



Corporate Guaranty (NYSE: KLC) | 15+ Years Remaining | \$153,000+ AHFI in 3-Miles



OFFERING MEMORANDUM
KIRKWOOD, MISSOURI (ST. LOUIS MSA)

Marcus & Millichap
THE SULO GROUP

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OFFERING SUMMARY

PROPERTY ADDRESS

KinderCare

10555 Big Bend Rd
Kirkwood, MO 63122

OFFERING SUMMARY	
Price:	\$7,492,000
Cap Rate:	6.65%
Net Operating Income:	\$498,200
Building Square Footage:	10,541 Sq Ft
Year Built:	2025
Lot Size:	+/- 1.01 Acres
LEASE SUMMARY	
Tenant:	KinderCare Education, LLC
Guaranty:	Corporate
Lease Commencement:	8/29/2025
Rent Commencement:	3/1/2026
Lease Expiration:	2/28/2041
Lease Term Remaining:	15+ Years
Lease Type:	Triple Net
Structure and Foundation:	Landlord Responsible
Rental Increases:	2.00% Annual Increases
Renewal Options:	Three, Five-Years
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1	3/1/2026	2/28/2027	\$498,200	6.65%
2	3/1/2027	2/29/2028	\$508,164	6.78%
3	3/1/2028	2/28/2029	\$518,327	6.92%
4	3/1/2029	2/28/2030	\$528,694	7.06%
5	3/1/2030	2/28/2031	\$539,268	7.20%
6	3/1/2031	2/29/2032	\$550,053	7.34%
7	3/1/2032	2/28/2033	\$561,054	7.49%
8	3/1/2033	2/28/2034	\$572,275	7.64%
9	3/1/2034	2/28/2035	\$583,721	7.79%
10	3/1/2035	2/29/2036	\$595,395	7.95%
11	3/1/2036	2/28/2037	\$607,303	8.11%
12	3/1/2037	2/28/2038	\$619,449	8.27%
13	3/1/2038	2/28/2039	\$631,838	8.43%
14	3/1/2039	2/29/2040	\$644,475	8.60%
15	3/1/2040	2/28/2041	\$657,364	8.77%
16-20 (Option 1)	3/1/2041	2/28/2046	\$670,512	8.95%
21-25 (Option 2)	3/1/2046	2/28/2051	\$740,299	9.88%
26-30 (Option 3)	3/1/2051	2/29/2056	\$817,350	10.91%

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty (NYSE: KLC) from the #1 Corporate Operator in the Country**
 - KinderCare is the largest private provider of high-quality early childhood education in the US by center capacity with the ability to serve over 200,000 children across its more than 2,400 centers and sites.
 - KinderCare currently operates in over 40 states across the United States.
 - #1 largest childcare brand with \$2.66 billion in 2024 reported annual revenue.
- **KinderCare Completed IPO in October 2024**
 - KinderCare completed its IPO in October 2024, raising approximately \$616M in proceeds and receiving a credit rating upgrade as a result.
 - FY 2024 revenues of \$2.66B, a 5.9% increase over the previous year.
- **15+ Years Remaining with 2.00% Annual Rental Increases**
 - KinderCare signed a brand new, 15-year lease that doesn't expire until 2040.
 - The lease includes 2.00% annual rent increases to hedge inflation and three, five-year tenant option periods.
 - Aside from structure and foundation, the tenant is responsible for all maintenance as well as real estate taxes, insurance, common areas, utilities, etc making this a prime opportunity for out-of-state investors.
- **Over \$202,000,000 Spent on Education and Daycare in a 5-Mile Radius**
 - A strong focus on education and early childhood development can make a city more attractive to businesses and skilled workers, contributing to overall economic growth.
 - Participants in early childhood programs, including Tulsa's universal pre-K program, are more likely to enroll in college and potentially experience higher earnings in adulthood.
- **Affluent (\$153K+ AHHI in 3-Mile) and Dense Marketplace (187K+ People in 5-Miles)**
 - Kirkwood, Missouri, is widely considered an excellent place to live, consistently ranking among the best suburbs in the St. Louis area and the state.
 - Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents.
 - The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.



WHY BUY A DAYCARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.



4.18%
Annual
Growth

Expected Growth Rate
from 2023 to 2030



\$60.4B
Industry

Expected to Grow to
\$83.6B by 2030



47%
Market
Share

U.S. ECE Segment
in 2022

SITE PLAN



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	9,293
3-Mile Radius	72,332
5-Mile Radius	187,455

HOUSEHOLD INCOME (AVERAGE):

3-Mile Radius	\$110,557
5-Mile Radius	\$153,246
10-Mile Radius	\$136,880

AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE

In 1969, the first KinderCare opened its doors in Montgomery, Alabama, to support record numbers of mothers entering the workforce. Over 50 years later, we take pride in providing safe, nurturing care for children of modern working parents so they can pursue their dreams.

Today, KinderCare Learning Companies helps organizations and their employees better integrate work with life as the nation's leading provider of employer-sponsored child care benefits. We've partnered with over 600 organizations to answer their working parents' call for quality child care in the communities where they work and live nationwide.

Explore opportunities across our family of brands—KinderCare® Learning Centers, Champions®, and Crème de la Crème®! We also offer child care solutions that organizations can add to employee benefit packages. And we partner with schools and entire districts to bring extended-day programs to their learning communities, including before- and after-school programs and seasonal break camps.

With over 37,000 teachers and staff across more than 2,400 locations in 40 states and Washington, D.C., there's no limit to what you can achieve here and what we can achieve together. Think competitive, family-friendly benefits, professional development, generous paid time off, and a work-life balance that helps you thrive.

Company Type: Public
Location: Lake Oswego, Oregon (2,400+ Locations)
Website: <https://www.kindercare.com/>

\$2.66B
 2024 Total Revenue

NYSE: KLC
 Publicly Traded Company

2,400+
 Locations Globally



2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	32,784	223
8	Premier Early Education	Illinois	25,000	160
9	Endeavor Schools	Florida	22,000	110
10	The Sunshine House	South Carolina	21,000	140
11	Kids and Company, Ltd.	Canada	14,612	159
12	New Horizon Academy	Minnesota	15,673	103
13	Big Blue Marble Academy	Alabama	15,149	83
14	O2B Kids	Florida	14,078	75
15	Early Learning Academies	Virginia	13,294	77
16	Otter Learning	South Carolina	10,500	76
17	The Nest Schools	Florida	9,300	54
18	The Gardner School	Tennessee	7,600	39
19	LLE Educational Group	Virginia	7,000	47
20	Never Grow Up, Inc.	Tennessee	6,613	46

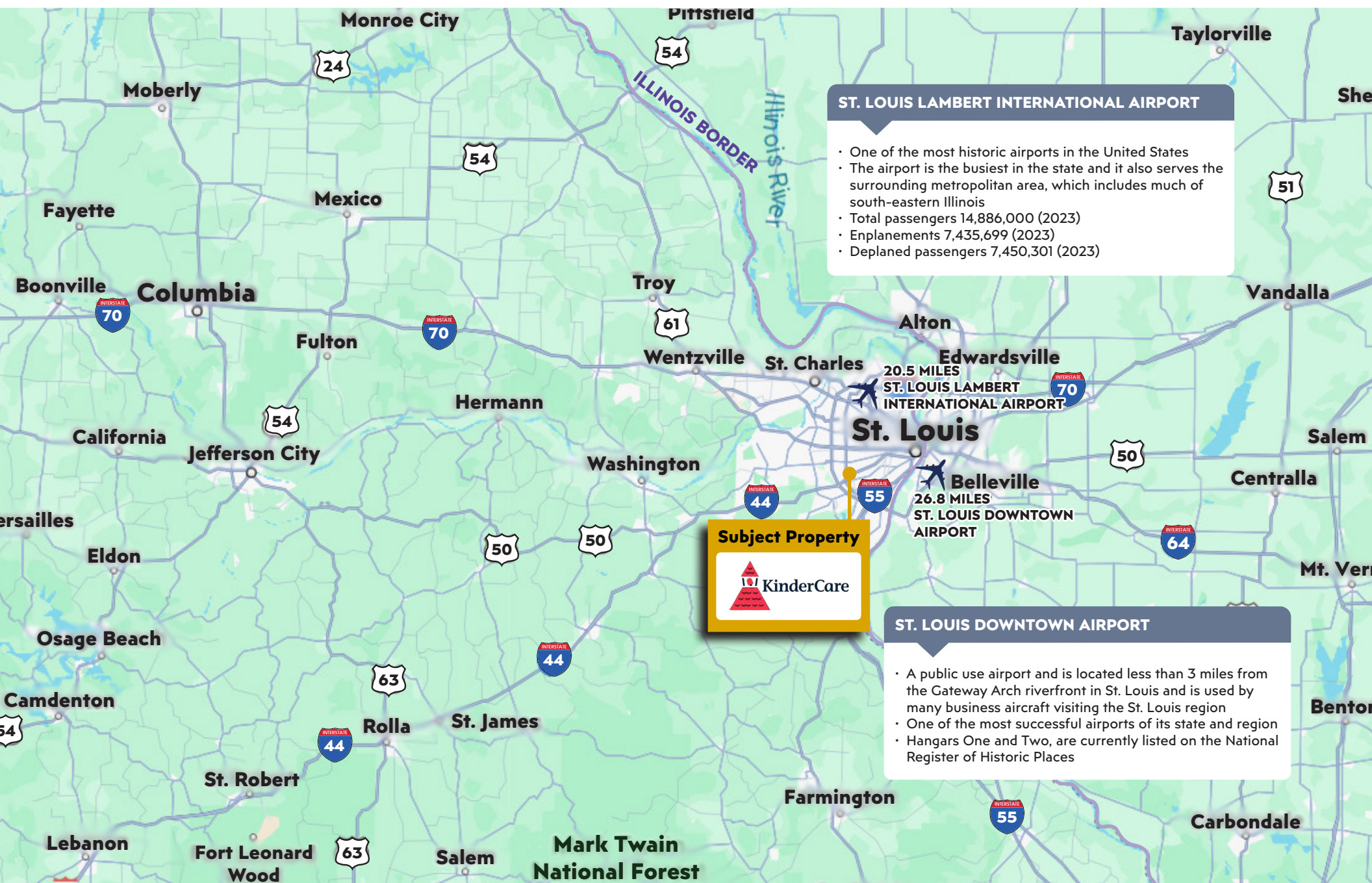
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

*Data from January 2024 report. **Data from January 2023 report.

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

KIRKWOOD

- Kirkwood is a well-regarded St. Louis suburb known for its walkable, pedestrian-friendly downtown, abundance of restaurants, specialty shops, and parks, including the historic Kirkwood Train Station.
- Founded by James P. Kirkwood, builder of the Pacific Railroad through this area, Downtown Kirkwood has been a regional destination for area residents and visitors since trains began boarding passengers at the Kirkwood Train Station in 1853 and is listed on the National Register of Historic Places.
- Downtown Kirkwood retains the charm and character of the past combined with abundant shopping, dining, and entertainment in a rare pedestrian-friendly outdoor space spanning sixteen square blocks, home to more than 100 specialty shops and restaurants.
- Downtown Kirkwood is visitor and customer friendly, with plenty of parking.
- More than 300 acres of park land can be found throughout the community, from a large central park that includes an aquatic center, ice rink, outdoor amphitheater, ball fields, tennis courts, picnic sites, and playground areas, to smaller neighborhood parks.
- The Downtown Kirkwood Business District is on the National Register of Historic Places and is home to many restaurants and shops as well as the Kirkwood Farmers' Market.

ST. LOUIS

- Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents.
- The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.
- St. Louis is the most populous county, with 992,300 people.
- The city of St. Louis contains around 300,000 citizens and is the only city in the metro with a population of more than 100,000 residents.
- In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2025.
- St. Louis is also home to the Federal Reserve Bank of St. Louis.

ECONOMY


- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Olin, Ameren and Graybar Electric.
- Government entities pursue business development and provide resources for startups, along with incubators, with guidance and low-cost office and lab space.




DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	9,530	70,293	183,975
2020 Population	9,688	74,555	192,122
2024 Population	9,293	72,332	187,455
2029 Population	9,272	72,349	186,970
HOUSEHOLDS			
2010 Households	4,257	29,407	77,740
2020 Households	4,381	30,122	80,121
2024 Households	4,392	30,100	80,062
2029 Households	4,400	30,088	80,025
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	60.0%	77.9%	73.1%
2020 Owner Occupied Housing Units	61.3%	78.6%	72.5%
2024 Owner Occupied Housing Units	61.4%	78.6%	72.4%
2029 Owner Occupied Housing Units	61.4%	78.6%	72.3%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	31.4%	16.0%	20.9%
2020 Renter Occupied Housing Units	33.0%	16.7%	22.8%
2024 Renter Occupied Housing Units	32.9%	16.7%	22.8%
2029 Renter Occupied Housing Units	32.9%	16.8%	22.9%
AVERAGE HOUSEHOLD INCOME	\$110,557	\$153,246	\$136,880


AREA SNAPSHOT




187,455
POPULATION (5-MILE)



247,121
DAYTIME POPULATION (5-MILE)



1.4%
POPULATION GROWTH (2023-2028)



\$110,557
AVERAGE HOUSEHOLD INCOME (1-MILE)