KINDERCARE - 10+ YRS REMAINING ON NNN LEASE

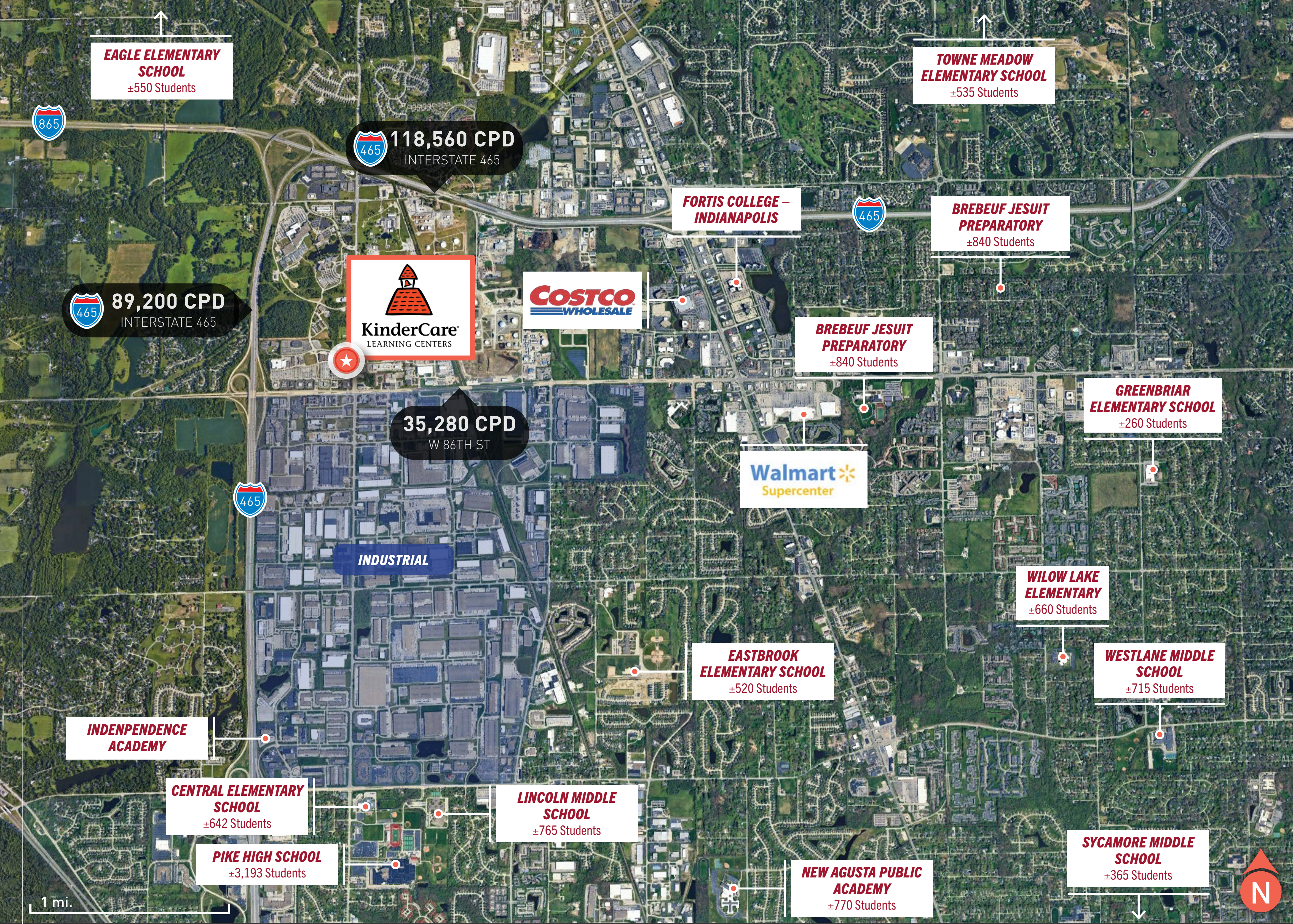
8750 ZIONSVILLE ROAD, INDIANAPOLIS (ZIONSVILLE), IN 46268

- » AFFLUENT TRADE AREA - AHHI EXCEEDS $128K WITHIN 3 MILES
- » LARGEST CHILDCARE OPERATOR IN THE US WITH 2,400+ LOCATIONS
- » LOCATED IN A MAJOR EMPLOYMENT CENTER WITH SURROUNDING RETAIL

OFFERING MEMORANDUM

Marcus & Millichap


KinderCare LEARNING CENTERS
COSTCO WHOLESALE
at home The Home Décor Superstore
TRADER JOE'S
ROSS DRESS FOR LESS
STUDIO MOVIE GRILL
ALDI
LOWE'S
Walmart
Steak n Shake
TEXAS ROADHOUSE
POPEYES LOUISIANA KITCHEN
Chick-fil-A
ZAXBYS
Ascension
ST. VINCENT HOSPITAL
macy's
DICK'S SPORTING GOODS
JCPenney
VON MAUR
amc THEATRES
H&M
McALISTER'S DELI
Buca di Beppo Italian Restaurant
CASTLETON SQUARE
NORDSTROM
sweetgreen
ANTHROPOLOGIE
SHERATON EST. 1937
The Cheesecake Factory
Saks Fifth Avenue
BENIHANA
POTTERY BARN
THE FASHION MALL AT KEYSTONE
FORT HARRISON STATE PARK
Save a lot food stores
LONG JOHN SILVER'S
CVS pharmacy
AutoZone
O'Reilly AUTO PARTS
ExtraSpace Storage
FAMILY DOLLAR
CITITRENDS
CHURCH'S TEXAS CHICKEN
INDIANA STATE FAIRGROUNDS & EVENT CENTER
MARIAN UNIVERSITY Indianapolis
465
65
70
CHILDREN'S MUSEUM INDIANAPOLIS
INDIANAPOLIS MOTOR SPEEDWAY
TARGET
PETSMART
Walmart
ALDI
Kroger
Chick-fil-A
BEST BUY
amc THEATRES
LA|FITNESS
DOWNTOWN INDIANAPOLIS
N



EAGLE ELEMENTARY SCHOOL
±550 Students
865
465
118,560 CPD
INTERSTATE 465
TOWNE MEADOW ELEMENTARY SCHOOL
±535 Students
FORTIS COLLEGE – INDIANAPOLIS
465
BREBEUF JESUIT PREPARATORY
±840 Students
465
89,200 CPD
INTERSTATE 465
KinderCare
LEARNING CENTERS
COSTCO
WHOLESALE
BREBEUF JESUIT PREPARATORY
±840 Students
GREENBRIAR ELEMENTARY SCHOOL
±260 Students
35,280 CPD
W 86TH ST
Walmart
Supercenter
465
INDUSTRIAL
WILOW LAKE ELEMENTARY
±660 Students
EASTBROOK ELEMENTARY SCHOOL
±520 Students
WESTLANE MIDDLE SCHOOL
±715 Students
INDENPENDENCE ACADEMY
CENTRAL ELEMENTARY SCHOOL
±642 Students
LINCOLN MIDDLE SCHOOL
±765 Students
PIKE HIGH SCHOOL
±3,193 Students
NEW AGUSTA PUBLIC ACADEMY
±770 Students
SYCAMORE MIDDLE SCHOOL
±365 Students
1 mi.
N

Executive Summary

8750 Zionsville Road, Indianapolis (Zionsville), IN 46268

FINANCIAL SUMMARY

Price	**$5,861,333**
Cap Rate	7.50%
Building Size	18,205 SF
Net Cash Flow	7.50% $439,582
Year Built / Renovated	1994 / 2021
Lot Size	2.92 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Roof & Structure	Landlord Responsible
Tenant	KinderCare Education, LLC
Guarantor	Corporate Guaranty (NYSE: KLC)
Lease Commencement Date	December 28, 2021
Lease Expiration Date	January 31, 2037
Lease Term Remaining	10+ Years
Rental Increases	2% Annually
Renewal Options	1, 10 Year Option and 1, 5 Year Option
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
2/1/2027 - 1/31/2028	$439,582.00	7.50%
2/1/2028 - 1/31/2029	$448,373.64	7.65%
2/1/2029 - 1/31/2030	$457,341.11	7.80%
2/1/2030 - 1/31/2031	$466,487.94	7.96%
2/1/2031 - 1/31/2032	$475,817.69	8.12%
2/1/2032 - 1/31/2033	$485,334.05	8.28%
2/1/2033 - 1/31/2034	$495,040.73	8.45%
2/1/2034 - 1/31/2035	$504,941.54	8.61%
2/1/2035 - 1/31/2036	$515,040.37	8.79%
2/1/2036 - 1/31/2037	$525,341.18	8.96%

Base Rent	**$439,582**
Net Operating Income	**$439,582**
Total Return	**7.50% $439,582**

KinderCare®
LEARNING CENTERS


INDUSTRIAL
ORTHOINDY NORTHWEST HOSPITAL MAIN
465
89,200 CPD
INTERSTATE 465
DICK'S SPORTING GOODS
xfinity
OLD NAVY
Panera BREAD
PHILADELPHIA STEAK & FRIES
TACO BELL
BIG O TIRES
Marriott
chili's
SLIM CHICKENS
PHARMACY
noodles & COMPANY
STARBUCKS
Huntington
verizon
SUBWAY
Traders Mill
LONGHORN STEAKHOUSE
Ted's MONTANA GRILL
COLD STONE
Wendy's
BAM! BOOKS-A-MILLION
Michaels
PETSMART
QDOBA MEXICAN EATS
MATTRESSFIRM
DENTAL OFFICE
KinderCare LEARNING CENTERS
INSURANCE AGENCY
DENTAL OFFICE
N


COSTCO WHOLESALE
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ALDI
LOWE'S
Walmart
POPEYES
TEXAS ROADHOUSE
Steak n Shake
Chick-fil-A
ZAXBYS
HARDWARE STORE
CHICAGO TUBE & IRON CO
Manufacturer
LANDSCAPER
State Farm
HOTEL
AUCTION HOUSE
TESLA
APPROVED BODY SHOP
2025 CONSTRUCTION
Love's
Alternative Energy
ROAD CONSTRUCTION COMPANY
Wawa
2025 CONSTRUCTION
DENTAL OFFICE
QDOBA MEXICAN EATS
MATTRESS FIRM
KinderCare
LEARNING CENTERS
INSURANCE AGENCY
verizon
SUBWAY
Traders Mill GRILL & BAR
DENTAL OFFICE
BAM! BOOKS-A-MILLION
Michaels
PETSMART
N

Property Description

INVESTMENT HIGHLIGHTS

- **10+ Years Remaining on Triple Net (NNN) Lease With Annual Rental Increases and Multiple Renewal Options**
- KinderCare Education is the Largest Provider of Early Education in the Nation with ±1,500 Centers
- **Dense Trade Area in the Indianapolis MSA - 125,00+ Residents within a 5-Mile Radius**
- Affluent Trade Area - Average Household Income Exceeds $120,000 in the Surrounding Area
- **Within 5 Miles of College Park, Ascension St. Vincent Hospital (800 Beds), Costco, Walmart Supercenter, and More**
- Immediate Proximity to Major Retailers and Industrial Center - Major Employment Center
- **Surrounded by National Tenants Dick's Sporting Goods, Michaels, Chili's, and More**
- Immediate Access to I-465 (89,000+ Cars Per Day)

DEMOGRAPHICS	3-mile	5-miles	10-miles
Population			
2030 Projection	36,328	126,957	570,276
2025 Estimate	35,960	125,224	556,213
Growth 2025 - 2030	1.02%	1.38%	2.53%
Households			
2030 Projections	16,673	53,204	237,799
2025 Estimate	16,447	52,376	231,658
Growth 2025 - 2030	1.38%	1.58%	2.65%
Income			
2025 Est. Average Household Income	$128,605	$129,167	$121,970
2025 Est. Median Household Income	$108,620	$109,837	$102,989

Tenant Overview

KinderCare
LEARNING CENTERS

PORTLAND, OREGON
Headquarters

1,500+
Locations

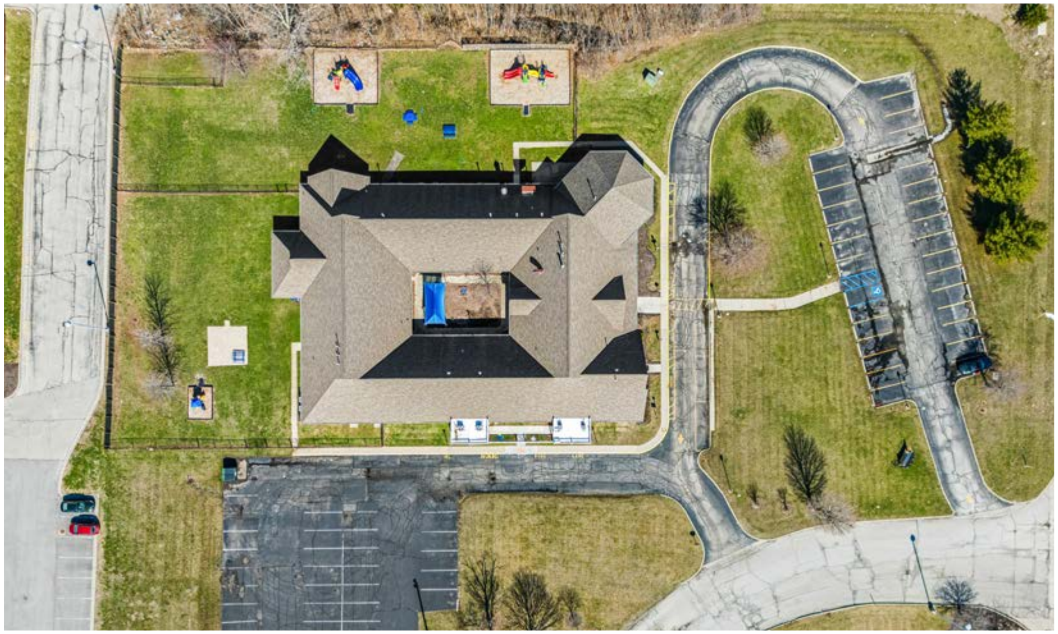
1959
Founded

KINDERCARE.COM
Website

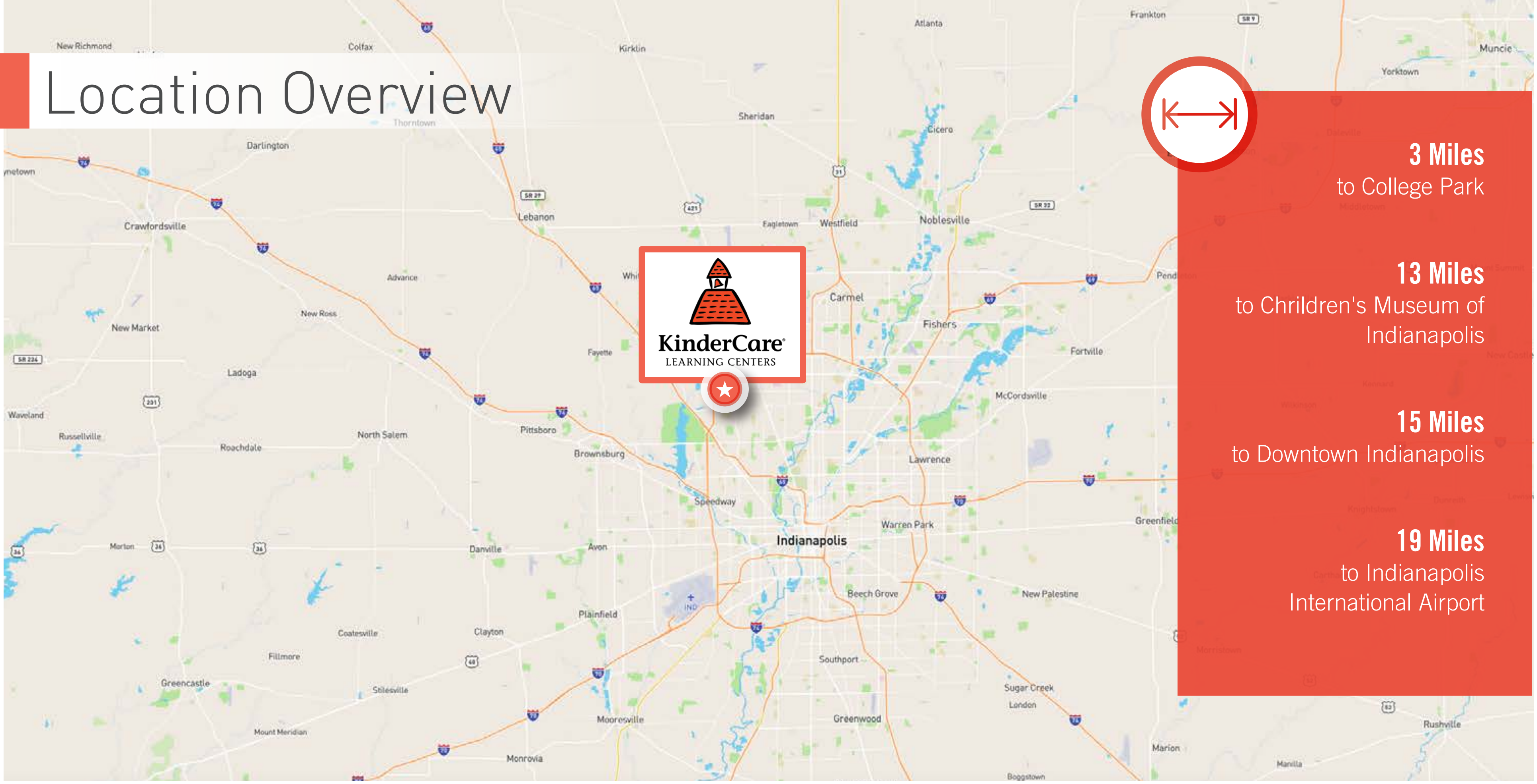
KinderCare Learning Centers are community-based centers offering education and care for children six weeks to 12 years old in neighborhoods across the country. Through over 1,500 KinderCare Learning Centers, children engage in purposeful learning and play every day. KinderCare Learning Companies is one of the largest providers of early childhood education in the nation with more than 2,400 centers and sites across the country. Headquartered in Portland, Oregon, KinderCare Learning Companies employs 40,000 teachers and staff.

In 2024, KinderCare Learning Companies earned their eighth Gallup Exceptional Workplace award – one of only two companies worldwide to receive this award eight years in a row.

Property Photos



Location Overview



3 Miles
to College Park

13 Miles
to Chrildren's Museum of Indianapolis

15 Miles
to Downtown Indianapolis

19 Miles
to Indianapolis International Airport

Indianapolis is the 12th largest city in the U.S., and home to 810,000 residents in the city proper, with 2 million residents in the greater metropolitan area. Nicknamed the "Circle City," and "Crossroads of America," Indianapolis has more interstate highways bisecting the city and state than any other in the country, and half the nation's population is within a days drive of Indianapolis which makes it a center for the transportation of goods.

In addition to serving as a premier distribution hub, the Indianapolis MSA is also a major center for health and sciences, with the several educational institutions, and health related employers such as Eli Lilly & Co., Roche Diagnostics Corp. and Covance Inc. maintaining operations in the region.

Primary economic sectors include finance and insurance, manufacturing, professional and business services, education and health care, government, and wholesale trade. The city is home to three Fortune 500 companies, two major league sports clubs, four university campuses, and several museums, including the world's largest children's museum.

However, the city is perhaps best known for annually hosting the world's largest single-day sporting event, the Indianapolis 500, or Indy 500 with approximately 300,000 attendees on race-day. Among the city's historic sites and districts, Indianapolis is home to the largest collection of monuments dedicated to veterans and war casualties in the U.S. outside of Washington, D.C.

[exclusively listed by]

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