



The Children's Courtyard™ | Learning Care Group

NET LEASE INVESTMENT OFFERING

The Children's Courtyard (Learning Care Group)

701 Shoreline Dr
Aurora, IL 60504 (Chicago MSA)

The Children's Courtyard™





Table of Contents

Offering	1
Executive Summary	
Investment Highlights	
Property Overview	
Location	4
Photographs	
Aerial	
Site Plan	
Map	
Market	8
Location Overview	
Demographics	
MSA Overview	
Tenant	10
Tenant Overview	



Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased property occupied by The Children's Courtyard within the Chicago MSA in Aurora, Illinois. The Children's Courtyard has operated from this location since 2019 on a lease running through March 2034. The lease is absolute triple net with zero landlord responsibilities and features 9% rental escalations every five years throughout the primary term and three 5-year renewal options. It is also backed by a corporate guaranty from Learning Care Group, the tenant's parent company.

The 16,810 square-foot property is situated within one of the Chicago MSA's most affluent trade areas, with average household income exceeding \$157,000 within three miles and over 261,000 residents within a five-mile radius. The site sits just off Ogden Avenue, carrying 34,600 vehicles per day, and lies less than two miles from the IL Route 59/Fox Valley retail corridor (68,400 vehicles per day), the dominant shopping destination in the trade area, anchored by Fox Valley Mall and featuring Costco, Best Buy, Dick's Sporting Goods, The Home Depot, Lowe's, Floor & Décor, Macy's, Whole Foods, and many other national retailers. The surrounding community is served by Indian Prairie School District 204, the fourth-largest district in Illinois, enrolling 26,000 students, and the site is minutes from Waubonsie Valley High School (2,900 students). Demand is further reinforced by proximity to the region's largest employment centers, with the property sitting within a 10–15-minute drive of major employers including Nokia, BP America, Navistar International, Nicor Gas, Nalco/Ecolab, Wheels, Inc., and BMO Harris Bank, as well as Rush Copley Medical Center just two miles south.

The Children's Courtyard is a leading provider of early childhood education and childcare services, founded in 1986 in Arlington, Texas. It operates more than 100 childcare and early education centers across Texas and select other states, offering programs for infants (as young as six weeks), toddlers, preschool, pre-K, and school-age children, with an emphasis on hands-on, active learning in safe, campus-like environments that include nutritious meals and dedicated educators. As a proud member of the Learning Care Group—one of the largest networks of early education providers in the United States—The Children's Courtyard focuses on building strong foundations for school readiness and lifelong success through its curriculum and family-oriented approach.

Investment Highlights

- » Chicago MSA — Ranked #3 in the U.S. by population size
- » Absolute NNN — Zero landlord responsibilities
- » 9% rental escalations every five years
- » Corporate guaranty from Learning Care Group, Inc.
- » 7+ years remain on the primary lease term
- » Affluent community — \$157,000+ average household income within three miles
- » 261,000+ residents within a five-mile radius
- » Just off Ogden Avenue (34,600 vehicles per day)
- » Less than two miles from the IL Route 59/Fox Valley retail corridor (68,400 vehicles per day), anchored by Fox Valley Mall and featuring Costco, Best Buy, Dick's Sporting Goods, The Home Depot, Lowe's, Floor & Décor, Macy's, Whole Foods, and many others
- » Located in Indian Prairie School District 204, the fourth-largest district in Illinois (26,000 students), and minutes from Waubonsie Valley High School (2,900 students)
- » The property sits within a 10–15-minute drive of major employers including Nokia, BP America, Navistar International, Nicor Gas, Nalco/Ecolab, Wheels, Inc., BMO Harris Bank, and Rush Copley Medical Center just 2 miles south

An aerial photograph of the Children's Courtyard facility in Aurora, Illinois. The main building has a prominent green roof and is surrounded by a parking lot and landscaped grounds. A white callout box with the text 'The Children's Courtyard™' is positioned over the building. In the background, a large white industrial-style building and a parking lot are visible. The surrounding area includes residential streets, trees, and a body of water in the distance.

The Children's
Courtyard™

Property Overview



The Children's Courtyard™



PRICE
\$4,219,354



CAP RATE
7.75%



NOI
\$327,000

LEASE COMMENCEMENT DATE: 3/29/2019

LEASE EXPIRATION DATE: 3/31/2034

RENEWAL OPTIONS: Three 5-year

RENTAL ESCALATION: 9% every 5 years

LEASE TYPE: NNN

TENANT: The Children's Courtyard

GUARANTOR: Learning Care Group, Inc.

YEAR BUILT: 2007

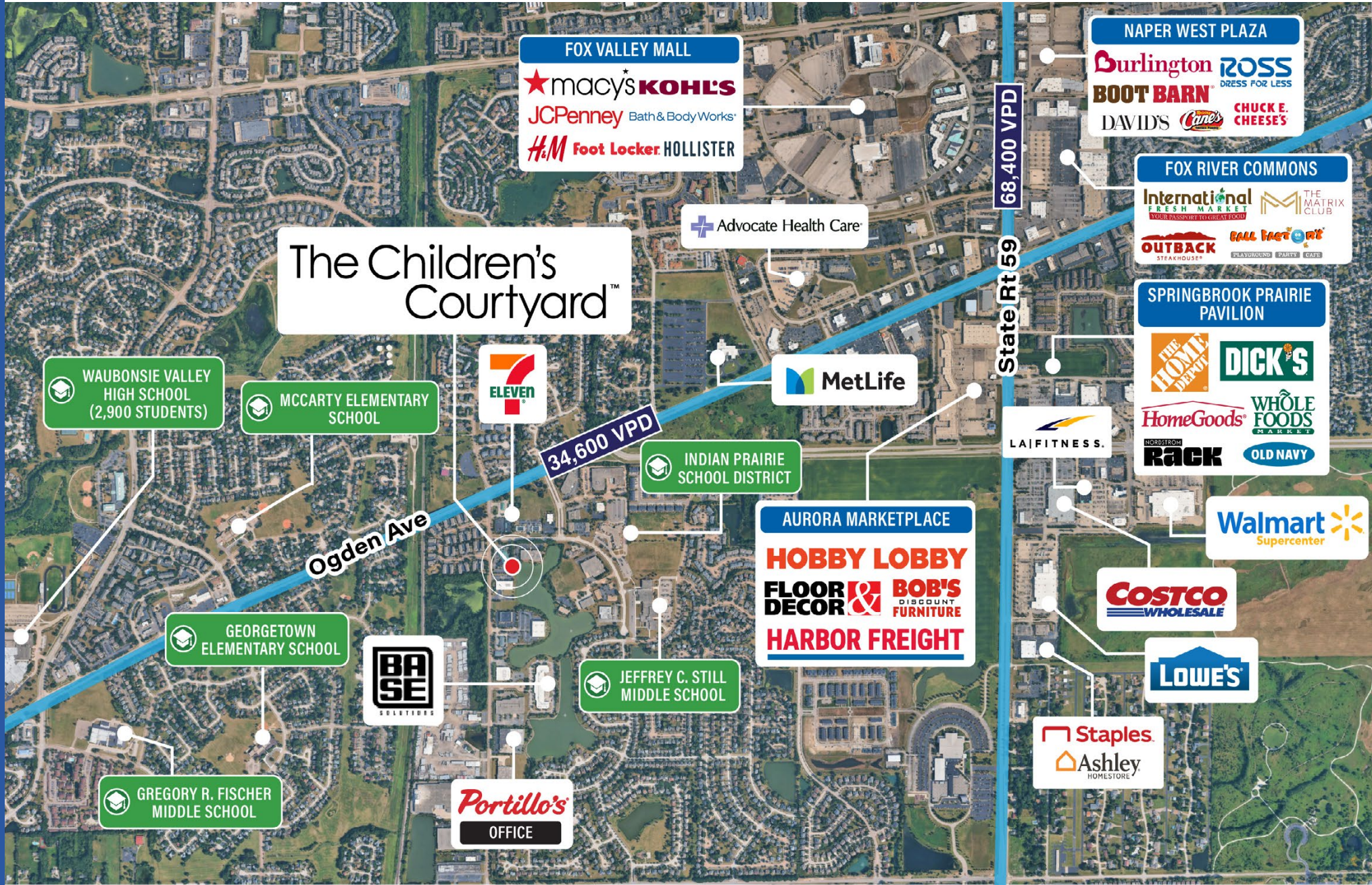
BUILDING SIZE: 16,810 SF

LAND SIZE: 2.52 AC

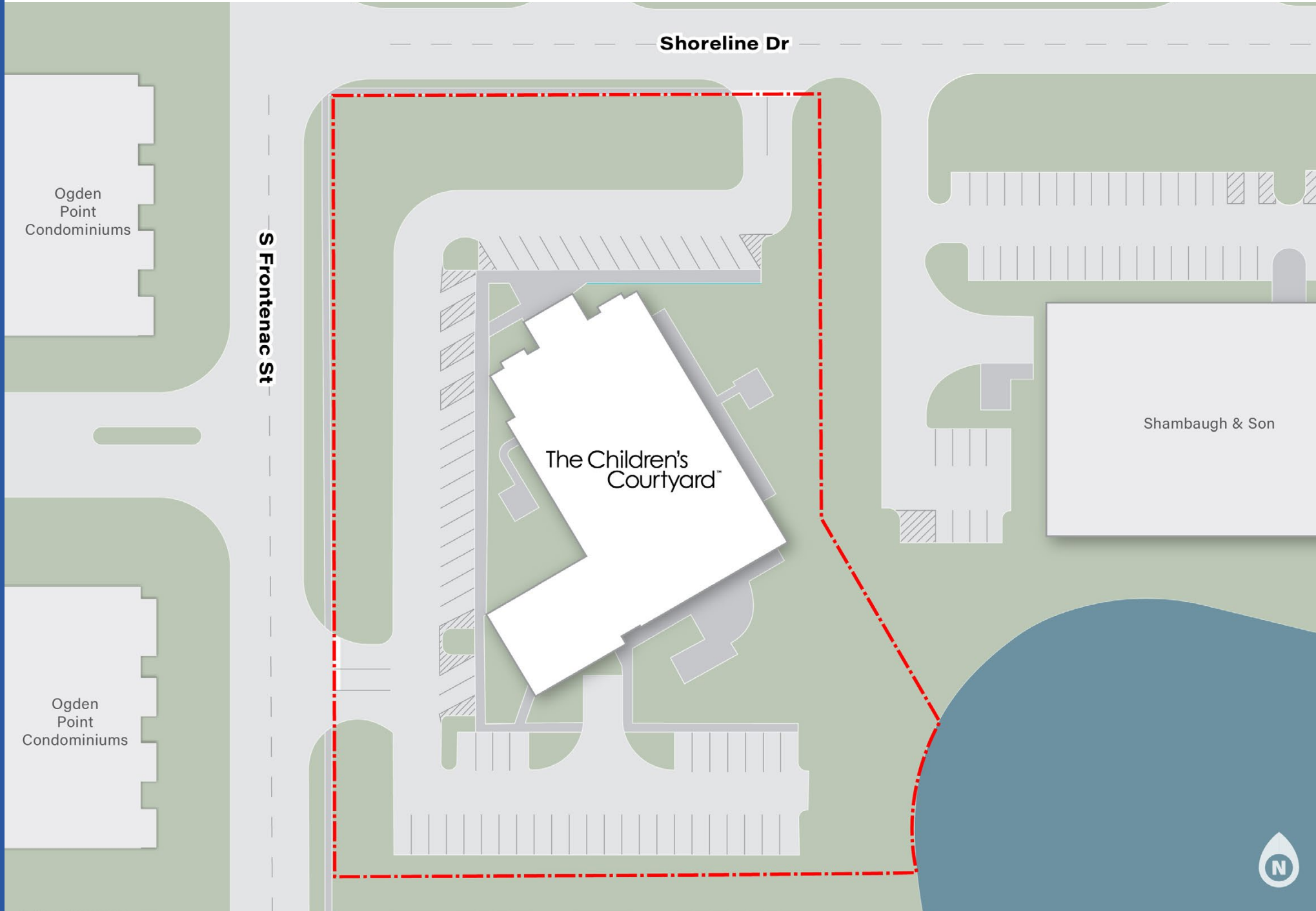
Photographs



Aerial



Site Plan



Location Overview

AURORA, ILLINOIS

Aurora, Illinois, is the second-most populous city in the state after Chicago, with a 2024 population estimate of approximately 180,700. Located about 35 miles west of Chicago along the Fox River in Kane and DuPage counties, it was settled in 1834 by pioneers who established mills on the river and later named the community after the Roman goddess of the dawn. Nicknamed the “City of Lights,” Aurora became the first municipality in the United States to illuminate its entire city with electric streetlights in the late 19th century. Its economy is driven by manufacturing, retail trade, healthcare, and distribution/logistics, supported by major employers such as Caterpillar Inc. (construction machinery), Rush-Copley Medical Center, local school districts, the City of Aurora itself, and entertainment venues including Hollywood Casino Aurora. The median household income stands around \$93,600, reflecting a stable economic base bolstered by industrial parks, retail centers, and ongoing business growth initiatives.



Demographics



POPULATION

HOUSEHOLDS

MEDIAN INCOME

AVERAGE INCOME

1-MILE

15,649

5,564

\$113,069

\$147,442

3-MILE

100,899

36,856

\$120,849

\$157,239

5-MILE

261,159

93,014

\$116,077

\$152,849



MSA Overview

CHICAGO MSA

The Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area (MSA), commonly known as Chicagoland, is the third-largest metropolitan statistical area in the United States. It centers on the city of Chicago and encompasses surrounding suburbs, satellite cities, and hinterland across 14 counties in northeastern Illinois, northwestern Indiana, and southeastern Wisconsin. According to the 2020 U.S. Census, the MSA had a population of 9,618,502, with recent estimates placing it around 9.37–9.41 million as of 2024. It spans approximately 6,923 square miles of land (with additional water coverage), yielding a population density of roughly 1,359 persons per square mile. The region features a diverse economy anchored by finance, manufacturing, logistics, professional services, and transportation, supported by major infrastructure including O’Hare International Airport, extensive rail networks, and interstate highways. It has a median household income of approximately \$90,770–\$90,887 and per capita income near \$49,948, with a median age around 38–39 and a poverty rate of about 11%. Notable characteristics include its role as a global freight hub and its mix of dense urban core, expansive suburbs, and natural features along Lake Michigan.



Tenant Overview

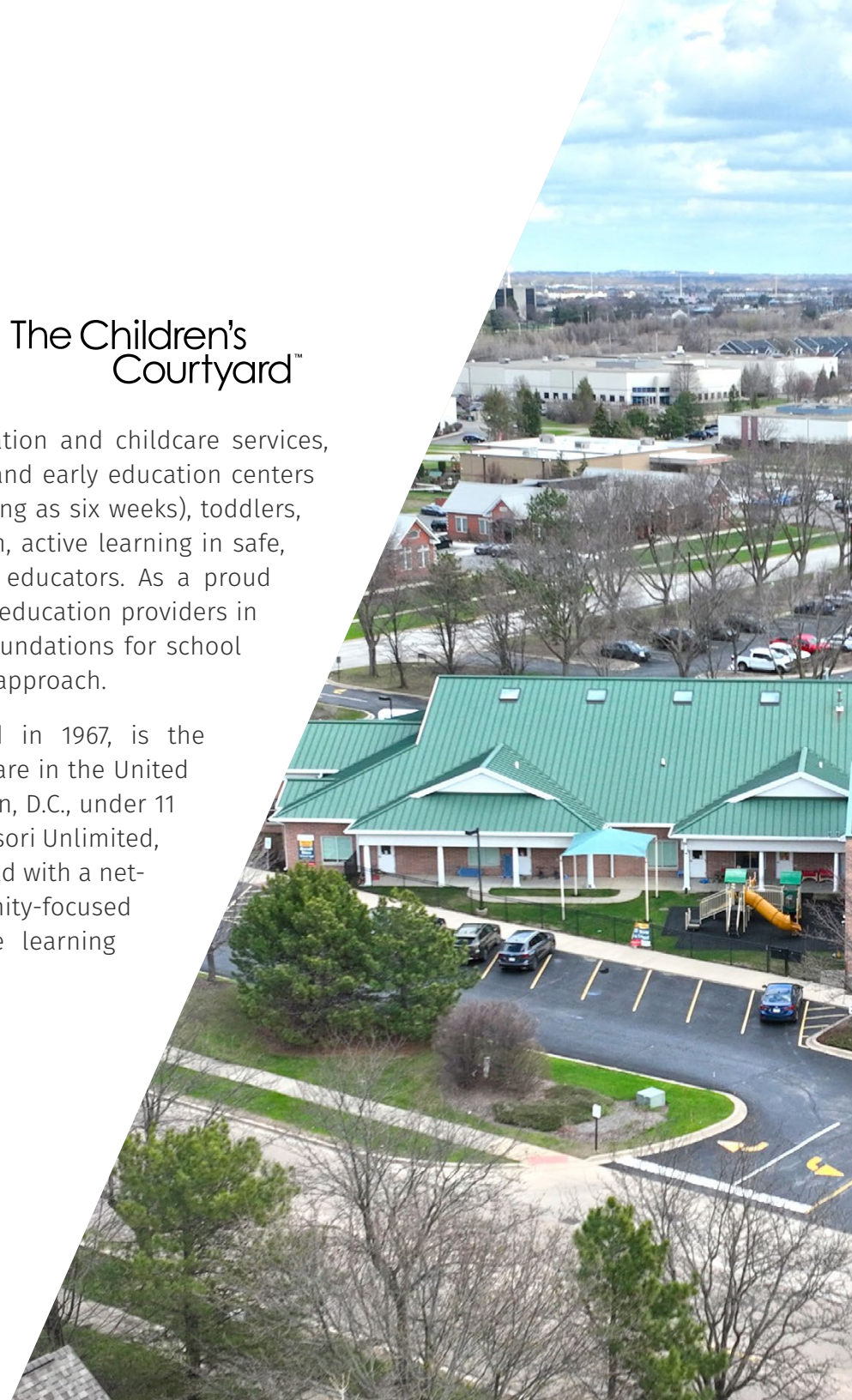
The Children's Courtyard™

THE CHILDREN'S COURTYARD

The Children's Courtyard is a leading provider of early childhood education and childcare services, founded in 1986 in Arlington, Texas. It operates more than 100 childcare and early education centers across Texas and select other states, offering programs for infants (as young as six weeks), toddlers, preschool, pre-K, and school-age children, with an emphasis on hands-on, active learning in safe, campus-like environments that include nutritious meals and dedicated educators. As a proud member of the Learning Care Group—one of the largest networks of early education providers in the United States—The Children's Courtyard focuses on building strong foundations for school readiness and lifelong success through its curriculum and family-oriented approach.

Learning Care Group, headquartered in Novi, Michigan, and founded in 1967, is the second-largest for-profit provider of early childhood education and childcare in the United States. It operates more than 1,150 schools across 40 states and Washington, D.C., under 11 distinct brands—including La Petite Academy, Childtime, Tutor Time, Montessori Unlimited, and The Children's Courtyard—serving children from six weeks to 12 years old with a network of over 24,000 educators. The company emphasizes creating community-focused environments that deliver high-quality, nurturing care and innovative learning experiences to support families nationwide.

Website:	www.childrencourtyard.com
Headquarters:	Novi, MI
Number of Locations:	100 +/-
Company Type:	Subsidiary of Learning Care Group



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

JOHN FEENEY
Senior Vice President
847-562-9280
john@bouldergroup.com

CONNECT WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091