Marcus & Millichap

OFFERING MEMORANDUM

KinderCare

CHANTILLY, VA

WASHINGTON, DC MSA

The Offering

KinderCare

43184 TOWN HALL PLAZA
CHANTILLY, VA 20152

$9,079,570
PURCHASE PRICE

6.75%
CAP RATE

1.23
ACRES

8
YEARS REMAIN

7.6%
YEAR 5 CAP RATE

NNN
LEASE

PROPERTY DETAILS	
GLA	13,352
Lot Size	1.23 Acres
Year Built	2009
Lease Type	NNN
Rent Commencement	7/20/2018
Lease Expiration	10/31/2034
Increases	3% Annual Increases
Options	Three; Five-Year

ANNUALIZED DATA	ANNUAL RENT
11/1/2026-10/31/2027	$612,871
11/1/2027-10/31/2028	$631,257
11/1/2028-10/31/2029	$650,195
11/1/2029-10/31/2030	$669,701
11/1/2030-10/31/2031	$689,792
11/1/2031-10/31/2032	$710,485
11/1/2032-10/31/2033	$731,800
11/1/2033-10/31/2034	$753,754

Investment Highlights

UPSCALE NORTHERN VIRGINIA SUBURB OF WASHINGTON, DC

WITHIN 1-MILE OF DULLES AIRPORT, A LEADING EMPLOYER IN THE AREA. (15,000+ EMPLOYEES)

TOP CHILD CARE AND LEARNING FACILITY BRAND IN THE COUNTRY (1,500+ LOCATIONS)

KINDERCARE EDUCATION LLC KUEHG CORP - CORPORATE GUARANTY B+ CREDIT RATING FROM FITCH

CORPORATE NNN LEASE

KinderCare has 8 years remaining on a 16-year NNN lease that features 3% annual increases as a hedge against inflation. The property is a large, 13,352 square foot brick building constructed in 2009.

STRONG LOCAL DEMOGRAPHICS TO SUPPORT INDUSTRY

Within 3-miles of the site, there is a population of 64,644 people which has grown 2.4% since 2020 and expected to grow an additional 3.6% by 2030. The average household income of the 3-mile population is $216,966 enabling the majority of the population to afford daycare.

CENTRALLY LOCATED AMONG IN BUSY RETAIL CORRIDOR

KinderCare sits centrally between major national retailers including 7-Eleven, McDonald's, Chick-Fil-A, Taco Bell, Home Depot, and Giant Food which combine for over 3.7M customer visits annually according to Placer.Ai. This location provides convenience for parents for quick grocery, hardware, shopping, and fast food making it an attractive child care facility.

LARGE PARCEL ALONG US-50 (47,000 VPD)

The Tenant is positioned along John S. Mosby Hwy (US-50) and Elk Lick Rd which see 47,000 and 2,400 VPD respectively. KinderCare sits on 1.23 acres of land providing ample space for multiple playground facilities.

CREDIT RATED TENANT

KinderCare Learning Companies provides security as a reliable national tenant. They have earned a 'B+' rating from Fitch. Additionally, the guaranty on the lease, Kuegh Corp, a subsidiary of KinderCare Learning companies achieved the same rating. KinderCare trades on the NYSE as 'KLC'

RARE 3% ANNUAL INCREASES

Annual rental increases of 3% provide investors with growing yields.

7.6% In Year 5

8.8% In Year 10

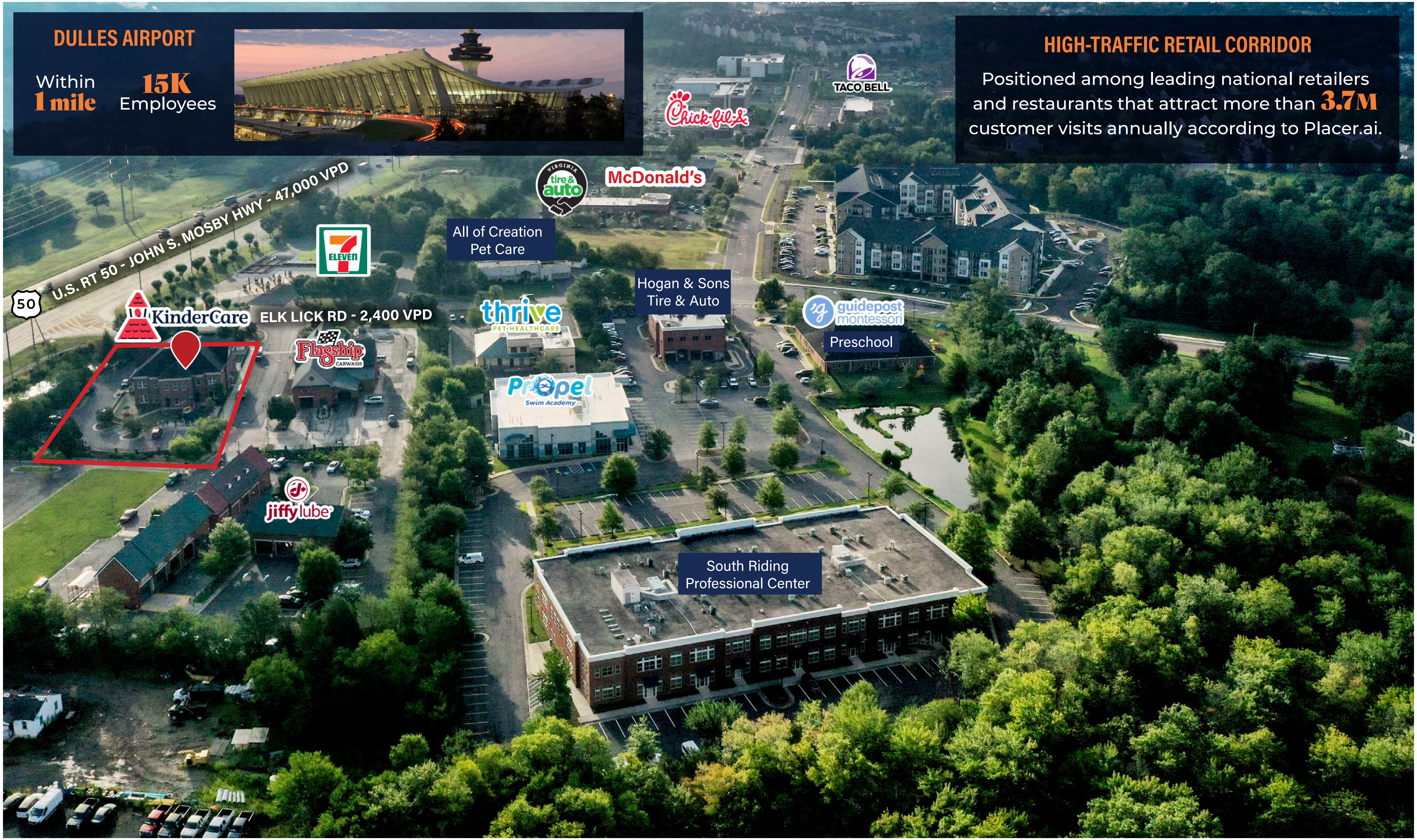

SOUTH RIDING MARKET SQUARE
Giant
THE HOME DEPOT
Moe's southwest grill
Panera BREAD
FIRST WATCH THE DAYTIME CAFE
DULLES LANDING
Walmart Supercenter
DSW DESIGNER SHOE WAREHOUSE
HomeGoods
DICK'S SPORTING GOODS
CHIPOTLE MEXICAN GRILL
TJ·maxx
Elion Logistics Park
Meadow Farms Nurseries & Landscaping
Cerritos Restaurant
South Riding Professional Center
jiffy lube
KinderCare
Propel Swim Academy
Flagship CARWASH
thrive PET HEALTHCARE
guidepost montessori
Preschool
Hogan & Sons Tire & Auto
U.S. ROUTE 50 - JOHN S. MOSBY HIGHWAY - 47,000 VPD
ELK LICK RD - 2,400 VPD
7 ELEVEN
50
All of Creation Pet Care


Enroll
Today!



KinderCare


KinderCare


DULLES AIRPORT
Within 1 mile
15K Employees
HIGH-TRAFFIC RETAIL CORRIDOR
Positioned among leading national retailers and restaurants that attract more than 3.7M customer visits annually according to Placer.ai.
U.S. RT 50 - JOHN S. MOSBY HWY - 47,000 VPD
50
ELK LICK RD - 2,400 VPD
KinderCare
7 ELEVEn
Flagship CARWASH
jiffy lube
All of Creation Pet Care
Virginia tire & auto
McDonald's
Chick-fil-A
TACO BELL
thrive PET HEALTHCARE
Propel Swim Academy
Hogan & Sons Tire & Auto
guidepost montessori
Preschool
South Riding Professional Center

Tenant Overview

KINDERCARE LEARNING COMPANIES

KinderCare Learning Companies is the largest provider of early childhood education in the United States, operating a nationwide network of childcare centers and early learning facilities serving children from infancy through school age. Founded in 1969 by Perry Mendel and headquartered in Lake Oswego, Oregon, KinderCare has built a strong reputation as a trusted leader in early childhood development, offering curriculum-based programs focused on cognitive, social, emotional, and physical growth.

KinderCare operates more than 1,500 early education centers across the country and serves hundreds of thousands of families annually.

In 2026, continues to lead the childcare industry operating in 42 states across the US. For the tenth consecutive year, KinderCare achieved the Gallup Exceptional Workplace award, which makes them 1 of 8 companies to win this award for ten years in a row. Additionally, they maintain the industry's highest number of accredited centers. In addition to the 1,500 daycare facilities, they have an additional 1,000 Champions locations which provide before and after school learning environments for students. KinderCare has the capacity for over 200,000 students and employs 43,700 teachers and staff. Throughout 2025, KinderCare reported revenue of $2.73B representing growth of 2.56% YoY.

KinderCare

HEADQUARTERS
Lake Oswego, OR

NO. OF LOCATIONS
1,500+

YEAR FOUNDED
1969

CEO
Tom Wyatt

CREDIT RATING
Fitch Ratings: B+

STOCK SYMBOL
NYSE: KLC

REVENUE
$2.73B

Location Overview

WASHINGTON, DC

As the capital city of the United States, Washington, D.C., is located along the Potomac River, just inland from the Chesapeake Bay. In addition to the District of Columbia, the metro encompasses 22 counties and jurisdictions in portions of Maryland, Virginia and West Virginia. The District and inner-ring suburbs are densely populated. Washington, D.C., is the largest city in the metro, with a population of over 700,000 residents. Amazon is growing its presence in Northern Virginia with its HQ2 headquarters and has more than 2 million square feet of office space under construction. The buildings are expected to house at least 25,000 workers upon completion in 2023, boosting the demand for additional housing options.

ECONOMY

The economy of the Washington, D.C., metro is one of the largest in the nation and is home to a wide variety of Fortune 500 companies, including Capital One Financial, Leidos Holdings, DXC Technology, AES, Danaher, Fannie Mae and Freddie Mac.

Employment is primarily focused on government, lobbying, defense contracting, data processing and news reporting.

The metro has a sizable hospitality sector that, while still recovering from the health crisis, typically employs more than 325,000 workers and supports the roughly 20 million annual visitors to the region's vast array of attractions.

MAJOR AREA EMPLOYERS

Georgetown University

Capital One Bank

GW

Fannie Mae®

Inova™

Booz | Allen | Hamilton

LOCKHEED MARTIN

Regional Map

$221K

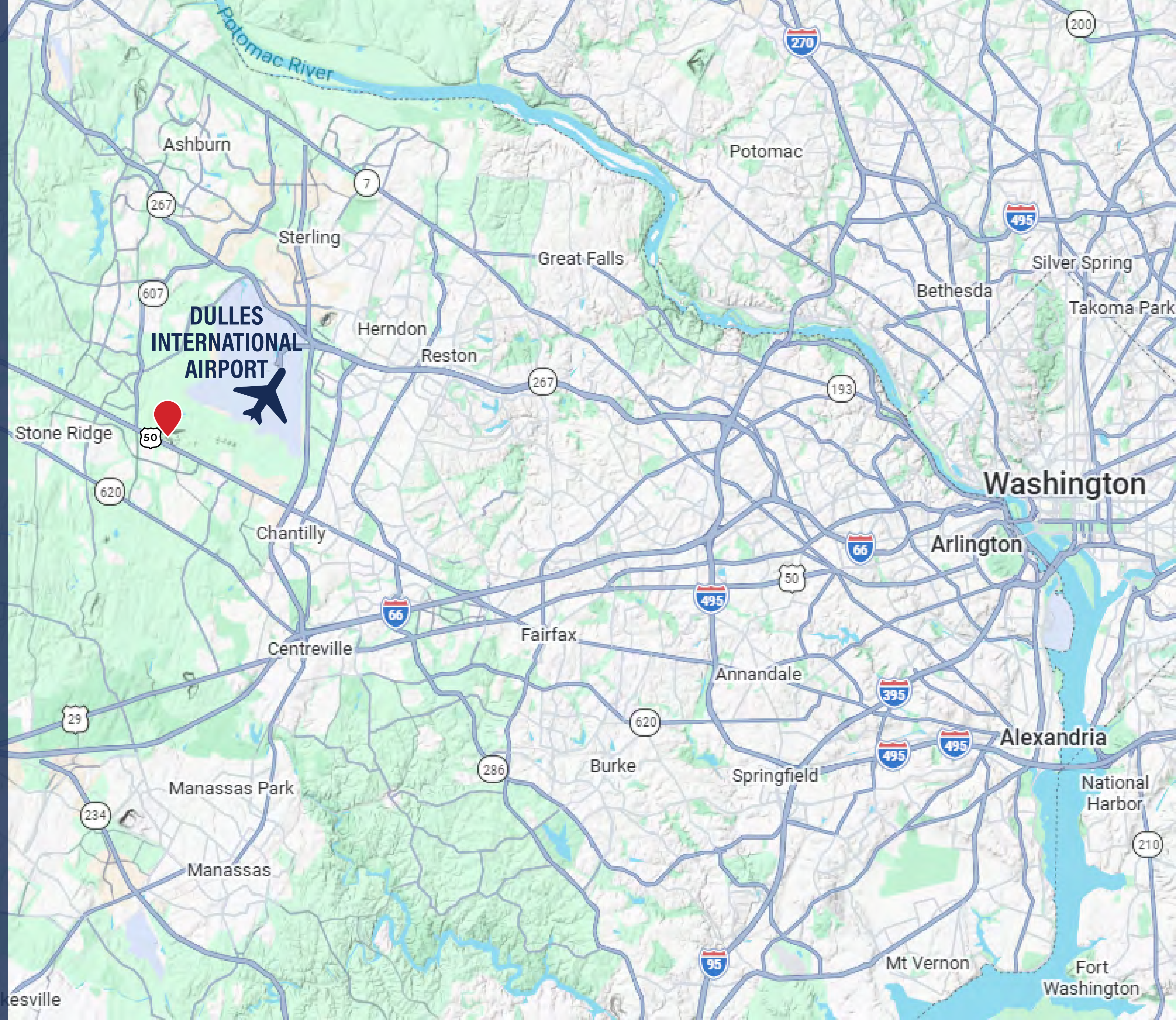
Within a 5-mile radius, the average household income is $220,612.

47K

An average of 47,000 vehicles per day drive by John S Mosby Hwy.

139K

Within a 5-mile radius, the population density is 138,553.



Lease Abstract

Legal Tenant Name	KinderCare Education LLC
Guaranty	Kuehg Corp - Corporate Guaranty - B+ Fitch
Notification Period to Exercise Options	9 Months
Landlord Obligations	None
Tenant Obligations	Tenant, at its expense, will keep and maintain in good and sanitary condition, working order and repair (including making any necessary replacements) and in compliance with all applicable Laws, all portions of the Premises including, but not limited to, Building, doors, loading docks, parking areas (the parking areas that are part of the Premises are depicted in Exhibit B), sidewalks, sign age, landscaped areas and all other parts of the Premises outside of the Building, interior and exterior windows, interior walls and interior portions of exterior walls, ceilings, floors and floor coverings, HVAC, plumbing, fire protection, electrical or mechanical and other units, systems and equipment located which serve the Premises (collectively, "Tenant's Maintenance").
HVAC Responsibility	Tenant
Tenant Reimbursement Amount	Commencing on the Commencement Date, Tenant will pay to Landlord the Tenant Reimbursement Amount on or before the first day of each month during the Term. The Tenant Reimbursement Amount will be paid in advance at the address specified for Landlord in Section 1, or such other place as Landlord designates, without prior demand and without any abatement, deduction or setoff unless expressly provided for in this Lease. If the Commencement Date occurs on a day other than the first day of a calendar month or if the Lease is terminated as of a date which is not the last day of a calendar month, then the Tenant Reimbursement Amount for the fractional month will be prorated on a daily basis. ""Tenant Reimbursement Amount"" will mean an amount equal to the sum of (i) Expenses, plus an amount equal to one percent (1 %) of the Base Rent (without regard to any rental abatements otherwise in effect), plus (ii) Taxes. For purposes of clarity, the aforementioned one percent (1 %) will be calculated as one percent (1 %) of Base Rent only and not Expenses or Taxes.
Assignment & Subletting	Except in connection with a Permitted Transfer, Tenant will not, without the prior written consent of Landlord: (i) assign, re-assign, convey, mortgage or otherwise transfer this Lease or any interest hereunder, (ii) sublease the Premises, or any part thereof, whether voluntarily or by operation of Law; or (iii) permit the use of the Premises by any person or entity other than Tenant and its employees. Any such transfer, sublease or use described in the preceding sentence is hereinafter called a "Transfer". Landlord's consent to any Transfer will not constitute a waiver of Landlord's right to withhold its consent to any future Transfer. Landlord's consent to any Transfer or acceptance of rent from any party other than Tenant will not release Tenant from any covenant or obligation under this Lease. Landlord may require as a condition to its consent to any assignment of this Lease that the assignee sign a commercially reasonable form of assignment and assumption agreement. Tenant may assign its interest in this Lease or sublease all or any part of the Premises (each a "Permitted Transfer") to a Permitted Transferee without Landlord's prior written consent; provided, that (i) Tenant gives Landlord written notice of any Permitted Transfer not later than thirty (30) days prior to the effective date of such Permitted Transfer, together with current financial statements of Tenant and of the Permitted Transferee, (ii) Tenant is not in Default under this Lease, (iii) with respect to a Permitted Transfer involving an aSSignment of this Lease, the Permitted Transferee assumes this Lease, by a written assignment and assumption agreement delivered to Landlord prior to the effective date of such Permitted Transfer, (iv) the use of the Premises by the Permitted Transferee will not violate any other agreements or leases affecting the Premises, (v) the occurrence of a Permitted Transfer will not waive Landlord's rights as to any subsequent Transfer, and (vi) Tenant will not be released from any liability under this Lease (whether past, present or future) by reason of such Permitted Transfer; provided, however, if the Permitted Transfer is to an entity with a Tangible Net Worth in excess of $125,000,000.00 and such entity assumes all of the obligations of the Tenant under this Lease, then Landlord will agree to release the assigning tenant from liability accruing under this Lease after the effective date of such transfer.
Sales Reports (Enrollement)	Within ten (10) days after Landlord's request, Tenant will furnish to Landlord (but not more than once per twelve (12) month period (except in the case of Landlord refinancing any existing mortgage or a bona fide sale of the Premises to a third party), a statement certified as true and complete by an officer of Tenant, setting forth the total enrollment of the Premises for the immediately preceding two (2) calendar years
Financial Statements	Within ten (10) days after Landlord's request, Tenant will deliver to Landlord (but not more than once per twelve (12) month period (except in the case of Landlord 21 refinancing any existing mortgage or a bona fide sale of the Premises to a third party), the most recent financial statements (income statement and balance sheet) certified by an officer of Tenant (the ""Financial Statements""). Landlord will not disclose any aspect of Financial Statements except to (a) to any Mortgagee, prospective Mortgagee, or prospective purchaser of the Premises who has agreed to keep the Financial Statements confidential, or (b) if required by court order or subpoena.
Go Dark	In the event that Tenant (or a Permitted Transferee) does not operate its business on the Premises for more than 180 consecutive days for reasons other than a Permitted Closure Cause, Landlord shall have the right to terminate this Lease as set forth below. For the purpose of this Section 24(t), a business shall not be deemed to have ceased to operate in the Premises if Tenant provides written notice to Landlord that its business is closed temporarily (i) for remodeling; (ii) due to any fire or casualty, (iii) due to strike, lockout or (iv) due to any other force majeure cause (individually a "Permitted Closure Cause" and collectively, the "Permitted Closure Causes"). Landlord shall exercise its option to terminate this Lease by first giving written notice (the "Initial Closure Notice") to Tenant stating that a business is not operating at the Premises for reasons other than a Permitted Closure Cause, and that the Tenant (or its Permitted Transferee) must commence operations of its business on the Premises within six (6) months after giving of the Initial Closure Notice (the "Closure Period"). If the operation of Tenant's business in the Premises does not commence within the Closure Period, then Landlord shall have the right to terminate this Lease by delivering a termination notice to Tenant, and this Lease shall terminate as of the expiration of the Closure Period, unless prior to the expiration of the Closure Period, Tenant has commenced operation of its business at the Premises.
Prohibited Uses	All uses other than the Permitted Use - Child Care Center and Learning Facility

Demographic Summary

POPULATION	1-MILE	3-MILES	5-MILES
2030 Projection	8,432	64,644	144,993
2025 Estimate	8,245	62,389	138,553
2020 Census	8,370	60,915	130,672
2010 Census	5,991	34,444	66,914

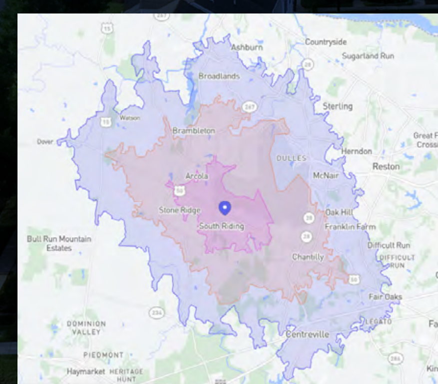
HOUSEHOLD INCOME	1-MILE	3-MILES	5-MILES
Average	$193,160	$216,966	$220,612
Median	$165,577	$193,820	$197,332
Per Capita	$64,831	$68,477	$69,608

HOUSEHOLDS	1-MILE	3-MILES	5-MILES
2030 Projection	2,994	20,932	46,631
2025 Estimate	2,928	20,175	44,470
2020 Census	2,802	18,722	40,334
2010 Census	2,103	10,788	21,285

HOUSING	1-MILE	3-MILES	5-MILES
Median Home Value	$747,625	$799,922	$841,161

EMPLOYMENT	1-MILE	3-MILES	5-MILES
2025 Daytime Population	6,200	40,980	164,034
2025 Unemployment	3.37%	2.12%	1.87%
Average Time Traveled (Minutes)	38	40	40

EDUCATIONAL ATTAINMENT	1-MILE	3-MILES	5-MILES
High School Graduate (12)	0.74%	0.48%	0.66%
Some College (13-15)	17.85%	13.81%	12.68%
Associate Degree Only	9.05%	8.41%	7.93%
Bachelor's Degree Only	4.11%	5.19%	5.13%
Graduate Degree	62.34%	67.65%	67.96%



5-MINUTE 10-MINUTE 15-MINUTE

DRIVE TIMES	5-MIN	10-MIN	15-MIN
Population	23,628	114,031	319,670
Population Density (Per Sq Mile)	2,987	1,969	1,891
Area (Square Miles)	7.9	57.9	169.0

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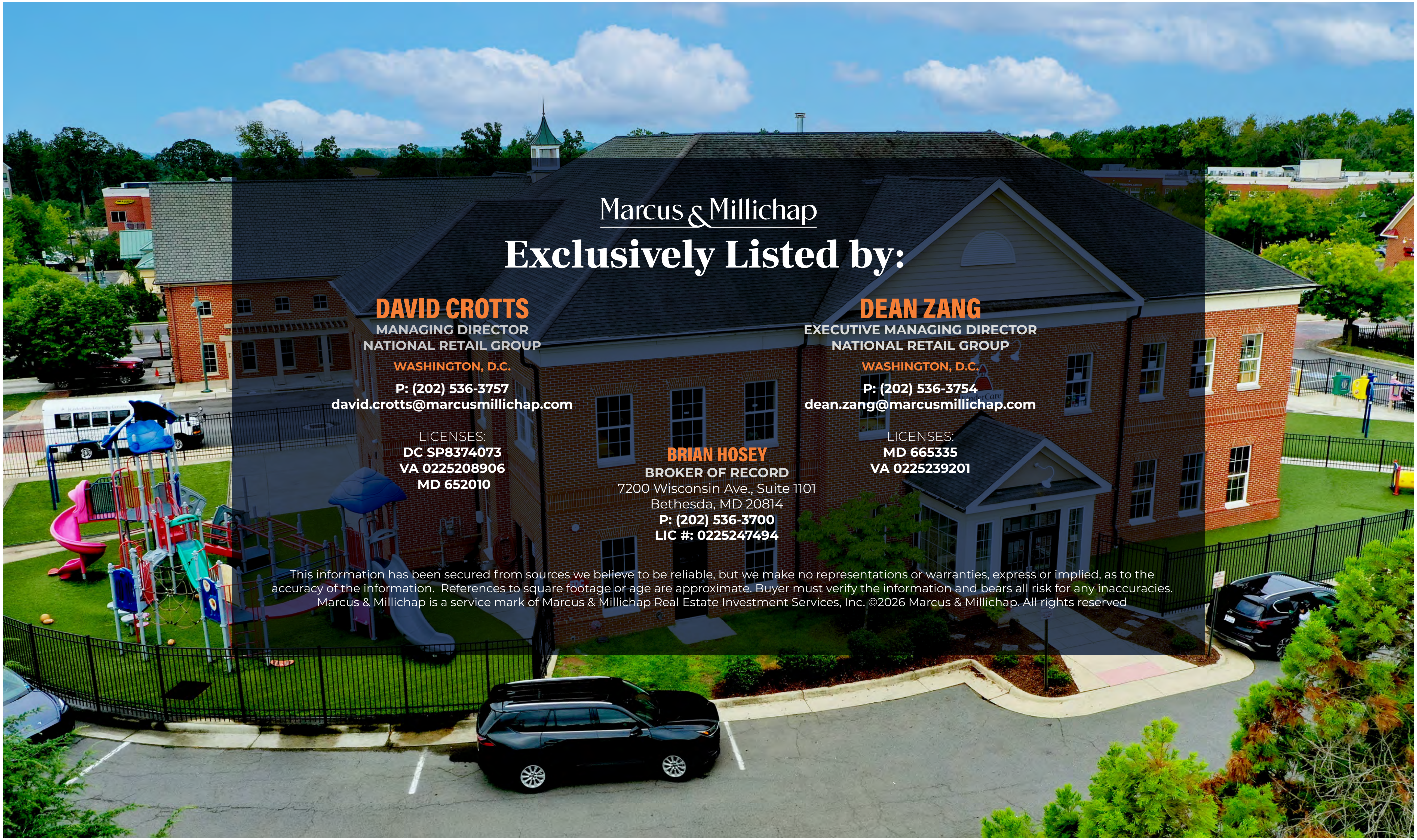
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important 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 net leased property.



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