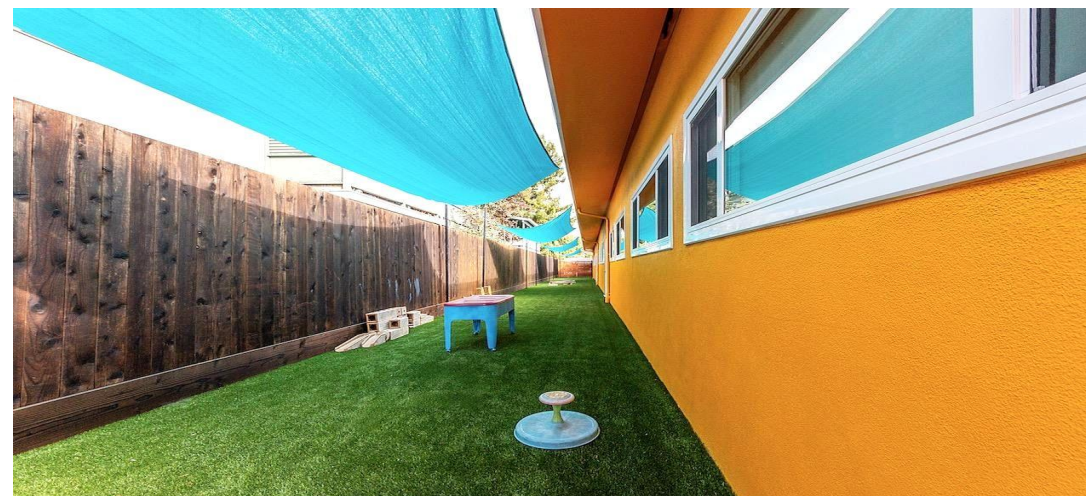
One of Northern California's most desirable markets for educational real estate.

THE CAMPUS

Designed for Learning. Built to Last.

- ✓ Eleven bright, purpose-designed classrooms
- ✓ Dedicated toddler and preschool learning environments
- ✓ Full kitchen supporting full-day programs & administrative offices
- ✓ Extensive outdoor learning environments
- ✓ Secure perimeter fencing & ADA accessibility
- ✓ Large private parking field, efficient drop-off

Modern construction · No major renovation required · Turn-key center



VALUE CREATION

One Property. Multiple Futures.

The campus is configured for immediate reactivation, and flexible enough to support several long-term strategies.

WHO THIS CAMPUS SERVES



Existing child care & regional operators



Montessori & Spanish immersion schools



Private & charter school groups



Religious education organizations



Owner-users & long-term investors

EXPANSION OPPORTUNITIES



Potential expansion into additional age groups (subject to licensing and governmental approvals)



Reactivation of preschool operations



Expanded educational programming



Before- & after-school programs



Expanded educational programming opportunities

The Case Behind the Opportunity.



Exceptional Replacement Cost Advantage



Long-Established Educational Campus



Strong Private-Pay Demographics



Rare North Bay Availability



Expandable, Owner-User Ready Campus



FF&E Available to Accelerate Reopening

A market with an ongoing shortage of licensed capacity, and a campus already built to meet it.

PROPERTY SUMMARY

At a Glance.

ADDRESS	4044 Mayette Avenue, Santa Rosa, CA 95405
BUILDING SIZE	±7,416 SF
SITE SIZE	±0.95 Acres
CLASSROOMS	11
LICENSED CAPACITY	134 Children (CA Community Care Licensing)
REDEVELOPMENT	Beginning 2022
OPERATING HISTORY	City-Approved Preschool Campus Since 1987
CURRENT USE	Licensed Educational Campus
ZONING	R-1-15 (buyer to verify with City of Santa Rosa)
UTILITIES	All Public Utilities Available
PARKING	21 On-Site Parking Spaces Plus Circular Drop-Off
FF&E	Available Separately

LICENSING

State-Licensed. Ready to Operate.



CALIFORNIA COMMUNITY CARE LICENSING

Preschool License: 134-Child Capacity

The facility carries an active 134-child license issued by California Community Care Licensing and has served as a city-approved preschool campus since 1987. This combination of established operating history and active licensing provides qualified operators with a rare opportunity to reactivate an existing educational campus rather than undertake the lengthy process of developing a new facility.

134

LICENSED CAPACITY

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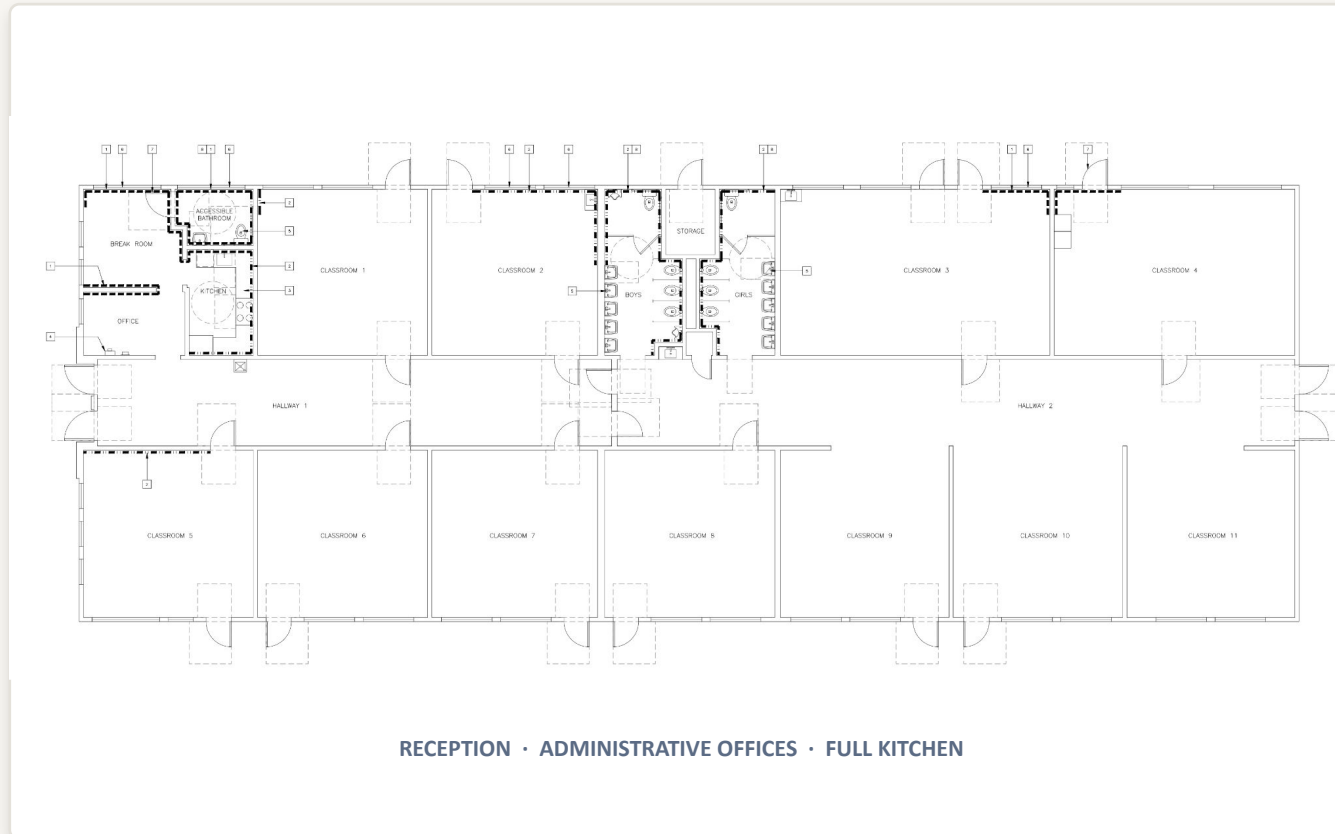
CLASSROOMS

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PRESCHOOL LICENSE, ACTIVE

FLOOR PLAN

Eleven Classrooms. Efficient Circulation.



CAMPUS AT A GLANCE

- ✓ 11 classrooms across a single-story footprint
- ✓ Ability to expand programming for additional age groups, subject to licensing and governmental approvals.
- ✓ Full kitchen supporting full-day programs.
- ✓ Direct classroom access to outdoor learning yards

Illustrative room layout — not to scale. Full architectural floor plan available in due diligence materials.

Priced for a Strong Private-Pay Market.

Historical tuition schedules and enrollment data are available to qualified buyers during due diligence. Santa Rosa's private-pay demographics support full-day tuition pricing consistent with regional early-education benchmarks.



Toddler Program

Strong tuition category supported by the existing preschool license with toddler component.



Preschool (Ages 3–5)

Core licensed capacity; primary revenue driver at full enrollment



Expanded Educational Programming

Incremental revenue enabled by existing Use Permit

Detailed tuition schedules, enrollment history, and pro forma available upon execution of a Confidentiality Agreement.

CHILD CARE INSITE

Opportunity in Child Care Center.

4044 Mayette Avenue, Santa Rosa, California 95405

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Specializing exclusively in child care & educational real estate, nationwide.

Terms of Use

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