

TENANT & BRAND PROFILE

KIDDIE ACADEMY EDUCATIONAL CHILD CARE

An overview of the franchise system supporting the subject property



SAB ASSET MANAGEMENT

Presented by
SAB Asset Management

Kiddie Academy® Educational Child Care is one of the largest and most established educational child care franchise systems in the United States. Founded in 1981 in Baltimore County, Maryland and franchising since 1992, the brand operates more than 350 academies across 39 states and the District of Columbia, with over 75 additional locations in various stages of development. Kiddie Academy is owned by Essential Brands, Inc. and headquartered in Abingdon, Maryland. The system signed 62 new franchise agreements in 2024, and roughly two-thirds of open academies are owned by multi-unit franchisees — a strong indicator of operator confidence in the platform.

350+ Open Locations	39 + DC States with Operations	40+ Years Operating History (est. 1981)	\$2.19M Avg. Mature-Unit Revenue (2025)
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<p>Educational Approach</p> <hr/> <p>Programs serve children from six weeks through 12 years and include full-time care, before- and after-school programs, and the proprietary CampVentures® summer program.</p> <p>The brand's signature Life Essentials® curriculum is built around six developmental outcomes — Character, Confidence, Curiosity, Connection, Critical Thinking and Creative Expression — combining academic preparation with social, emotional and physical development, STEM-infused activities and character education.</p>	<p>Real Estate & Brand Profile</p> <hr/> <p>Academies are typically purpose-built freestanding facilities ranging from 10,000-13,000 SF on 1-1.5 acre sites with fenced exterior playgrounds, dedicated parent drop-off and child care—licensed infrastructure — specialized assets that are difficult and costly to replicate.</p> <p>Mature locations (open 24+ months) reported average annual gross revenue of \$2,193,070 and average gross profit of \$559,914 in 2025 per Kiddie Academy's 2025 Franchise Disclosure Document, supporting strong tenant-level rent coverage at typical occupancy ratios.</p>
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Recent Awards & Recognition

<ul style="list-style-type: none"> • Entrepreneur Franchise 500 — #86 (2025); featured for 20+ consecutive years • Entrepreneur Top 10 Children's Franchises and Top 10 Education Franchises (2025) • #29 Top Franchises for Veterans; #30 Top Franchises for Multi-Unit Owners (Entrepreneur) 	<ul style="list-style-type: none"> • Franchise Times Top 200+ ranking of largest U.S. franchise systems by sales • Baltimore Business Journal — 50 Fastest-Growing Private Companies • Cognia (formerly AdvancED) corporate accreditation for educational quality
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Why It Matters for This Investment

Child care is a structurally defensive, daily-use service tied to household formation, parent workforce participation and home-to-work commute patterns — far less vulnerable to e-commerce substitution than most retail categories. Kiddie Academy combines four-decade brand recognition, mature-unit revenue performance, multi-unit franchisee depth, and ongoing system growth (62 new franchise agreements signed in 2024 alone), making the brand a credible long-term tenant for purpose-built child care real estate. The subject property at 9773 Tehama Ridge Pkwy is a top-performing location within this system, on a newly executed 16-year NNN lease.

Sources: Kiddie Academy 2025 Franchise Disclosure Document; kiddieacademy.com/franchising; Entrepreneur 2025 Franchise 500 (Aug. 2025); International Franchise Association. All third-party brand information is provided for informational purposes only — buyer to verify in due diligence.