Early Achievers
Quality Level 3

SPRING GLEN DAYCARE RENTON

Strategic Value-Add Childcare Facility Below Replacement Cost

17803 105TH PL SE RENTON, WA 98055

Kidder Mathews

EXECUTIVE SUMMARY

Spring Glen Daycare – Renton represents a rare opportunity to acquire a purpose-built childcare facility with an active 100-child license in a supply-constrained King County submarket.

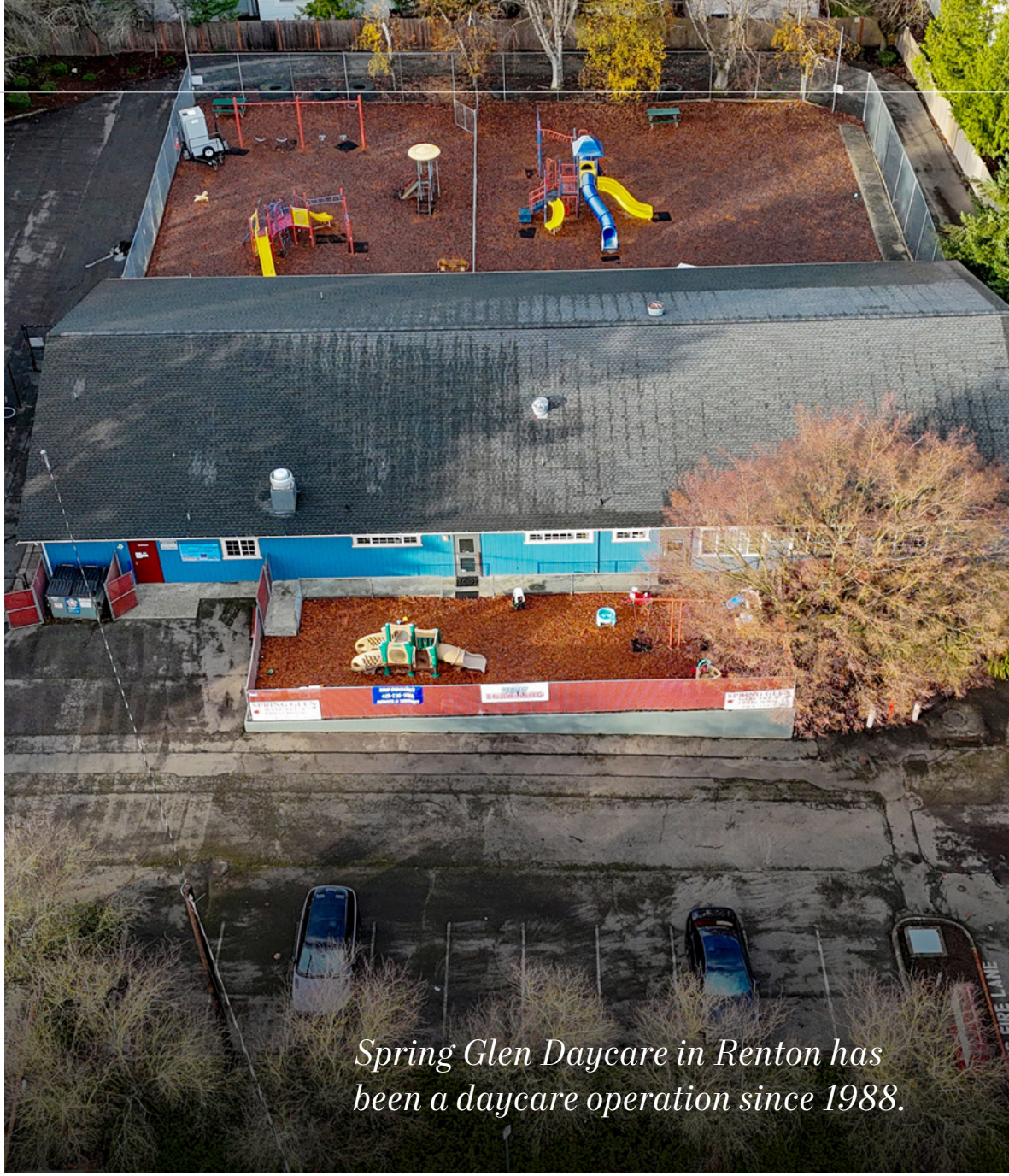
The center is currently operating at limited capacity following a burst pipe, however, the license remains active and the real estate fundamentals are exceptionally strong.

Upon completion of required repairs, a new operator can reposition and relaunch the center under its existing license and capitalize on strong demographic demand and premium Renton tuition rates.

Estimated repairs of $250,000 are required prior to full reactivation of the center.

This offering is ideally suited for:

- Multi-center childcare operators
- Operators seeking high-margin repositioning opportunity in a dense family corridor
- Investors targeting stabilized childcare real estate with long-term appreciation



Spring Glen Daycare in Renton has been a daycare operation since 1988.

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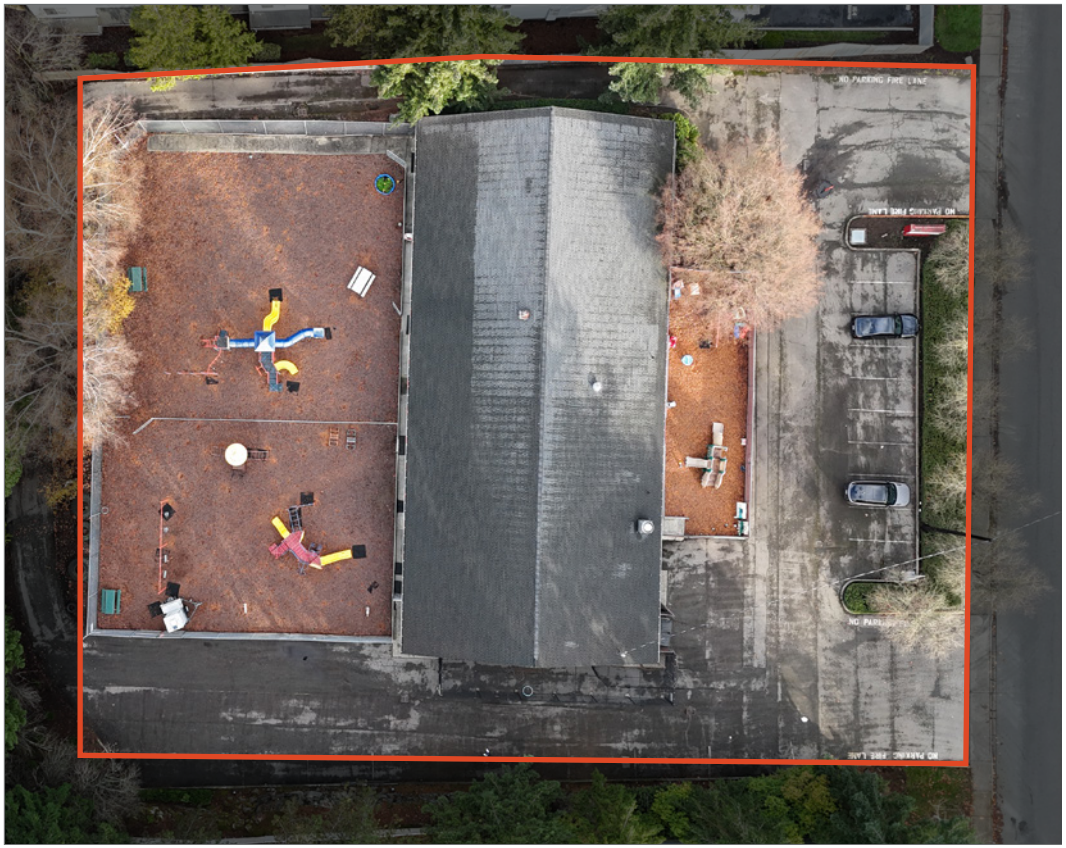
Purpose-built childcare facility located along a major residential corridor in Renton with convenient access to SR-167, Benson Rd, Boeing, Seatac Airport, and Valley Medical Center. Large site coverage includes multiple playgrounds & flexible outdoor learning environments.



PROPERTY OVERVIEW

ADDRESS	17803 105th Pl SE, Renton, WA 98055
OWNER	Amrit Inc
PARCEL NUMBER	322305-9295
COUNTY	King County
BUILDING SIZE	±5,655 SF
LOT SIZE	±0.95 Acres (41,295 SF)
YEAR BUILT	1978 (Effective 1988)
STORIES	1
ZONING	CA
PARKING	On-site
OUTDOOR PLAY AREAS	Three playgrounds

Building has strong replacement cost value and sits on nearly one acre in central Renton.

SIX
CLASSROOMS

$3.25 M
SALE PRICE

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FINANCIAL OVERVIEW

Combined list price $3,250,000

TRANSACTION SUMMARY

As-Is Business Status	Operating at limited capacity (3 classrooms, 17 students)
Business Value	$400,000
Offering Type	Real Estate + Active License
Business Entity	Spring Glen Amrit Inc.
Real Estate Entity	Amrit Inc.
Condition	Repairs Required
Financing	SBA 504 / Conventional
Real Estate Value	$2,850,000

*Includes business assets and license transfer.

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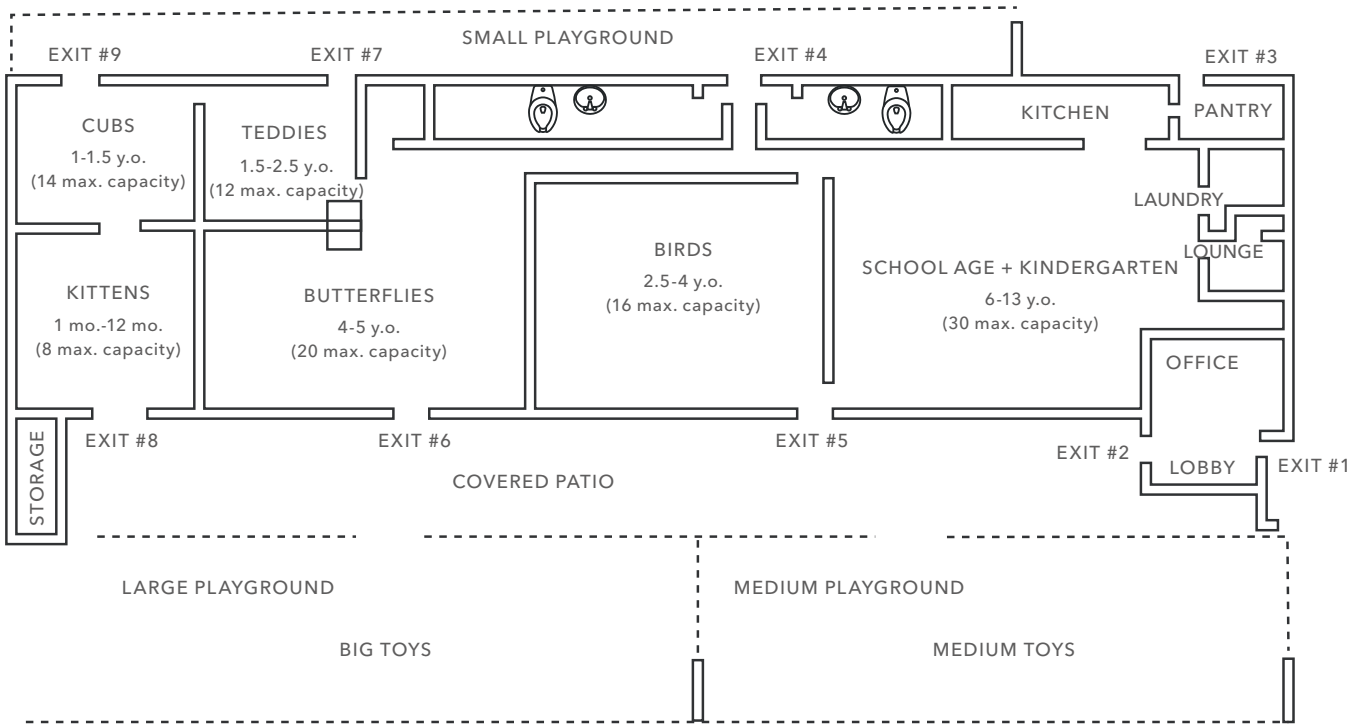
FLOOR PLAN



6
CLASSROOMS

3
PLAYGROUNDS

100
STUDENTS
LICENSED CAPACITY

→ VIEW VIRTUAL TOUR

N

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BUSINESS OVERVIEW

The center is currently operating at limited capacity with 3 classrooms and 17 students. The childcare license remains active and transferable. Buyer to complete repairs and relaunch operations.

OPERATOR ENTITY	Spring Glen Amrit Inc.
YEARS OPERATING	Since 2000
LICENSED CAPACITY	100 children
AGE GROUPS SERVED	1 month - 12 years 11 months
OPERATING HOURS	Monday - Friday 6:30 am - 6:30 pm

Enrolled children by classroom as of 11/30/2025

Primary Classroom	Head Count
Infant Kittens Room	2
Toddlers Teddies Room	1
Preschool Butterflies Room	3
School Age Room	11
Total	**17**

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OPERATING LICENSE

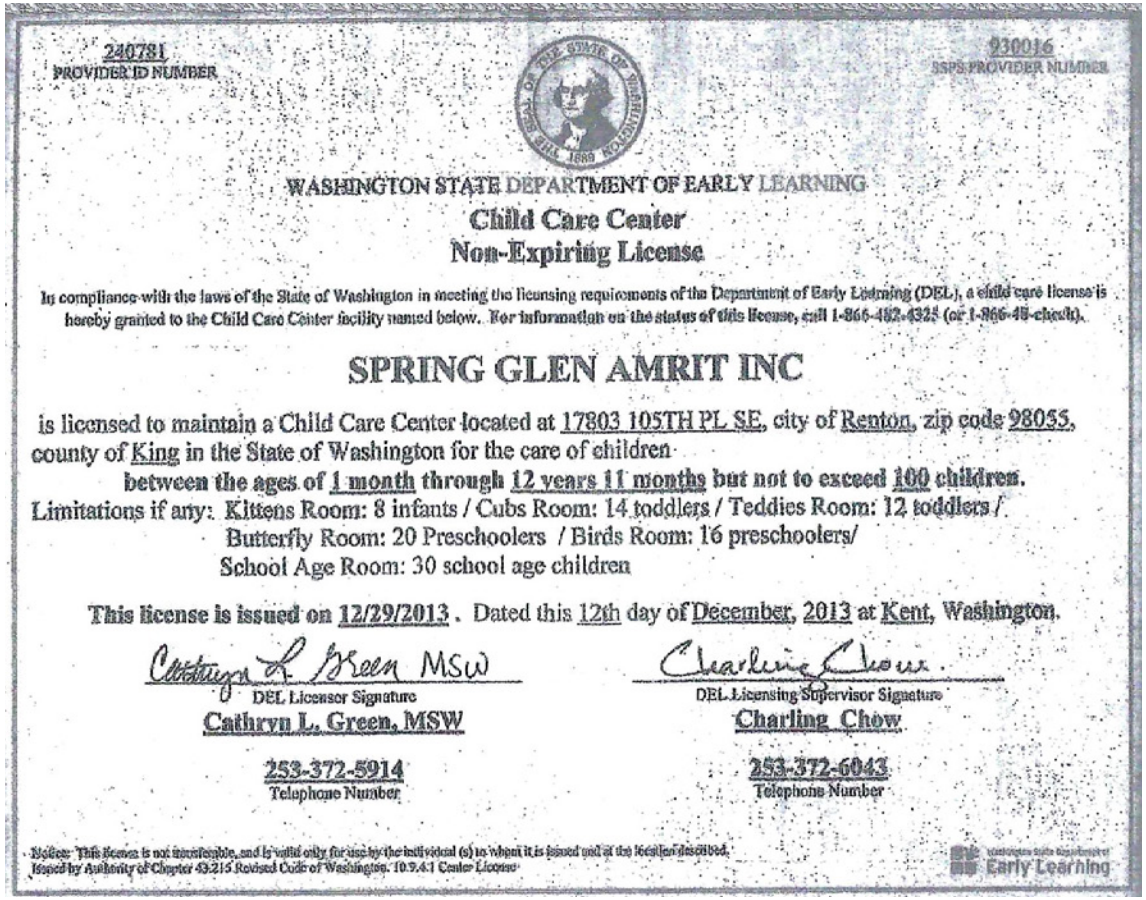
Early Achievers
Quality Level 3

License Name	Spring Glen Amrit Inc.
License Number	930016
Provider ID	240781
Facility Type	Child Care
Ages	1 month - 12 years 11 months
Initial License Date	12/29/2000
License Status	Active
Licensed Capacity	100 children
School District	Renton

→ DCYF CHILD CARE CHECK

VALUE-ADD OPPORTUNITY

- Center temporarily operating at limited capacity
- Buyer to complete repairs and relaunch under active license
- Strong post-reopening revenue and rent profile
- Long-term real estate upside
- Immediate barrier-to-entry advantages from existing license



240781
PROVIDER ID NUMBER

930016
SSPS PROVIDER NUMBER

WASHINGTON STATE DEPARTMENT OF EARLY LEARNING
Child Care Center
Non-Expiring License

In compliance with the laws of the State of Washington in meeting the licensing requirements of the Department of Early Learning (DEL), a child care license is hereby granted to the Child Care Center facility named below. For information on the status of this license, call 1-866-482-4325 (or 1-866-48-check).

SPRING GLEN AMRIT INC

is licensed to maintain a Child Care Center located at 17803 105TH PL SE, city of Renton, zip code 98055, county of King in the State of Washington for the care of children between the ages of 1 month through 12 years 11 months but not to exceed 100 children.
Limitations if any: Kittens Room: 8 infants / Cubs Room: 14 toddlers / Teddies Room: 12 toddlers / Butterfly Room: 20 Preschoolers / Birds Room: 16 preschoolers/ School Age Room: 30 school age children

This license is issued on 12/29/2013. Dated this 12th day of December, 2013 at Kent, Washington.

DEL Licensor Signature
Cathryn L. Green, MSW
253-372-5914
Telephone Number

DEL Licensing Supervisor Signature
Charling Chow
253-372-6043
Telephone Number

Notice: This license is not transferable, and is valid only for use by the individual (s) to whom it is issued and at the location described. Issued by Authority of Chapter 43.215 Revised Code of Washington. 10.9.4.1 Center License

Early Learning

*Business is sold with all personal property in the Center owned by the entity including two (2) vans.

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CURRICULUM & PROGRAMMING

Spring Glen Academy and Daycare are family-owned and operated early learning centers focused on providing a safe, nurturing environment for learning, exploration, and fun. Educational programming is based on learning through play, with age-appropriate and developmentally sound activities structured around monthly classroom themes.

EDUCATIONAL PHILOSOPHY

Learning centers focused on: science, math, language, small motor development, imaginative play, social studies, and community responsibility

Closed classrooms to promote peer-to-peer cooperation and milestone achievement

Separate outdoor play yards for toddlers and preschool/ school-age children

K-Prep program aligned with local school district readiness benchmarks

Structured outdoor exploration and cooperative play

PROGRAM MISSION

From infancy through K-Prep graduation, staff guide children through every stage of early development with individualized care and consistent educational support.

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DEMOGRAPHICS

The surrounding Renton trade area exhibits strong population density, family household growth, and above-average household incomes. The submarket consistently supports premium childcare tuition and stable long-term enrollment.

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	17,528	92,736	285,753
2010 CENSUS	14,825	81,222	250,184
2025 ESTIMATED	17,514	91,562	286,478
2030 PROJECTED	17,035	88,472	278,866

EDUCATION

	1 Mile	3 Miles	5 Miles
ELEMENTARY	457	3,019	12,313
HIGH SCHOOL DIPLOMA	571	3,071	10,705
SOME COLLEGE	2,646	13,774	40,109
ASSOCIATE	1,257	6,208	19,919
BACHELOR'S	3,563	17,162	50,933
GRADUATE	1,931	8,846	24,913

AGE UNDER 5 YEARS

	1 Mile	3 Miles	5 Miles
TOTAL UNDER 5 YEARS	938	4,990	16,180
FEMALE	461	2,409	7,835
MALE	477	2,580	8,344

RACE AND ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	6,835	40,027	119,597
BLACK OR AFRICAN AMERICAN	2,314	11,066	40,078
ASIAN	5,910	26,002	76,999
HISPANIC OR LATINO POPULATION	15,706	80,742	247,328
OTHER RACE	754	4,558	17,372

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
OCCUPATION POPULATION	9,703	49,187	152,584
WHITE COLLAR WORKERS	6,765	31,797	92,699
BLUE COLLAR WORKERS	2,937	17,390	59,885

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$114,383	$108,928	$108,059
2030 MEDIAN PROJECTED	$114,624	$109,380	$108,256
2025 AVERAGE	$140,213	$138,830	$136,249
2028 AVERAGE PROJECTED	$141,614	$139,810	$136,806

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OUTDOOR PLAYGROUND

KITTENS ROOM

TEDDIES ROOM

OUTDOOR PLAYGROUND

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