

# SPRING GLEN DAYCARE RENTON

*Strategic Value-Add Childcare  
Facility Below Replacement Cost*

Early Achievers  
Quality Level 3



17803 105TH PL SE RENTON, WA 98055

**km** Kidder  
Mathews

17803 105TH PL SE, RENTON, WA

## 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.

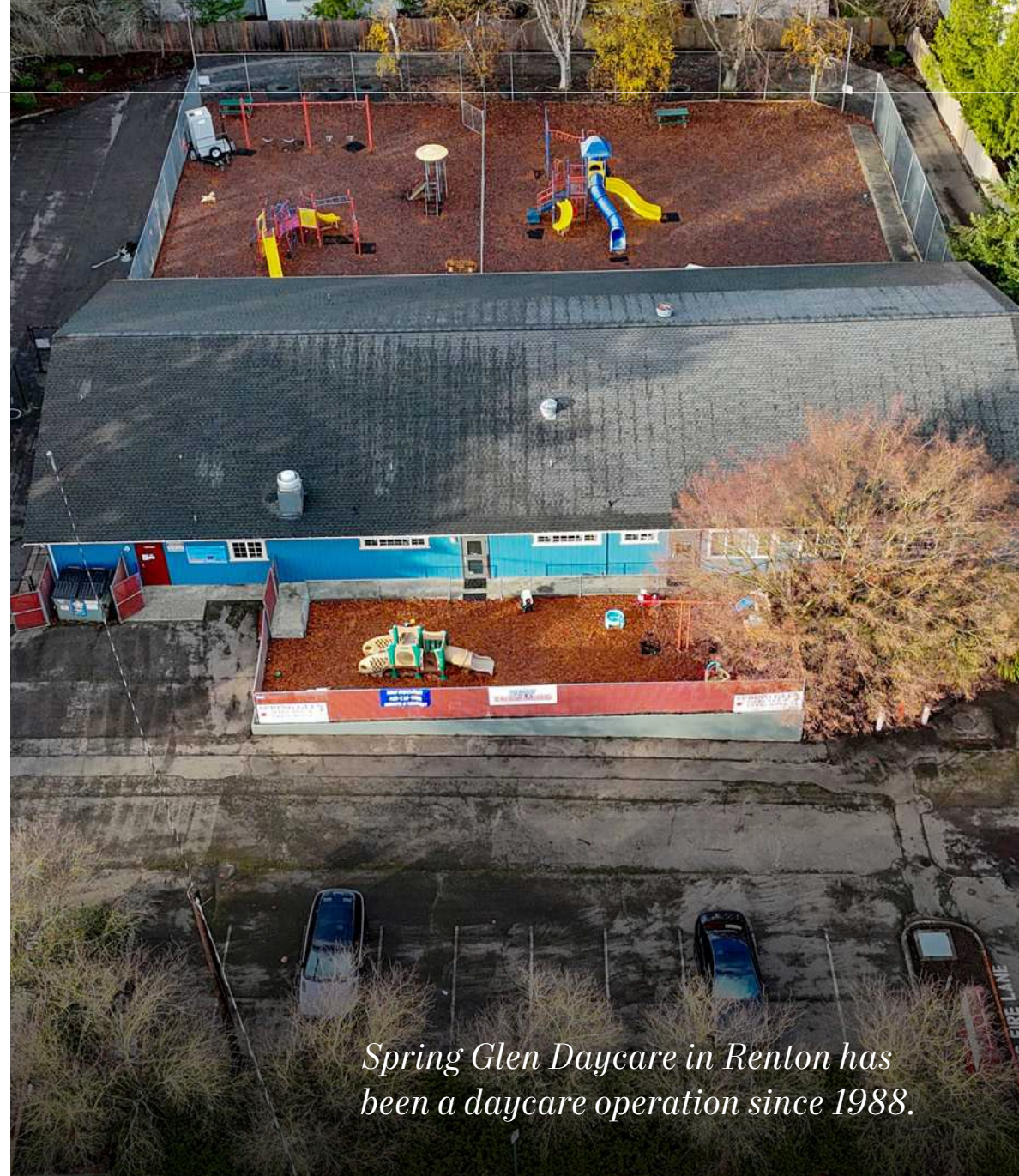
Estimated repairs of \$250,000 are required prior to full reactivation of the center.

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



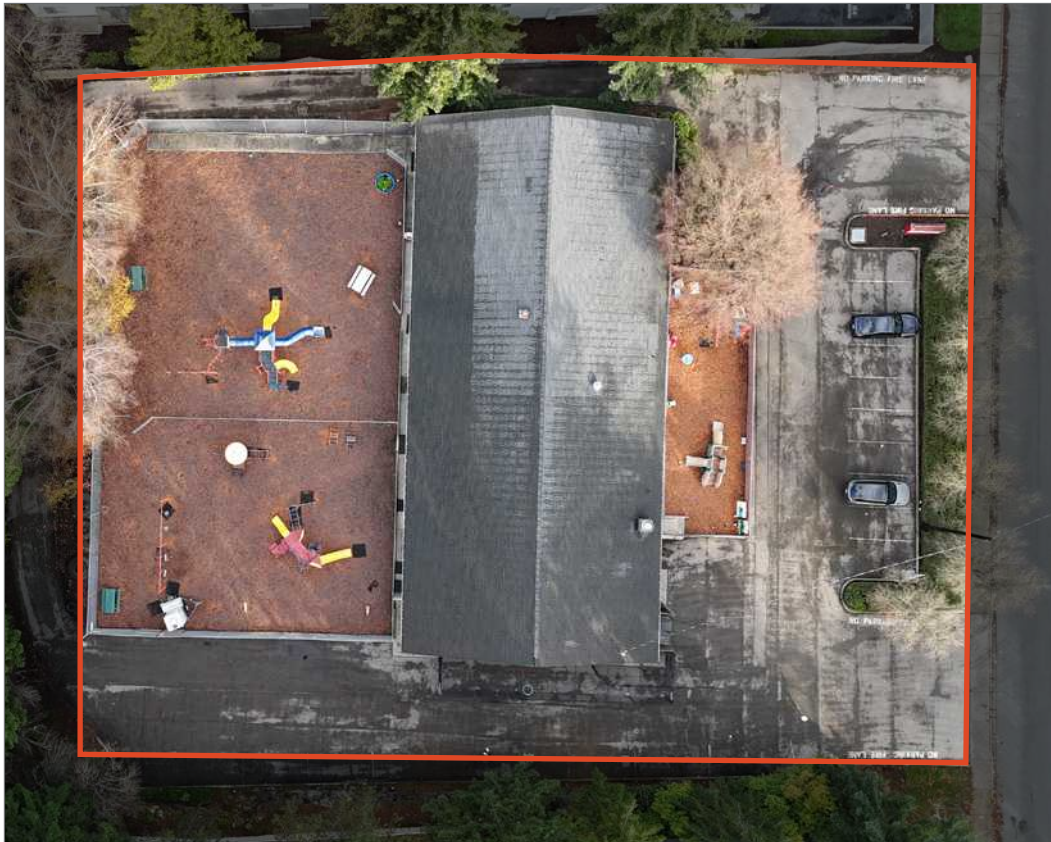
*Spring Glen Daycare in Renton has been a daycare operation since 1988.*

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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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17803 105TH PL SE, RENTON, WA

## 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.

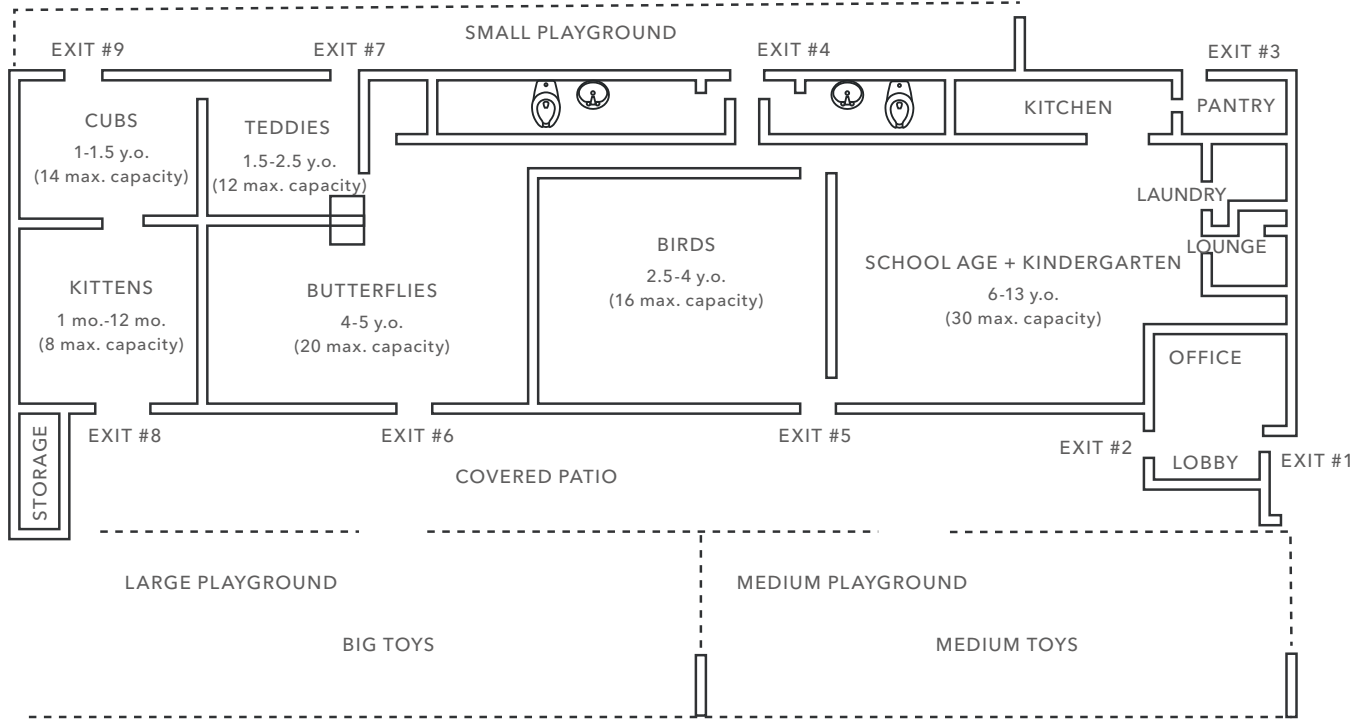


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# FLOOR PLAN



6  
CLASSROOMS

3  
PLAYGROUNDS

100  
STUDENTS  
LICENSED CAPACITY

→ VIEW VIRTUAL TOUR



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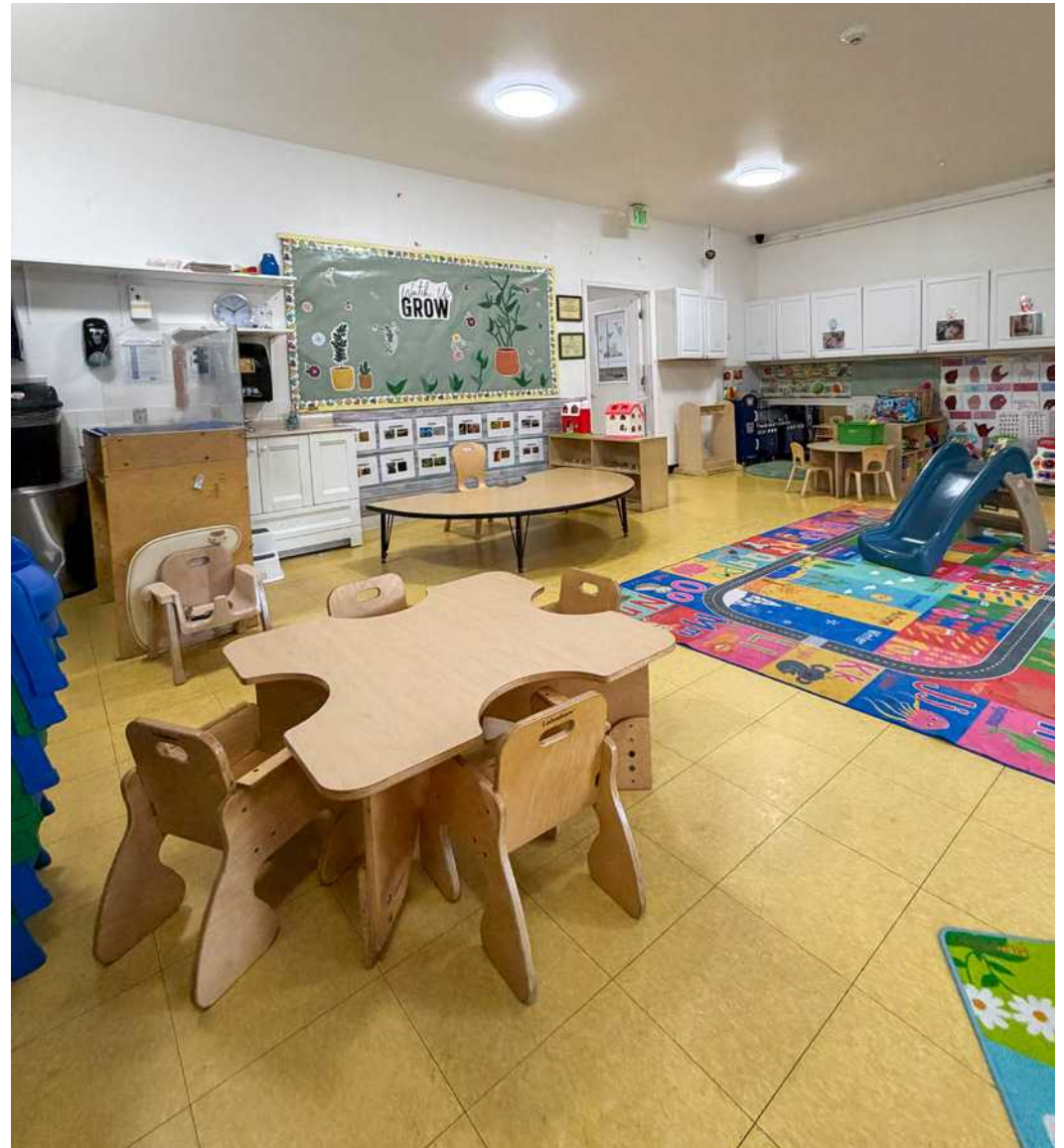
## BUSINESS OVERVIEW

*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
<b>Total</b>	<b>17</b>



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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

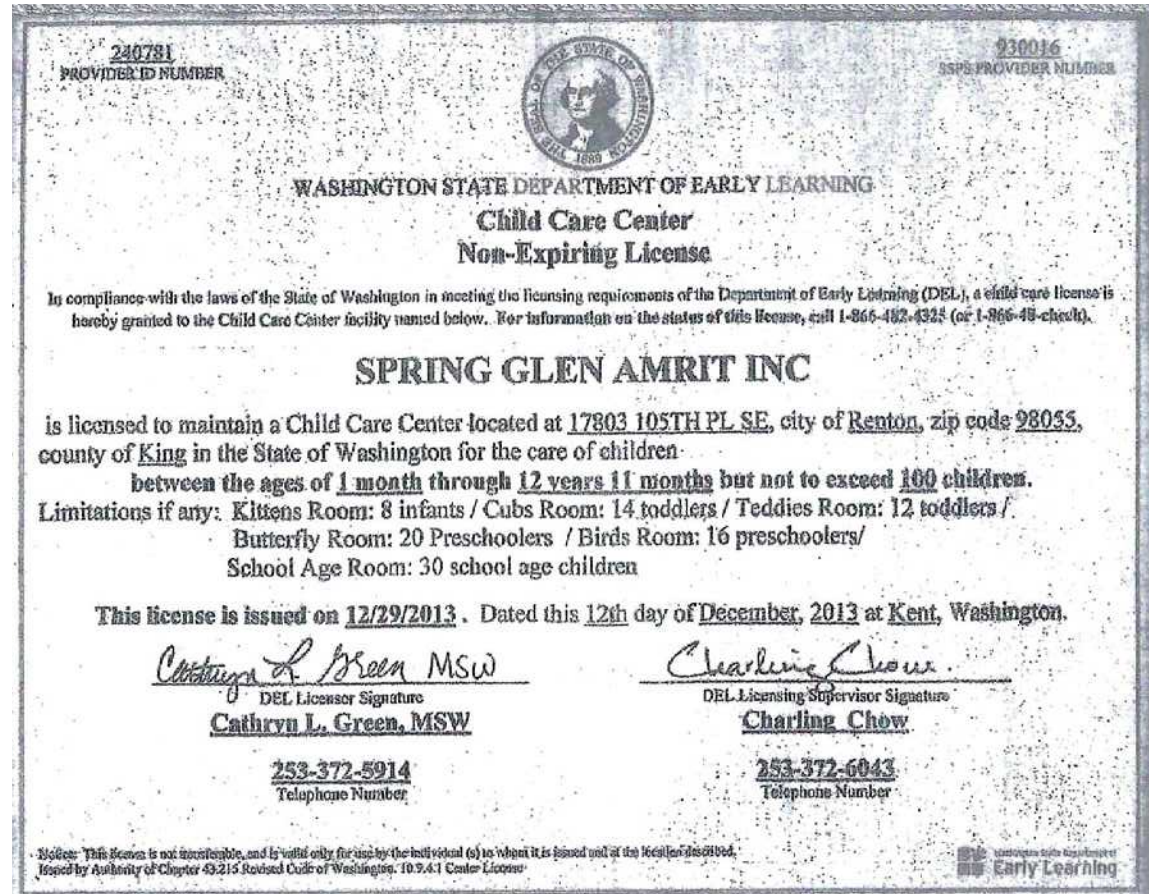
## VALUE-ADD OPPORTUNITY

- 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

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

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*“A safe and loving place for learning.”*



## 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

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### 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



OUTDOOR  
PLAYGROUND



KITTENS  
ROOM



TEDDIES  
ROOM



OUTDOOR  
PLAYGROUND

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*Exclusively listed by*

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