



Absolute NNN Investment

FOR SALE



KinderCare Learning Center

2105 W GERMANN ROAD, CHANDLER, AZ 85286

PRESENTED BY:

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Advisor

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$11,538,000
LOT SIZE:	3.22 Acres
BUILDING SIZE:	20,446 SF
NOI:	\$749,970.00
CAP RATE:	6.50%

PROPERTY DESCRIPTION

Newly constructed in 2020, this ±20,446 SF childcare facility is fully leased to KinderCare Learning Companies (DBA Crème de la Crème) on a long-term absolute NNN lease that runs through 2043. Situated on ±3.22 acres at 2105 W Germann Road in Chandler, Arizona, the property benefits from strong visibility, affluent surrounding demographics, and proximity to major employers, including Intel, Wells Fargo, and Northrop Grumman. Located within one of the Phoenix metro's fastest-growing suburban corridors, the asset offers investors a stable income stream backed by a nationally recognized early education operator.

LEASE ABSTRACT



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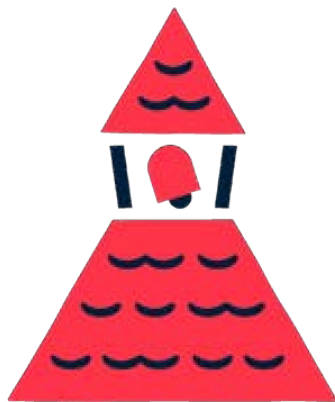
SITE ADDRESS	2105 W Germann Road Chandler, AZ 85286
TENANT	CDLC Early Learning, LLC
GUARANTOR	KinderCare Learning Companies, Inc. (Corporate Guaranty)
GROSS LEASABLE AREA	± 20,446 SF
LOT SIZE	± 3.22 Acres ± 140,209 SF
YEAR BUILT	2020
CURRENT ANNUAL RENT	\$749,970
EXPENSE REIMBURSEMENT	Absolute NNN Lease. Tenant is responsible for all expenses.
INITIAL LEASE TERM	20 Years (17.6 years remaining)
RENTAL INCREASES	10% Increase Every 5 Years
RENT COMMENCEMENT	December 15, 2023
EXPIRATION DATE	December 31, 2043
OPTIONS	Four (4) 5-Year Renewal Options

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Years 1-5	KinderCare	20,446 SF	\$36.68	\$749,970	12/13/2023	12/31/2028
Years 6-10	-	20,446 SF	\$40.35	\$824,967	1/1/2029	12/31/2033
Years 11-15	-	20,446 SF	\$44.38	\$907,464	1/1/2034	12/31/2038
Years 16-20	-	20,446 SF	\$48.82	\$998,210	1/1/2039	12/31/2043
AVERAGES		20,446 SF	\$42.56	\$870,153		

*Renewal Options: Four (4) 5-Year Renewals





KinderCare

COMPANY HIGHLIGHTS

- One of the largest private providers of early childhood education in the United States
- Publicly traded company on the NYSE under ticker symbol “KLC”
- Operates 2,754 centers and sites across 41 states and Washington D.C.
- Serves approximately 219,000 children daily nationwide
- Operates nationally recognized brands including KinderCare, Crème School, and Champions
- Maintains relationships with more than 1,000 employer partners nationwide
- Approximately 87% of centers are nationally accredited
- Recipient of Gallup’s Exceptional Workplace Award for 10 consecutive years

COMPANY DETAILS

COMPANY:	KinderCare Learning Companies
FOUNDED:	1969
LOCATIONS:	2,754 Centers & Sites in 41 States + D.C.
TOTAL REVENUE:	\$2.733 Billion (2025)
ADJUSTED EBITDA:	\$300 Million (2025)
STOCK SYMBOL:	NYSE: KLC
HEADQUARTERS:	Portland, OR
WEBSITE:	www.kindercare.com

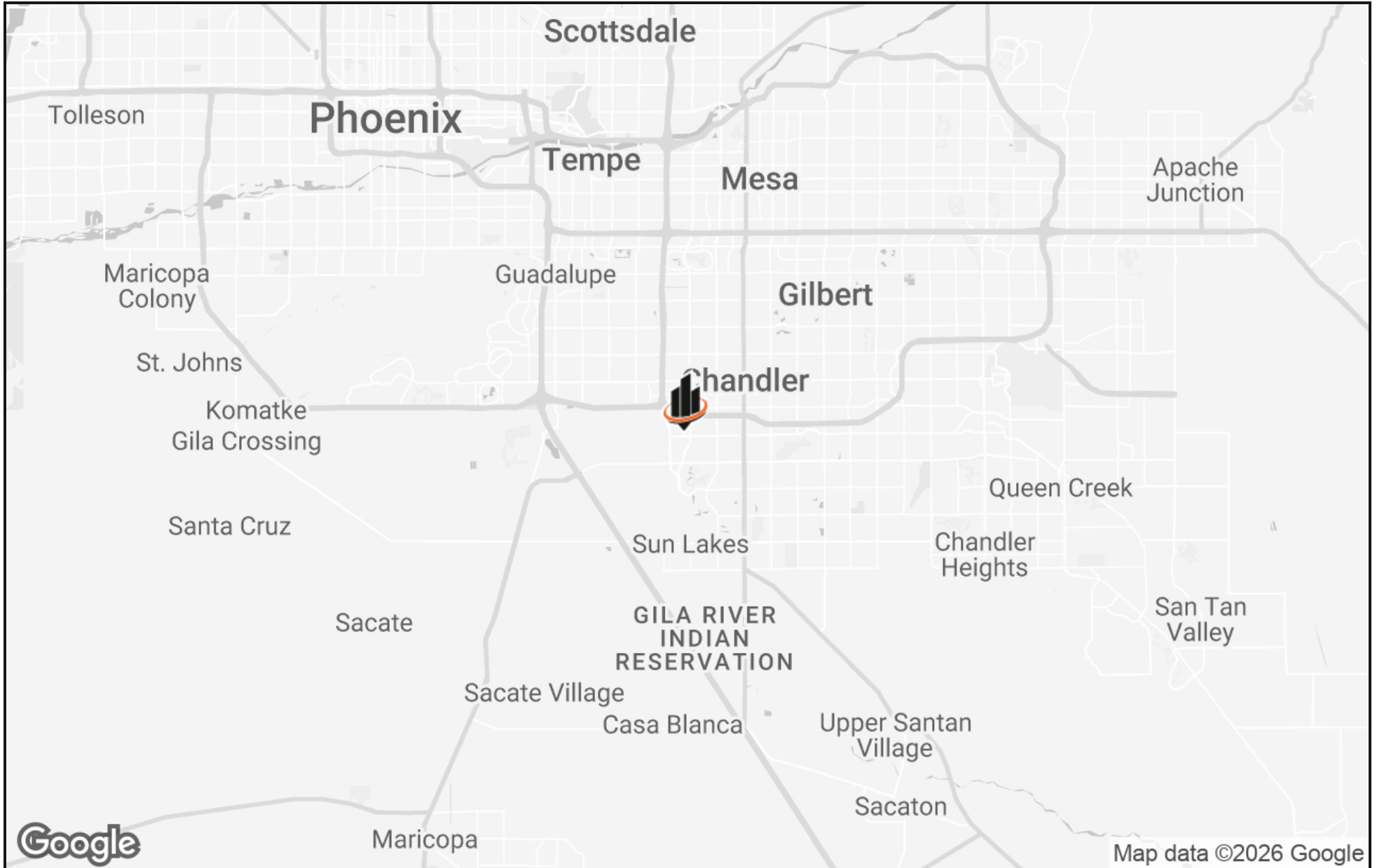
COMPANY OVERVIEW

KinderCare Learning Companies (NYSE: KLC) is one of the nation’s largest providers of early childhood education and childcare services, operating 2,754 centers and sites across 41 states and Washington D.C. Founded in 1969, the company serves approximately 219,000 children daily through its nationally recognized KinderCare, Crème School, and Champions brands.

KinderCare provides infant care, preschool, pre-kindergarten education, and before-and-after-school programs through a diversified national platform of community-based and employer-sponsored locations. The company’s research-based curriculum, strong operational scale, and commitment to educational excellence have established KinderCare as a leader within the early education sector.

For fiscal year 2025, KinderCare reported approximately \$2.733 billion in revenue and \$300 million in Adjusted EBITDA. Supported by strong brand recognition and durable childcare demand drivers, KinderCare is widely regarded as a premier net lease tenant.

LOCATION MAP



AERIAL MAP



SITE PLAN



AERIAL LOOKING SOUTH



AERIAL LOOKING WEST



AERIAL LOOKING NORTH

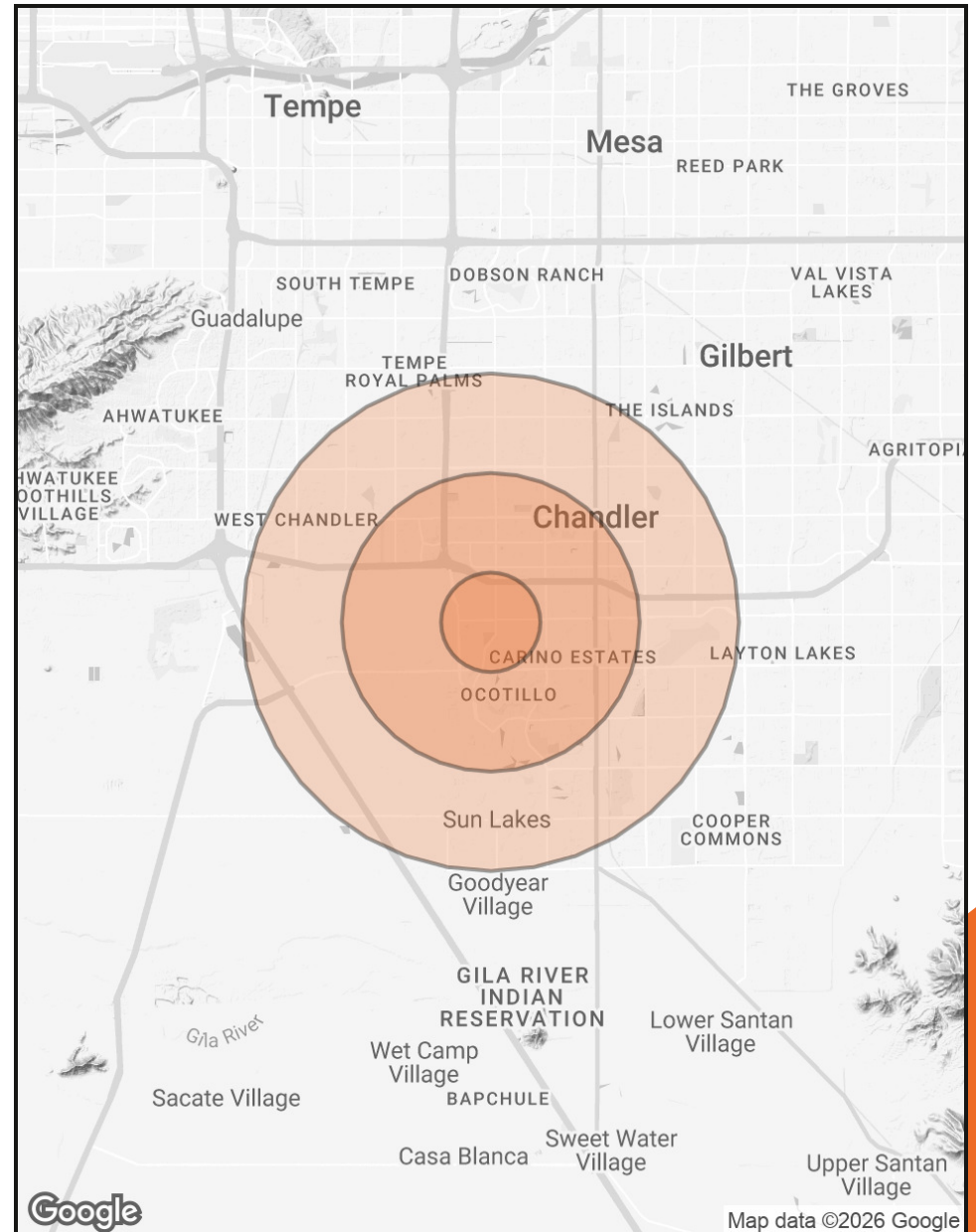


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,415	83,459	234,771
AVERAGE AGE	39.9	37.5	39.7
AVERAGE AGE (MALE)	37.6	36.5	38.6
AVERAGE AGE (FEMALE)	41.8	38.9	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,348	33,581	92,672
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$153,501	\$137,423	\$128,990
AVERAGE HOUSE VALUE	\$584,494	\$531,343	\$506,187

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

5343 N. 16TH STREET, SUITE
100
PHOENIX, AZ 85016



SVNDESERTCOMMERCIAL.COM