



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



OFFERING MEMORANDUM  
MONROEVILLE, PENNSYLVANIA (PITTSBURGH MSA)

Marcus & Millichap  
THE SULO GROUP

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## 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

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### KinderCare

2630 Pitcairn Road  
Monroeville, PA 15146

OFFERING SUMMARY	
Price:	\$2,786,000
Cap Rate:	7.00%
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	7.00%
26-28	12/1/2029	11/30/2032	\$204,750	7.35%
28-32 (Option 1)	12/1/2032	11/30/2037	\$214,988	7.72%
33-37 (Option 2)	12/1/2037	11/30/2042	\$225,737	8.10%
38-42 (Option 3)	12/1/2042	11/30/2047	\$237,024	8.51%
43-47 (Option 4)	12/1/2047	11/30/2052	\$248,875	8.93%

# 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.
  - The 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.



# SITE PLAN



## AERIAL OVERVIEW



## AERIAL OVERVIEW



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## 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.)
<b>1 KinderCare Learning Centers</b>	<b>Oregon</b>	<b>200,000</b>	<b>2,400</b>
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

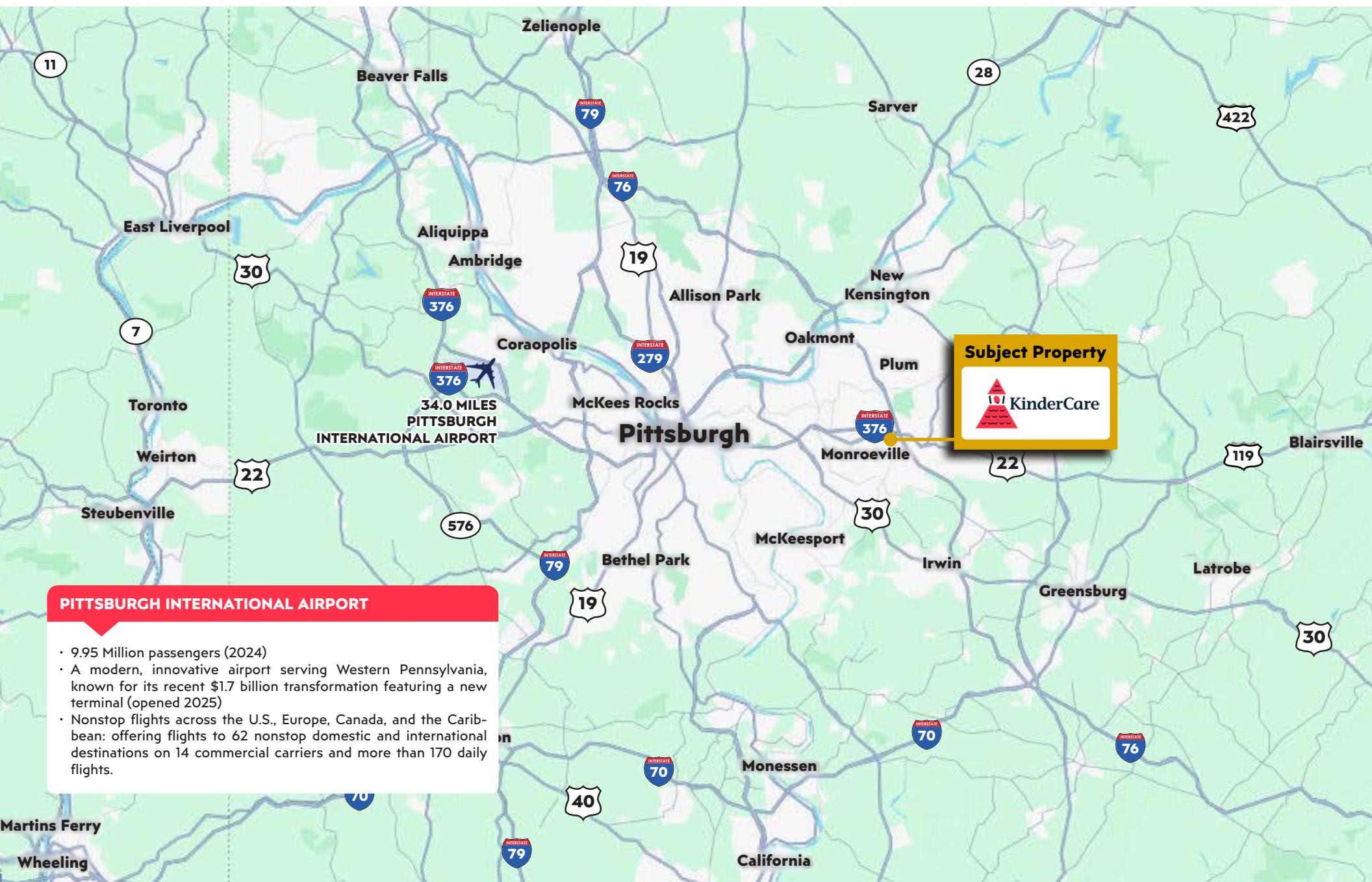
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

\*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

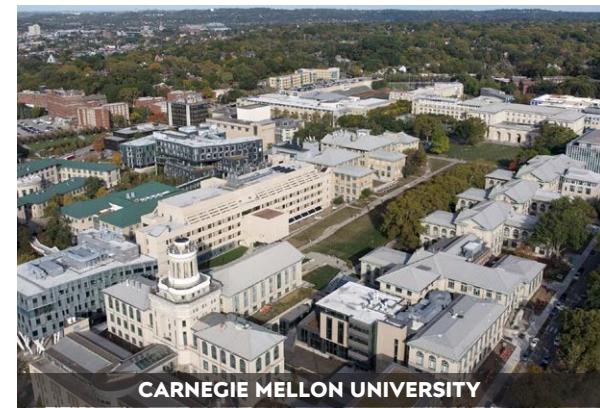
- Located just 12 miles east of Pittsburgh, Pennsylvania, the city of Monroeville is home to welcoming residential communities, as well as a variety of large and small businesses, bustling shopping districts, world-class health care providers, and extraordinary schools.
- Monroeville's social and economic 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.



## 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	1-MILE	3-MILE	5-MILE
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	1-MILE	3-MILE	5-MILE
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	1-MILE	3-MILE	5-MILE
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

