



NET LEASE INVESTMENT OFFERING



# Crème de la Crème (KinderCare)

2230 N Dominick St  
Chicago, IL 60614 (Lincoln Park)





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## Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net lease Crème de la Crème located in Chicago's Lincoln Park neighborhood. Crème de la Crème has operated from this location since 2014 on a lease running through May 2034. The lease is absolute triple net with zero landlord responsibilities and features rental escalations every five years throughout the primary term. Each escalation is equal to the lesser of 10% or the change in CPI. The lease also includes five 5-year renewal options and is backed by a corporate guaranty.

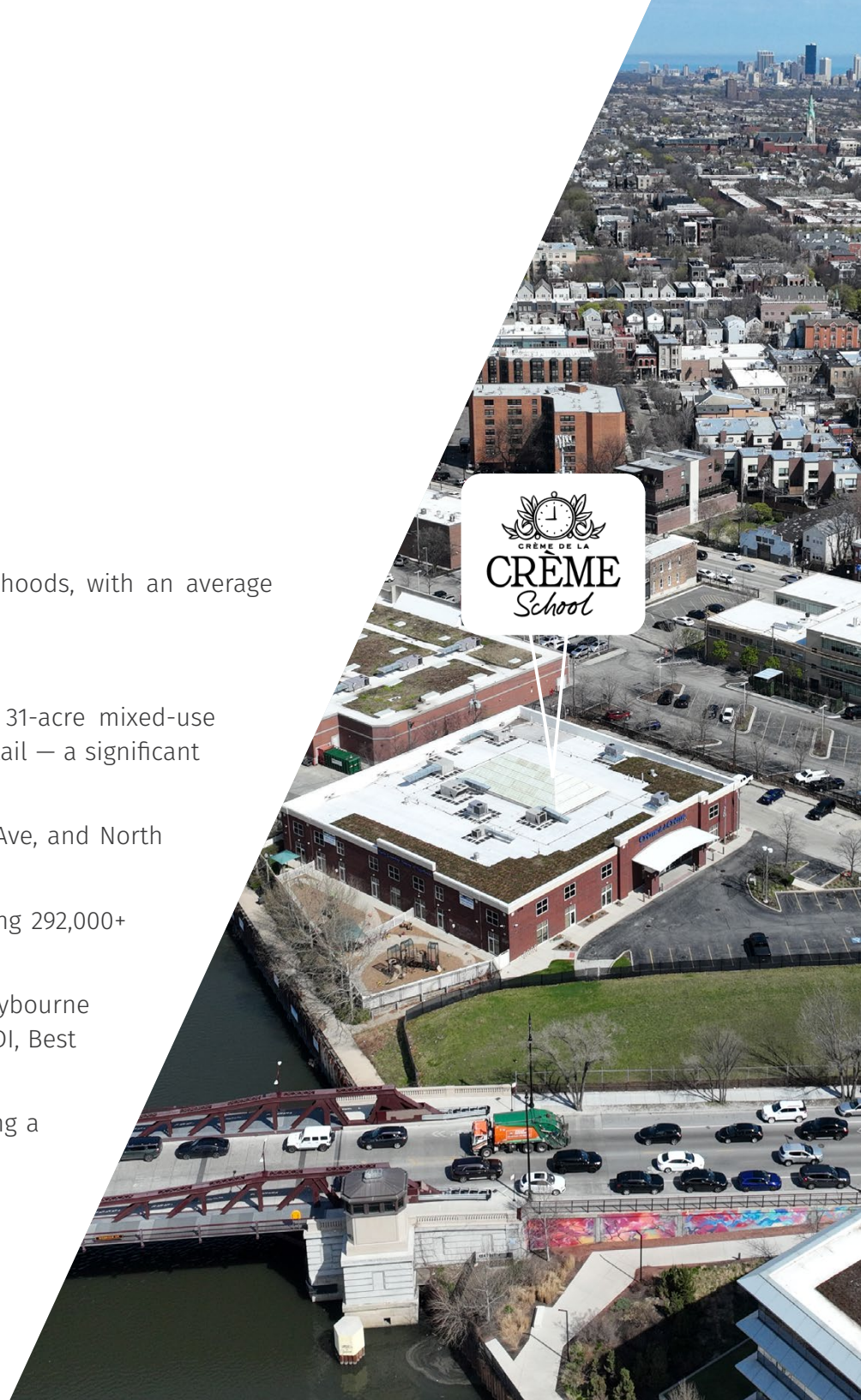
The property is situated in Lincoln Park, one of Chicago's most affluent neighborhoods, with average household incomes exceeding \$240,000 within one mile and over 548,000 residents within a three-mile radius. The site benefits from exceptional traffic exposure at the confluence of North Clybourn Avenue, West Webster Avenue, and North Ashland Avenue, collectively carrying 44,000+ vehicles per day, and is less than one mile from Interstate 90/Kennedy Expressway, one of the region's most heavily trafficked corridors drawing 292,000+ vehicles per day. The property is positioned on the SEC of the Elston/Clybourn retail corridor, one of Chicago's most dominant retail nodes, anchored by Costco, The Home Depot, Menards, Target, ALDI, Best Buy, Kohl's, Burlington, Ross, Old Navy, Michaels, and more, providing significant retail synergy and a built-in consumer base. Further bolstering daytime traffic and demand generators, DePaul University sits less than one-half mile to the east, serving a campus community of 25,000 students.

Further enhancing the property's long-term growth trajectory is Foundry Park, a transformative \$1+ billion mixed-use redevelopment located less than one mile south of the site along the Chicago River. Approved by the Chicago City Council in February 2026 and led by JDL Development and Kayne Anderson Real Estate, the 31-acre master-planned neighborhood will deliver up to 3,700+ residential units, 420,000 square feet of retail, 350,000 square feet of office space, a 180- to 200-key hotel, and 34 acres of public open space, with Phase One groundbreaking slated for October 2026. Upon completion, Foundry Park will introduce thousands of new residents, workers, and visitors into the immediate trade area.

Crème de la Crème, Inc. (now operating as Crème School) is a premium national childcare and early learning company founded in 1982 and headquartered in Greenwood Village, Colorado. It operates high-quality childcare centers across multiple states, offering programs for infants (starting at 6 weeks), toddlers, preschool, pre-kindergarten, private kindergarten, before- and after-school care, and summer camps. As of 2026, Crème School maintains over 40 schools across 15 states with a capacity to serve over 10,000 children. In 2022, Crème de la Crème was acquired by KinderCare Learning Companies, further expanding its reach while maintaining its reputation for exceptional early education.

# Investment Highlights

- » Chicago MSA — Ranked #3 in the U.S. by population size
- » Absolute NNN — Zero landlord responsibilities
- » Rental escalations every five years
- » Corporate guaranty
- » 8+ years remain on the primary lease term
- » Lincoln Park, Chicago — One of the city's most affluent neighborhoods, with an average household income exceeding \$240,000 within one mile
- » 548,000+ residents within a three-mile radius
- » Positioned less than one mile from Foundry Park, a \$1+ billion, 31-acre mixed-use development delivering 3,737 residential units and 420,000 SF of retail — a significant new demand driver for the surrounding corridor
- » Situated at the confluence of North Clybourne Ave, West Webster Ave, and North Ashland Ave, carrying 44,000+ vehicles per day
- » Less than one mile from Interstate 90/Kennedy Expressway, drawing 292,000+ vehicles per day
- » Dominant Retail Corridor — Positioned on the SEC of the Elston/Clybourne corridor, anchored by Costco, The Home Depot, Menards, Target, ALDI, Best Buy, Kohl's, Burlington, Ross, Old Navy, Michaels, and more
- » Proximity to DePaul University — Located one-half mile east, serving a campus of 25,000 students



# Property Overview



PRICE  
\$11,150,208



CAP RATE  
7.50%



NOI  
\$838,266

LEASE COMMENCEMENT DATE:	12/1/2014
LEASE EXPIRATION DATE:	5/31/2034
RENEWAL OPTIONS:	Five 5-year
RENTAL ESCALATION:	Every 5 years <sup>1</sup>
LEASE TYPE:	NNN
TENANT/GUARANTOR:	Crème de la Crème, Inc.
YEAR BUILT:	2009
BUILDING SIZE:	21,611 SF
LAND SIZE:	1.61 AC

1) Every five years, the rent shall increase by the lesser of 10% or the cumulative change in CPI for that period.

# Photographs



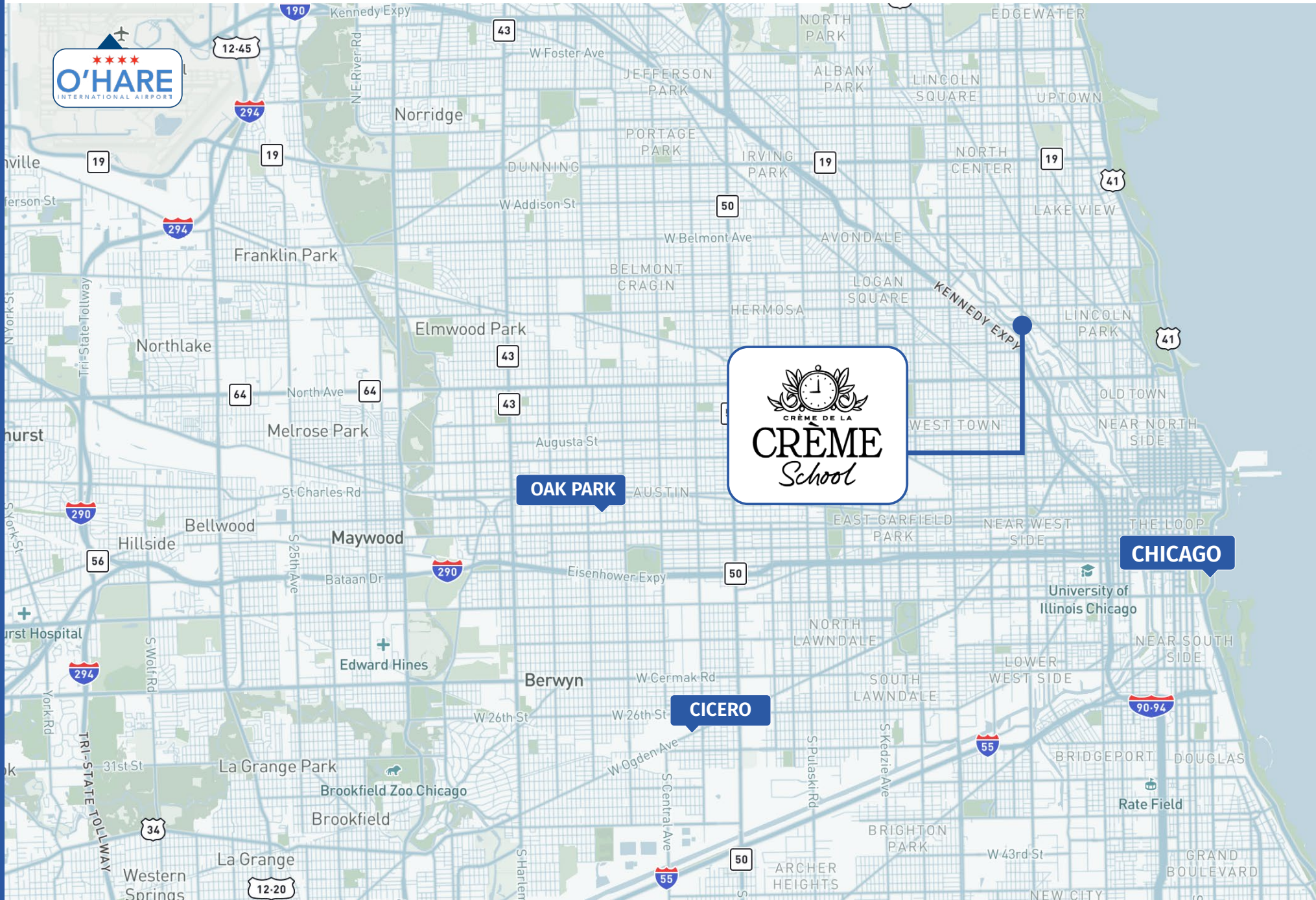
# Aerial



# Site Plan



# Map



## Location Overview

### LINCOLN PARK NEIGHBORHOOD

Lincoln Park is one of Chicago's most affluent and sought-after neighborhoods, located on the North Side of the city along the shore of Lake Michigan. Named after the adjacent Lincoln Park — Chicago's largest public park, which stretches along the lakefront — the neighborhood is characterized by its tree-lined streets, historic greystones and Victorian-era brownstones, and a vibrant mix of residential and commercial life. Home to approximately 65,000 residents, Lincoln Park is known for the Lincoln Park Zoo, one of the oldest free zoos in the country, as well as the Peggy Notebaert Nature Museum and the Chicago History Museum. The neighborhood's main commercial corridors, including Armitage Avenue, Halsted Street, and Clark Street, are lined with boutique shops, restaurants, and bars that attract both residents and visitors. Lincoln Park is also home to DePaul University, the largest Catholic university in the United States, which anchors the neighborhood's academic and cultural life. With its combination of green space, architectural beauty, strong school options, and proximity to downtown, Lincoln Park consistently ranks among the most desirable urban neighborhoods in the Midwest.

## Demographics



### POPULATION



### HOUSEHOLDS



### MEDIAN INCOME

### AVERAGE INCOME

1-MILE

54,783

24,550

\$178,117

\$240,114

3-MILE

548,710

293,778

\$117,678

\$172,843

5-MILE

1,131,162

561,928

\$100,644

\$146,644



## Location Overview

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### CHICAGO, ILLINOIS

Chicago, Illinois is the third-largest city in the United States, located on the southwestern shore of Lake Michigan in Cook County. Founded in 1833 and incorporated as a city in 1837, Chicago grew rapidly as a hub for railroad, meatpacking, and manufacturing industries throughout the 19th century. The city is home to approximately 2.7 million residents and is known for its iconic skyline, which features architectural landmarks such as the Willis Tower and the John Hancock Center. Chicago is divided into 77 officially recognized community areas and is governed by a mayor and a 50-member city council. The city is a major center for finance, commerce, industry, technology, and transportation, and is served by two major airports — O'Hare International and Midway. Cultural institutions such as the Art Institute of Chicago, the Field Museum, and the Chicago Symphony Orchestra contribute to the city's reputation as a world-class cultural destination. Chicago also has a storied history in music, particularly blues and house music, and is home to professional sports teams across all major leagues.



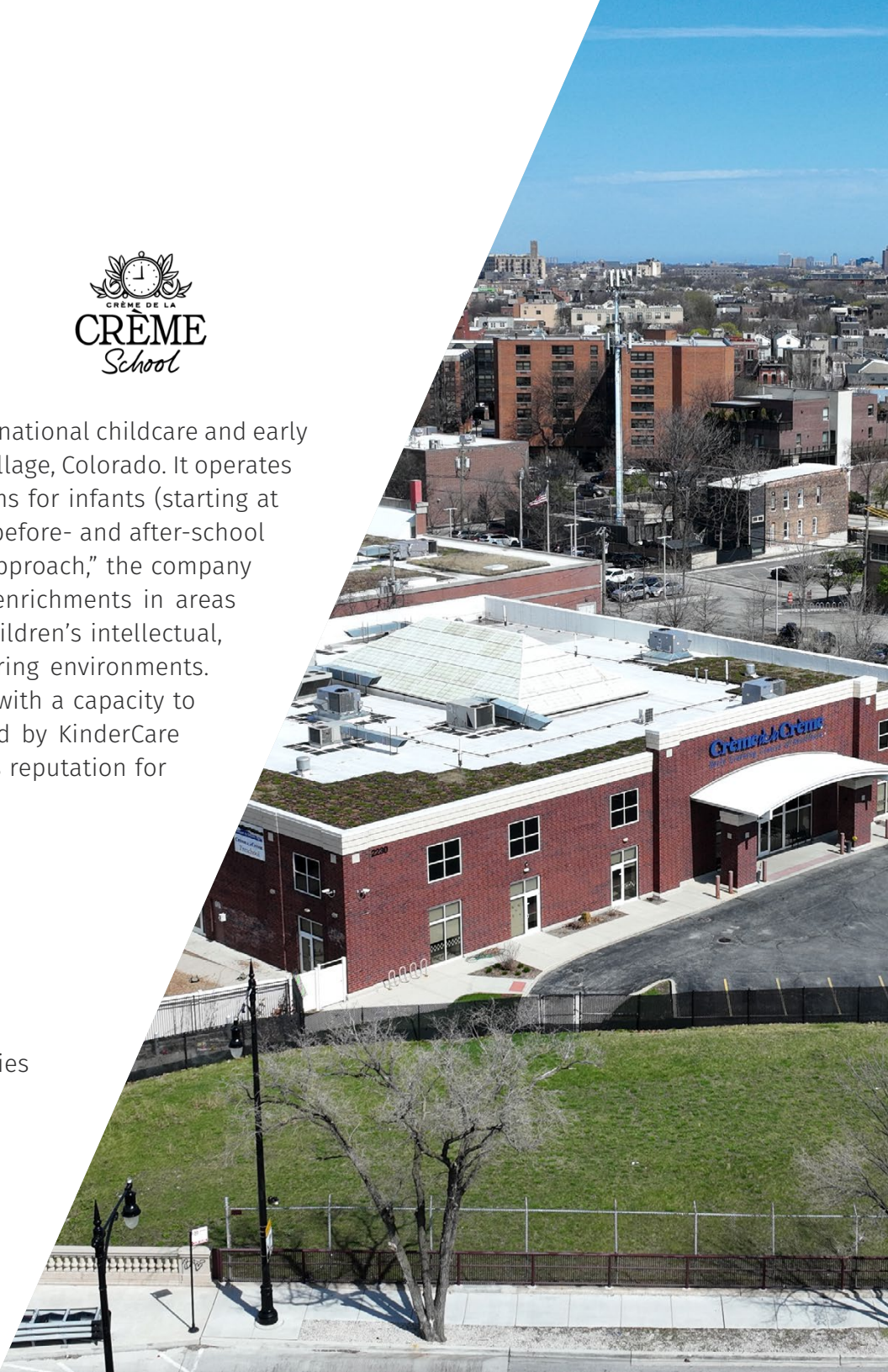
# Tenant Overview



## CRÈME DE LA CRÈME

Crème de la Crème, Inc. (now operating as Crème School) is a premium national childcare and early learning company founded in 1982 and headquartered in Greenwood Village, Colorado. It operates high-quality childcare centers across multiple states, offering programs for infants (starting at 6 weeks), toddlers, preschool, pre-kindergarten, private kindergarten, before- and after-school care, and summer camps. Known for its distinctive “Crème Learning Approach,” the company features spacious facilities with themed classroom rotations, daily enrichments in areas like STEM, Spanish, music, and art, as well as a focus on balancing children’s intellectual, physical, social, creative, and emotional development in safe, nurturing environments. As of 2026, Crème School maintains over 40 schools across 15 states with a capacity to serve over 10,000 children. In 2022, Crème de la Crème was acquired by KinderCare Learning Companies, further expanding its reach while maintaining its reputation for exceptional early education.

Website:	<a href="http://www.cremedelacreme.com">www.cremedelacreme.com</a>
Headquarters:	Greenwood Village, CO
Number of Locations:	47 +/-
Company Type:	Subsidiary of KinderCare Learning Companies



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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.



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