



Corporate Guaranty (NYSE: KLC) | Absolute Net Lease – Zero Landlord Responsibilities | Extremely Low Rent/SF - \$20.31

Monroeville
KinderCare

OFFERING MEMORANDUM
MONROEVILLE, PENNSYLVANIA (PITTSBURGH MSA)

Marcus & Millichap
THE SULO GROUP

CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Sam Malato

Director Investments
CHICAGO OAKBROOK
Tel: (630) 570-2263
SMalato@marcusmillichap.com
License: IL 475.179469

Patrick Dluzniewski

Associate Investments
CHICAGO OAKBROOK
Tel: (630) 570-2213
PDLuzniewski@marcusmillichap.com
License: IL 475.194110

Broker of Record:

Timothy Stephenson, Jr.
Regional Manager
Philadelphia, PA
License: RMR006104
Firm License: RB062197C

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

OFFERING SUMMARY

PROPERTY ADDRESS

KinderCare

2630 Pitcairn Road
 Monroeville, PA 15146

OFFERING SUMMARY

Price:	\$2,600,000
Cap Rate:	7.50%
Net Operating Income:	\$195,000
Building Square Footage:	9,600 Sq Ft
Year Built Renovated:	1973 2004
Lot Size:	+/- 3.31 Acres

LEASE SUMMARY

Tenant:	KinderCare
Guaranty:	Corporate
Lease Commencement:	11/30/2004
Rent Commencement:	12/1/2019
Lease Expiration:	11/30/2032
Lease Term Remaining:	6+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	5.00% in 2029 CPI Increases Every 5 Years, not to Exceed 7.00%
Renewal Options:	Four, Five-Year
Right of First Refusal:	15 Business Days

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
21-25	12/1/2024	11/30/2029	\$195,000	7.50%
26-28	12/1/2029	11/30/2032	\$204,750	7.88%
28-32 (Option 1)	12/1/2032	11/30/2037	\$214,988	8.27%
33-37 (Option 2)	12/1/2037	11/30/2042	\$225,737	8.68%
38-42 (Option 3)	12/1/2042	11/30/2047	\$237,024	9.12%
43-47 (Option 4)	12/1/2047	11/30/2052	\$248,875	9.57%

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.
- 22-Year Operating History at this Location**
 - KinderCare signed an original 15-year lease, after owning/occupying the property for many years and they have signed multiple lease renewals.
 - The lease is absolute net and has zero landlord responsibilities.
 - The lease also features multiple options to extend with rental increases every 5 years.
- Pittsburgh MSA - Second Largest Metropolitan Area in the State of Pennsylvania**
 - The Pittsburgh Metro Area has a population of 2,420,000+ and is among the top-30 largest US metro areas according to Census Reporter.
 - The University of Pittsburgh Medical Center is the largest non-government employer, with well over 90,000 employees across hospitals, outpatient centers, insurance, and health services, and more than 40 hospitals and hundred of clinical sites.
 - The Pittsburgh Metro Area is home to several major Universities including University of Pittsburgh and Carnegie Mellon University, which have a combined 72,000+ students and employees.
- Demand For Child Care Remains Extremely Strong**
 - The U.S. child care market size was valued at USD 60.4 in 2022 and is expected to grow at a compound annual growth rate (CAGR) on 4.18% from 2023 to 2030.
 - They key factor driving the growth is the rising demand for early daycare & education services with more parents returning to working in offices, the rising number of single & working mothers, advancement in learning technologies for children, and the accessibility of government funding.
 - The expenditure on daycare in the U.S. is very high. As per the cost of childcare survey facilitated by the U.S. Department of Health and Human Services, the expenditure on these services reached up to 7% of the household income in 2021.



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



AERIAL OVERVIEW



NTB
TIRE & SERVICE CENTER

Walnut Crossings

sleep  number.

EAST COAST SUBS

HONDA

UPMC
LIFE CHANGING MEDICINE

MAX & ERMA'S

SPRINGHILL SUITES
MARRIOTT

Comfort INN
by CHOICE HOTELS

LOWE'S

Citizens Bank

Red Roof Plus+

Fox Plan Apartments
112 Units

Northern Pike
 17,526 CPD

Don's Appliances
Exceptional Brands and Service Since 1971

Monroeville Blvd
 16,716 CPD

Pitcairn Rd
 9,136 CPD

Subject Property

 **KinderCare**

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

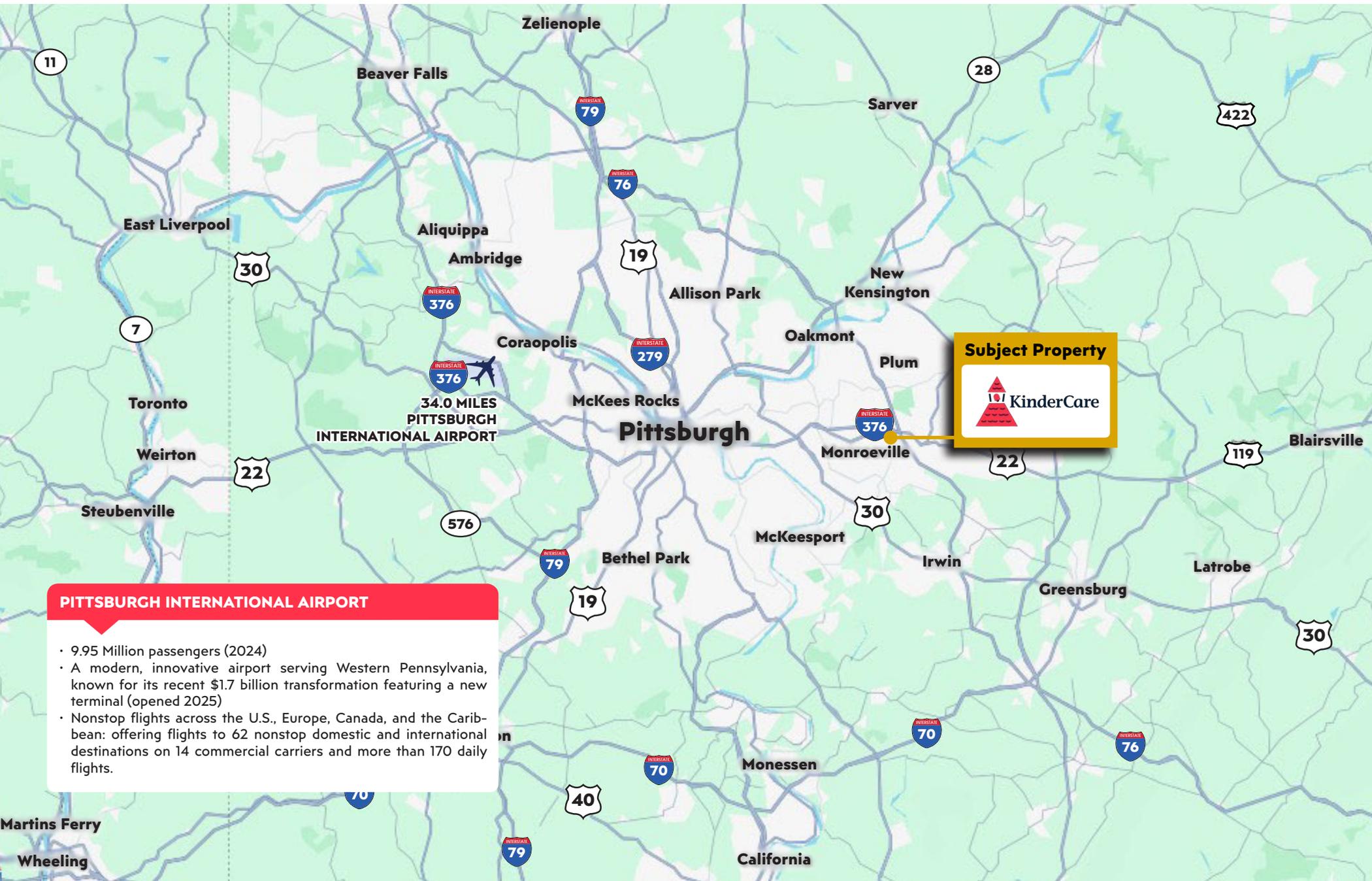
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

PROPERTY PHOTOS



REGIONAL MAP



PITTSBURGH INTERNATIONAL AIRPORT

- 9.95 Million passengers (2024)
- A modern, innovative airport serving Western Pennsylvania, known for its recent \$1.7 billion transformation featuring a new terminal (opened 2025)
- Nonstop flights across the U.S., Europe, Canada, and the Caribbean: offering flights to 62 nonstop domestic and international destinations on 14 commercial carriers and more than 170 daily flights.

AREA OVERVIEW

MONROEVILLE

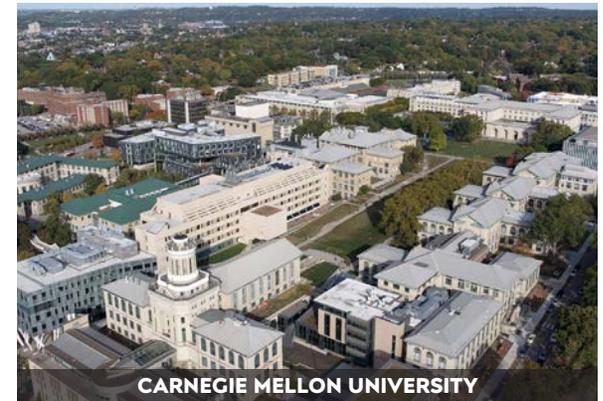
- Located just 12 miles east of Pittsburgh, Pennsylvania, the city of Monroeville is home to welcoming residential communities, as well as a variety of large and small businesses, bustling shopping districts, world-class health care providers, and extraordinary schools.
- Monroeville's social and economic climate comes thanks in part to easily accessible interstate highways, first-rate governmental services, and proximity to Pittsburgh.
- Known for its diverse array of restaurants - from historic to ethnic. Pleasure your palate at an old-fashioned American restaurant and brewery or with savory Indian cuisine, and head to renowned Moio's Italian Bakery for dessert.
- Work it all off at the fine shops at Monroeville Mall and then attend a function at the Monroeville Convention Center.
- Encompassing 1,096 acres in Monroeville and Plum, Boyce Park features the only downhill skiing and snowtubing hills available in Allegheny County. Other amenities include ballfields, a wave pool, trails, a skate park, archery range, shelters and a nature center.

PITTSBURGH

- The Pittsburgh metro rests at the foothills of the Allegheny Mountains in the southwestern corner of Pennsylvania.
- Pittsburgh is a relatively affordable place to live, compared with many other major East Coast metros. On top of that, the market has one of the lowest crime rates among comparable American metros.
- The region's economy — which was once dominated by the steel industry — has diversified, with the help of the area's many colleges and universities, which provide a steady flow of educated personnel.
- There are more than 500 organizations serving southwestern Pennsylvania, such as the Pittsburgh Cultural Trust, which has revitalized downtown.
- Regional amenities also include three professional sports teams: the Pittsburgh Steelers (NFL), Pirates (MLB) and Penguins (NHL).
- The Pittsburgh Penguins and the University of Pittsburgh Medical Center (UPMC) collaborated to build a sports medical center, as well as practice rinks.
- UPMC is one of the busiest transplant centers in the world. Additionally, UPMC Children's Hospital of Pittsburgh is one of the highest-ranked children's hospitals in the nation.
- Frank Lloyd Wright's "Fallingwater" house is also within driving distance of the city.

ECONOMY

- Once centered on the steel industry, Pittsburgh's economy has become much more diversified over the past 20 years and continues to evolve.
- Pittsburgh is home to 10 Fortune 500 companies, including PNC Financial Services, WESCO International, U.S. Steel, Alcoa, PPG Industries, Viatris, Westinghouse Air Brake, Arconic, Dick's Sporting Goods, and EQT.
- The local high-tech sector is expanding, particularly in automation and manufacturing equipment, software, biotechnology, environmental services and pharmaceuticals.



CARNEGIE MELLON UNIVERSITY



PHIPPS CONSERVATORY AND BOTANICAL GARDENS



ACRISURE STADIUM

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	6,420	39,624	128,447
2020 Population	6,574	39,380	127,354
2024 Population	6,486	38,611	124,321
2029 Population	6,527	38,649	123,962
HOUSEHOLDS			
2010 Households	3,212	17,612	56,830
2020 Households	3,232	17,649	56,980
2024 Households	3,269	17,786	57,151
2029 Households	3,297	17,885	57,281
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	27.4%	62.7%	65.0%
2020 Owner Occupied Housing Units	27.3%	61.3%	62.9%
2024 Owner Occupied Housing Units	27.6%	61.4%	62.9%
2029 Owner Occupied Housing Units	27.7%	61.4%	63.0%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	63.7%	30.1%	27.2%
2020 Renter Occupied Housing Units	65.7%	31.9%	29.6%
2024 Renter Occupied Housing Units	65.4%	31.8%	29.5%
2029 Renter Occupied Housing Units	65.3%	31.8%	29.5%
AVERAGE HOUSEHOLD INCOME	\$81,863	\$98,404	\$94,389

AREA SNAPSHOT



124,321

POPULATION (5-MILE)



57,151

DAYTIME POPULATION (5-MILE)



0.4%

POPULATION GROWTH (2025-2029)



\$81,863

AVERAGE HOUSEHOLD INCOME (1-MILE)