



DOWNTOWN WHEATON

re|NEW
WHEATON CENTER

First Trust

CENTRAL
ATHLETIC COMPLEX

MARIANO'S
Grocery &
Pharmacy

Edward Jones
FedEx

38

ROOSEVELT ROAD

36,982 VPD



NAPERVILLE ROAD

22,389 VPD

SUBJECT PROPERTY



KinderCare
LEARNING CENTERS

EST. OPENING
SEPT. 1ST

WHEATON, IL (CHICAGO MSA)

KinderCare

CORPORATE GUARANTY FROM PUBLICLY
TRADED COMPANY (S&P: KLC)

MASSIVE TEN FIGURE REVENUES IN FY 2024
- \$2.663B



CPP PARTNERS

CPPCRE ILLINOIS, LLC

Surrounding Retail



Disclaimer

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KinderCare

222 ROOSEVELT RD, WHEATON, IL 60187 

\$6,910,000

PRICE

6.65%

CAP RATE

NOI	\$459,500
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	10,825 SF
LAND AREA	1.33 AC



Publicly traded guarantor with significant corporate revenues – \$2.663B FY 2024

A brand-new 15-year KinderCare lease featuring 2% annual rental increases throughout the base term and options. Subject property is ideally located in **Wheaton – an affluent Chicago suburb** boasting average household incomes of \$171,000 within a 1-mile radius.

The Offering

- Brand-new 15-year absolute net lease with 2% annual rental increases
- 2025 build-to-suit construction building with playground
- Lease is guaranteed by KinderCare Learning Companies, Inc. (S&P: KLC), a publicly traded corporate school operator with significant financial backing (see below)

Financial Strength of the Guarantor

- KinderCare completed its IPO in October 2024, raising approximately \$616M in proceeds and receiving a credit rating upgrade as a result (per Moody's)
- FY 2024 revenues of \$2.663B, a 5.9% increase over the previous year

Strong Real Estate

- Chicago metro is the third largest MSA in the country – ~9.3 million residents
- Hard corner signaled location with seamless ingress/egress at heavily trafficked intersection – 59,000+ combined VPD
- Nearby national retailers driving traffic to the direct trade area include Target, Kohl's, VASA Fitness, and Starbucks

Surrounding Retail



CURRENT		
Price		\$6,910,000
Capitalization Rate		6.65%
Price/SF		\$638.34
Building Size (SF)		10,825
Lot Size (AC)		1.33
Stabilized Income		
Scheduled Rent		\$459,500
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$459,500

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPPCRE Illinois, LLC and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	KinderCare
Lease Guaranty	Corporate
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	2% Annually
Rent Commencement	09/01/2025*
Options	Three, 5-Year
Year Built	2025

*Estimated Rent Commencement Date

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility*

*LL responsible for HVAC, roof, electrical systems, plumbing, structural, and mechanical systems if defective in first lease year and for foundational defects for first ten lease years

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
KinderCare	10,825	9/1/2025	8/31/2026	\$459,500	\$38,292	\$459,500	6.65%
	2% Increase	9/1/2026	8/31/2027		\$39,038	\$468,460	6.78%
	2% Increase	9/1/2027	8/31/2028		\$39,800	\$477,599	6.91%
	2% Increase	9/1/2028	8/31/2029		\$40,577	\$486,921	7.05%
	2% Increase	9/1/2029	8/31/2030		\$41,369	\$496,430	7.18%
	2% Increase	9/1/2030	8/31/2031		\$42,177	\$506,128	7.32%
	2% Increase	9/1/2031	8/31/2032		\$43,002	\$516,021	7.47%
	2% Increase	9/1/2032	8/31/2033		\$43,843	\$526,111	7.61%
	2% Increase	9/1/2033	8/31/2034		\$44,700	\$536,403	7.76%
	2% Increase	9/1/2034	8/31/2035		\$45,575	\$546,901	7.91%
	2% Increase	9/1/2035	8/31/2036		\$46,467	\$557,610	8.07%
	2% Increase	9/1/2036	8/31/2037		\$47,378	\$568,532	8.23%
	2% Increase	9/1/2037	8/31/2038		\$48,306	\$579,672	8.39%
	2% Increase	9/1/2038	8/31/2039		\$49,253	\$591,036	8.55%
	2% Increase	9/1/2039	8/31/2040		\$50,219	\$602,626	8.72%
	Option 1	9/1/2040	8/31/2045		\$51,204	\$614,449	8.89%
	Option 2	9/1/2045	8/31/2050		\$56,434	\$677,204	9.80%
	Option 3	9/1/2050	8/31/2055		\$62,208	\$746,491	10.80%
TOTALS:	10,825			\$459,500	\$38,292	\$459,500	6.65%

LEGEND



Property
Boundary

10,825

Rentable SF

1.33

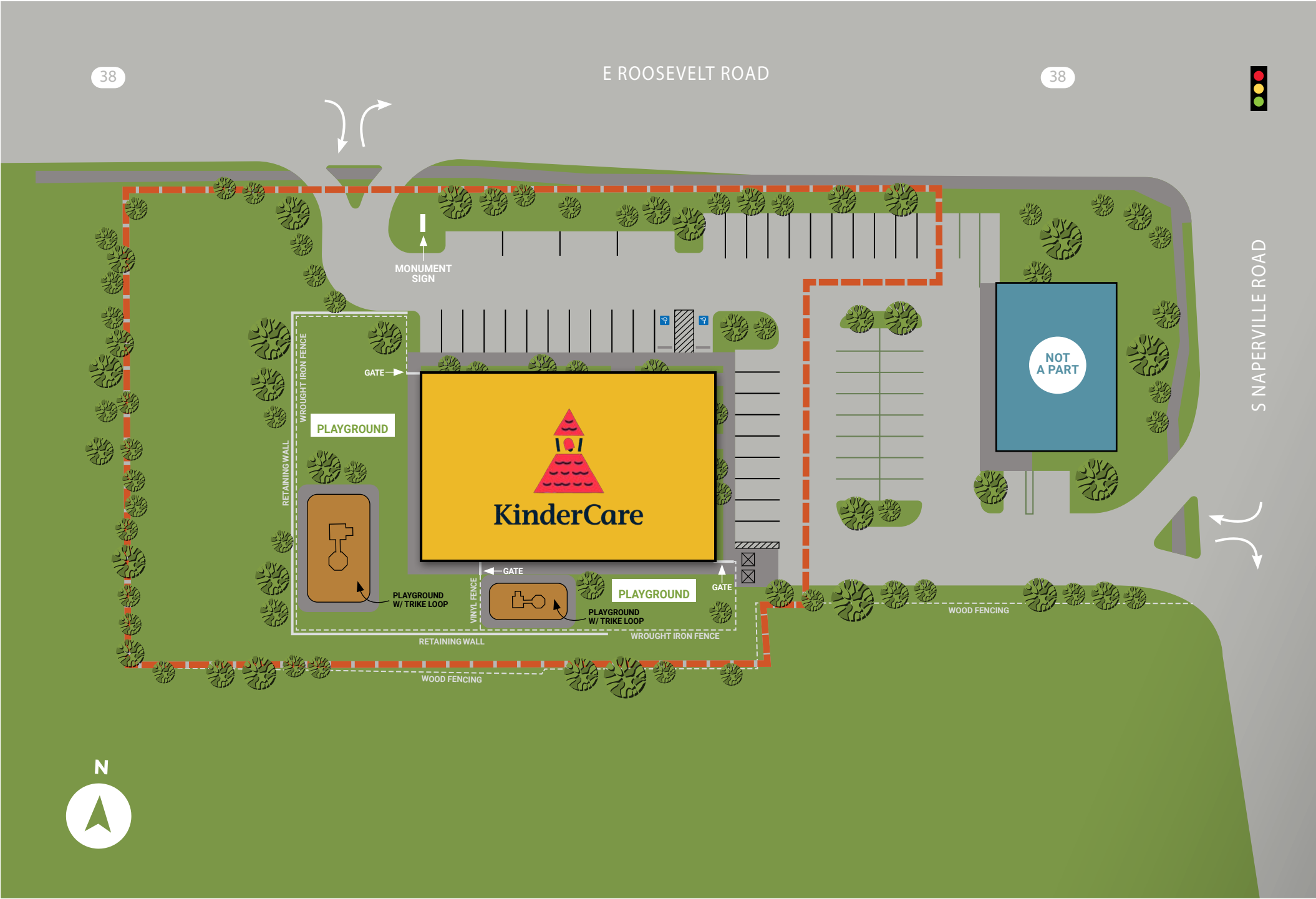
Acres

37

Parking Spaces



Egress



Largest Private Early Childhood Education Provider in the U.S. by Center Capacity



1,500+

EARLY EDUCATION CENTERS
ACROSS THE U.S.

\$2.663 Billion

TOTAL REVENUES
(FY 2024)



About KinderCare

- Founded in 1969 and headquartered in Portland, Oregon, KinderCare is the largest private early childhood education provider in the U.S., serving 200,000+ children across 1,500+ centers, 600+ school programs, and 100+ employer sites.
- The company completed its IPO in October 2024 (NYSE: KLC), raising \$576M with a market cap of \$2.8B; **2024 revenue totaled \$2.663B**

Key Differentiators

- Proprietary Early Foundations® curriculum supports whole-child development across six domains—cognitive, language & literacy, executive function, physical wellness, creative expression, and social-emotional learning
- KinderCare centers are nationally accredited and consistently show above-average outcomes in third-party assessments of school readiness

Corporate Growth

- Expanded rapidly through 115+ greenfield openings and 264 acquisitions from 2018-2024, including premium market entry via Crème
- Employer services now include 900+ partners and tuition benefit programs generating \$500M+ in annual revenue

Located approximately 2 miles west of the subject property:

- **Target** - 1.5M annual visits
- **Kohl's** - 366.4K annual visits
- **VASA Fitness** - 855.6K annual visits







Located in
a thriving
Chicago
submarket

1 Million
VISITS TO MARIANO'S
GROCERY STORE
ACROSS THE STREET

36,982
VEHICLES PER DAY ALONG
ROOSEVELT ROAD

25.1 miles
TO DOWNTOWN
CHICAGO

 **NAPERVILLE**
9.6 MILES



**WHEATON
NORTH HIGH
SCHOOL**

 **First Trust**



**JOE BEAN
STADIUM**

**Edward Jones
FedEx**



**DOWNTOWN
WHEATON**



LEAH PHILLIPS
INTERIORS



MARIANO'S



**CENTRAL
ATHLETIC COMPLEX**



**WHEATON
COLLEGE**
For Christ & His Kingdom



NAPERVILLE ROAD

36,982 VPD

38

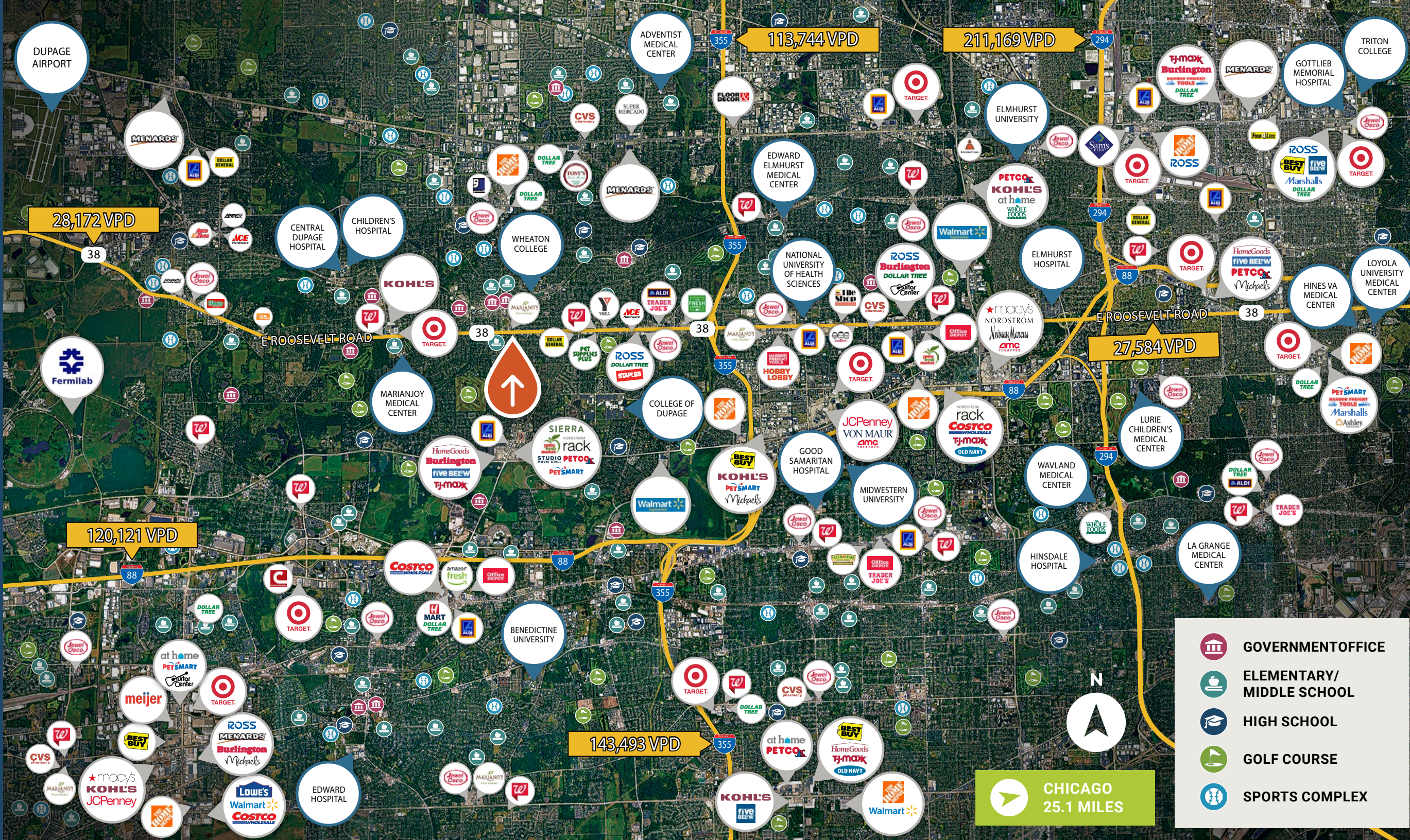
ROOSEVELT ROAD

22,389 VPD

SUBJECT PROPERTY



KinderCare®
LEARNING CENTERS



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	17,087	102,680	227,446

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$171,618	\$165,579	\$145,718
Median	\$119,043	\$120,492	\$109,787

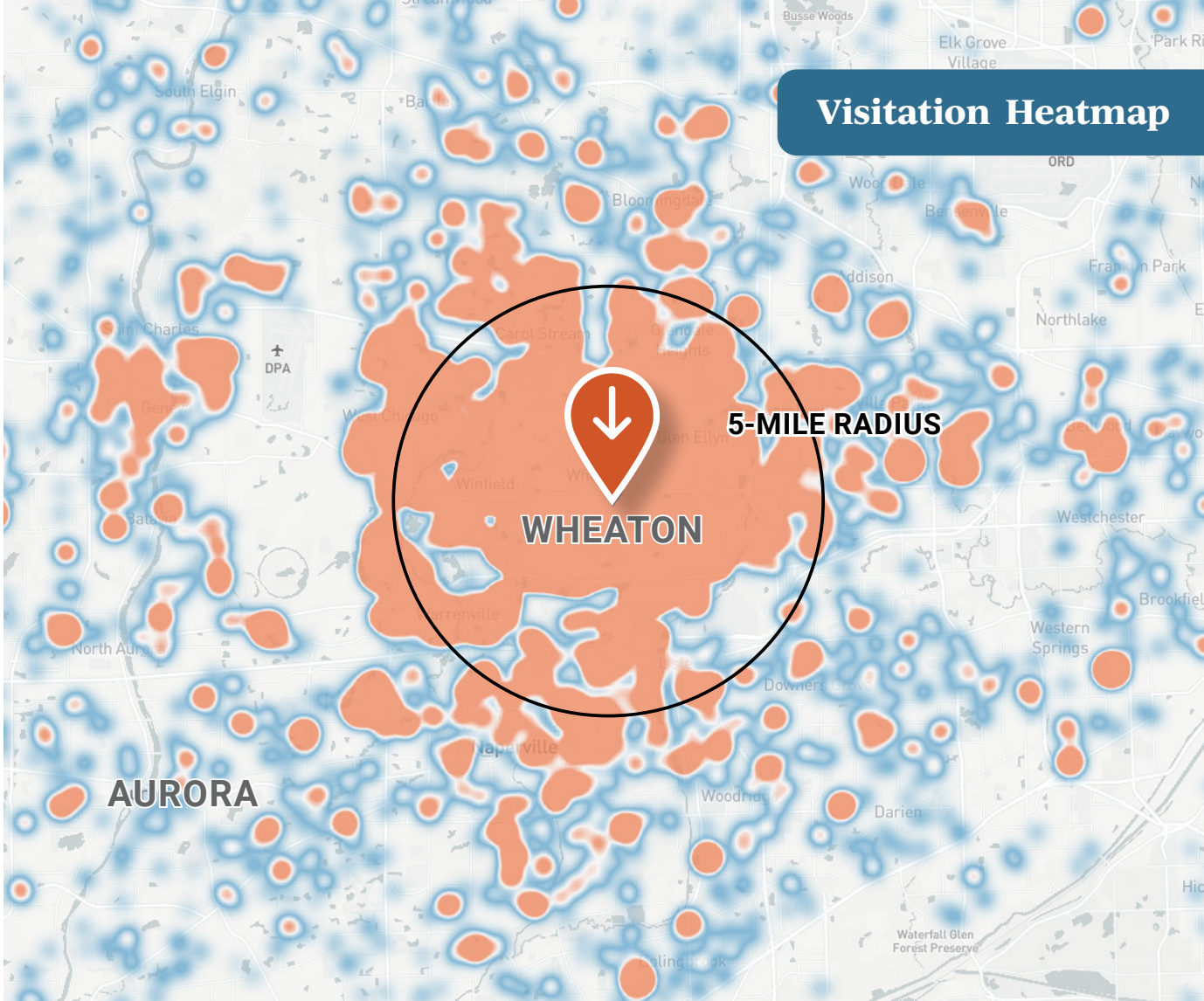
The Mariano’s grocery store across the street is **ranked in the 76th percentile (top 24%) in Illinois and nationwide** based on the number of visits in the past 12 months, driving consistent foot traffic near the subject property.

1M Visits

OVER PAST 12 MONTHS AT THE
MARIANO’S ACROSS THE STREET

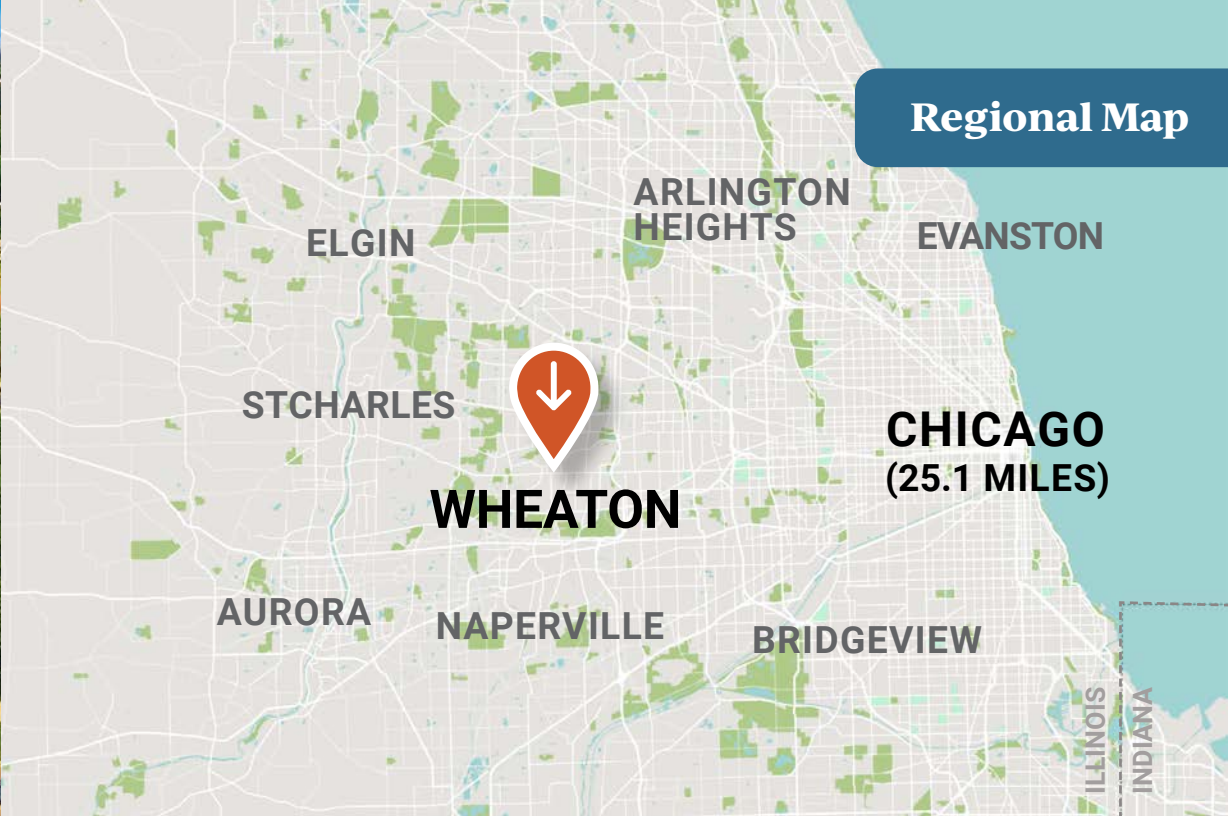
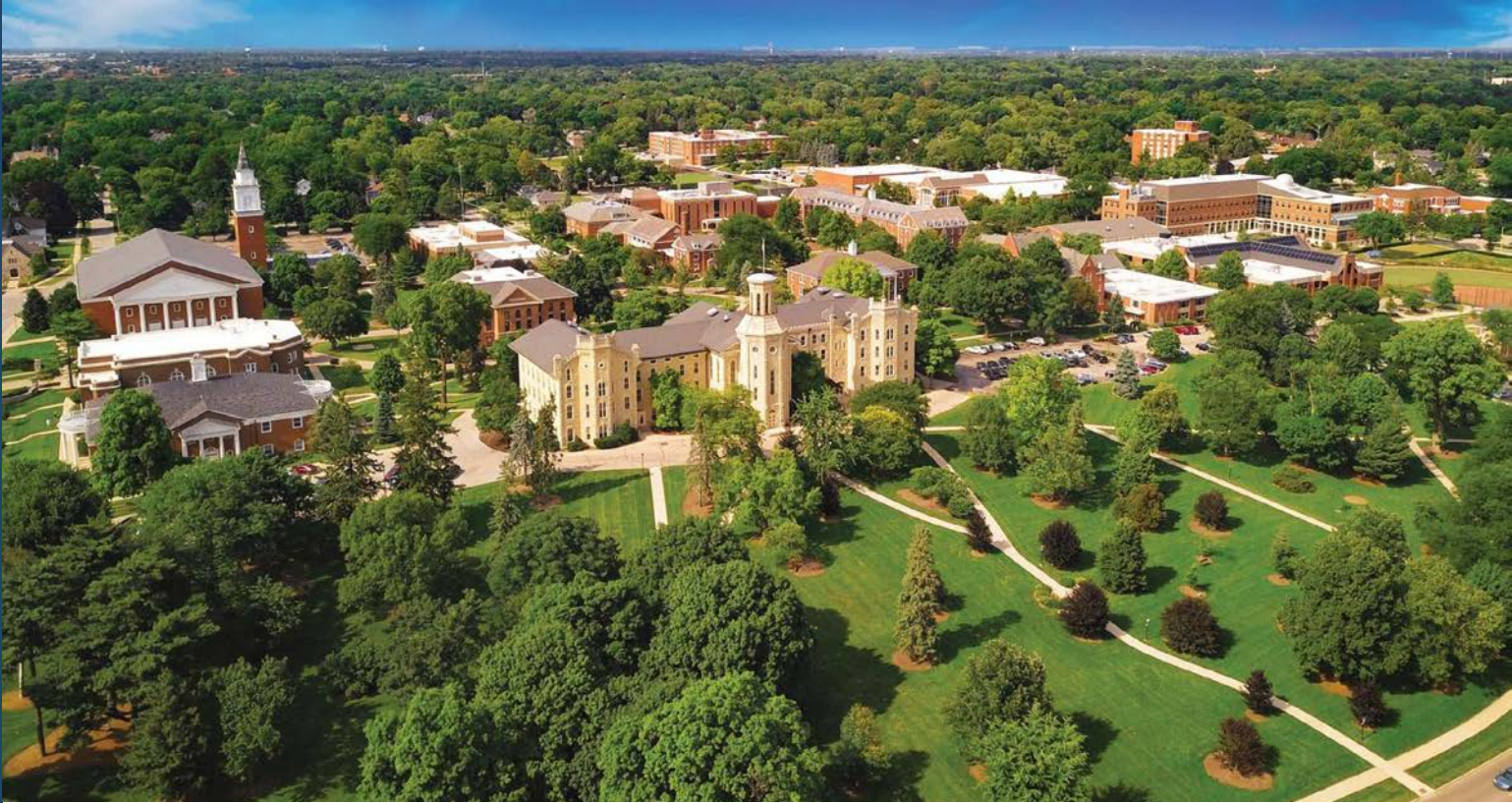
81 Minutes

AVERAGE DWELL TIME AT THE
MARIANO’S ACROSS THE STREET



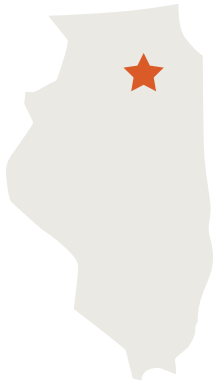
The shading on the map above shows the **home location of people who visited the Mariano’s grocery store across the street over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Wheaton, IL

A PERFECT MIX OF SMALL-TOWN CHARM
AND LIVELY ENERGY



9.2 Million

CHICAGO MSA ESTIMATED
POPULATION (2024)

\$894.8 B

CHICAGO MSA GDP

A Vibrant Suburb Outside of Chicago

- Situated 26 miles west of Chicago, Wheaton is a thriving, well-rounded community of approximately 53,741 residents and the county seat of DuPage County (Illinois’ second-most populous county)
- Home to Wheaton College, a top ranked, prestigious Christian liberal arts college with a campus spanning 80 acres and a total enrollment of nearly 2,800 students
- From its top-ranked schools and picturesque downtown to its historic neighborhoods and dynamic community, Wheaton is an excellent place to live, work, shop, and play

About Chicago: Illinois’ Largest City

- Located on the western shores of Lake Michigan, Chicago is the third-largest city in the U.S. with a population of 2.7 million, and the Chicago MSA ranks as the third-largest in the country, following New York and Los Angeles
- Chicago boasts one of the world’s most diverse and dynamic economies, serving as a major hub for finance, culture, industry, and transportation in the Midwest region



WHEATON COLLEGE

For Christ & His Kingdom

A top-tier liberal arts education in a Christ-centered community

- Established in 1860, Wheaton is an explicitly Christian, academically rigorous, liberal arts college and graduate school located in Wheaton, Illinois
- More than 40 undergraduate degrees in the liberal arts and sciences, and 18 graduate degrees are offered by top-quality professors
- Wheaton College is located in suburban Wheaton, a residential community 25 miles west of downtown Chicago, with easy access to the city, and O'Hare and Midway International Airports

#1 Christian College

AMONG THE U.S. NEWS AND WORLD REPORT
NATIONAL LIBERAL ARTS COLLEGES LIST, 2024

~2,799

NUMBER OF
STUDENTS ENROLLED



 **NAPERVILLE**
9.6 MILES



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