



 **The Kase Group**
Real Estate Investment Services

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KINDERCARE
ABSOLUTE NNN LEASE

15109 Northwest Boulevard, Corpus Christi, TX



PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a single-tenant KinderCare location Corpus Christi, Texas, secured by a new 15-year absolute NNN lease. The lease features scheduled 1.5% annual rent increases and four, 5 year options to extend.

The site boasts a prime location along Northwest Boulevard, serving as the primary commercial artery for the area, just minutes from the Interstate 69E interchange, which sees a traffic volume of 45,000 to 62,000 vehicles per day, providing direct access to Downtown Corpus Christi.

This offering features an absolute NNN lease structure with zero landlord responsibilities, backed by a corporate entity. Combined with its location in income tax-free Texas, this asset provides investors with a stable, passive income stream in a pro-business environment.

KinderCare

15109 Northwest Boulevard, Corpus Christi, TX

PROPERTY HIGHLIGHTS

- **Absolute NNN Lease**
- **Zero Landlord Obligations**
- **New 15-Year Corporate Guaranteed Lease**
- **KinderCare Corporate Guarantee - NYSE: KLC**
- **1.5% Rental Increases Every Year**
- **Affluent Family-Oriented Demographics**
- **High Traffic Exposure - Up to 62,000 VPD**
- **Income Tax Free State**



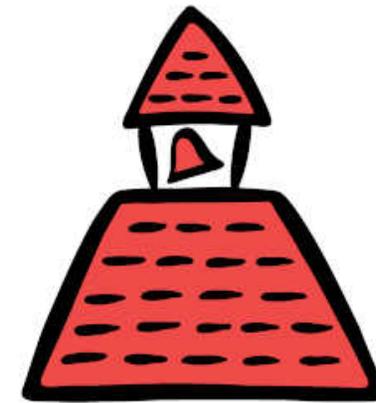


OFFERING SUMMARY

Location	15109 Northwest Boulevard, Corpus Christi, TX
Sale Price	\$2,503,846
Cap Rate	6.50%
Net Operating Income	\$162,750
Lease Structure	Absolute NNN
Increases	1.5% Annual Increases
Square Footage	8,800
Lot Size	0.65
Lease Term	15 years
Lease Commencement Date	1/31/2025
Lease Expiration Date	1/31/2040

KinderCare

15109 Northwest Boulevard, Corpus Christi, TX



KinderCare[®]
LEARNING CENTERS

TENANT OVERVIEW



NYSE: KLC

PUBLICLY TRADED COMPANY

\$2.6–\$2.7 BILLION

IN ANNUAL REVENUE

OVER 2,000 CENTERS

NATIONWIDE

15109

Northwest Boulevard

KINDERCARE

KinderCare Learning Companies is one of the nation's largest providers of early childhood education and childcare services, operating a network of more than 2,000 centers across the United States. Founded in 1969 and headquartered in Portland, Oregon, the company offers programs for children ranging from six weeks to 12 years old, serving working families through full-time childcare, preschool, and before- and after-school programs.

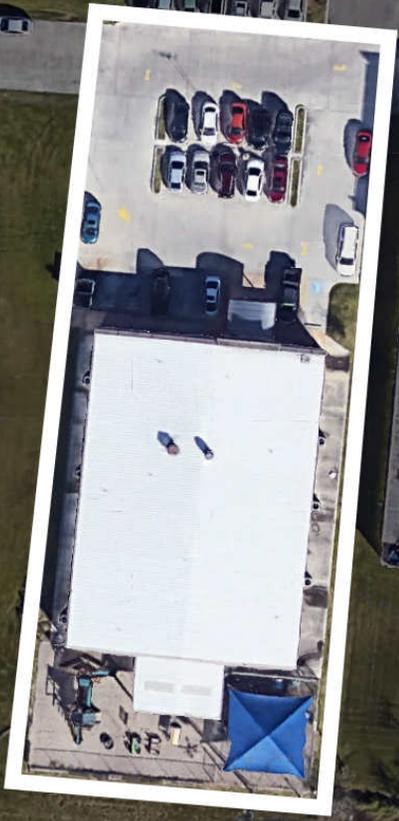
As a market leader in a necessity-based sector, KinderCare benefits from consistent, non-discretionary demand driven by dual-income households and employer-sponsored childcare partnerships. The company employs over 40,000 professionals nationwide and generates billions in annual revenue, reinforcing its position as a well-established and financially stable operator.

KinderCare's essential service offering and national scale make it a highly reliable tenant, providing long-term stability and predictable performance within retail and educational real estate assets.

NORTHWEST BLVD

KINDERCARE

15109 NORTHWEST BOULEVARD
CORPUS CHRISTI, TX



W RIVER DR



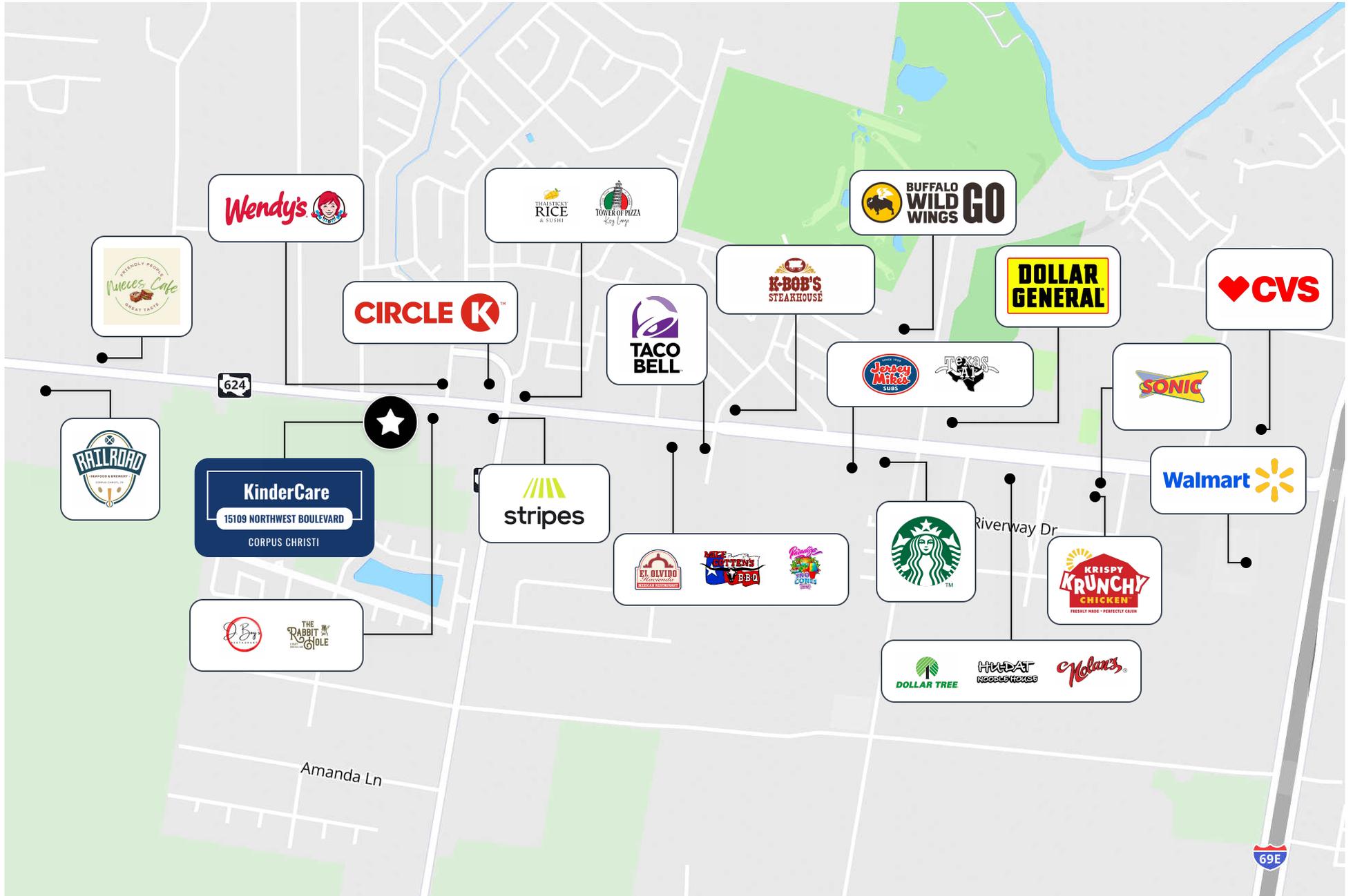
LOCATION OVERVIEW

The Calallen neighborhood of northwest Corpus Christi is a highly established suburban community, anchored by the Northwest Boulevard commercial corridor. Serving as the primary east-west commuter artery, Northwest Boulevard drives significant economic activity for the immediate area. The region features a strong foundation of residential subdivisions and local school campuses, complemented by prominent community landmarks such as Hazel Bazemore Park and the River Hills Country Club.

Strategically located just west of the Interstate 69E and US Highway 77 interchange, the property leverages exceptional regional connectivity. This critical highway corridor handles up to 62,000 vehicles daily, providing direct access to major retail hubs like the Five Points Shopping Center and a Walmart Supercenter. Local infrastructure is further strengthened by the city's \$2.8 million Calallen Drive full reconstruction project and the comprehensive Northwest Boulevard Corridor Plan, ensuring optimized traffic flow and sustained commercial accessibility.

Investment appeal is heavily bolstered by an upper-middle-income consumer base, characterized by a family-oriented demographic where 74.7% of households are families. The market is stabilized by major institutional employers, including the Calallen Independent School District and the Corpus Christi Medical Center - Northwest. With the upcoming 68-acre Riverstone Trails development bringing 226 new single-family homes, the area's expanding population and strategic infrastructure offer a compelling case for long-term retail investment growth and stability.

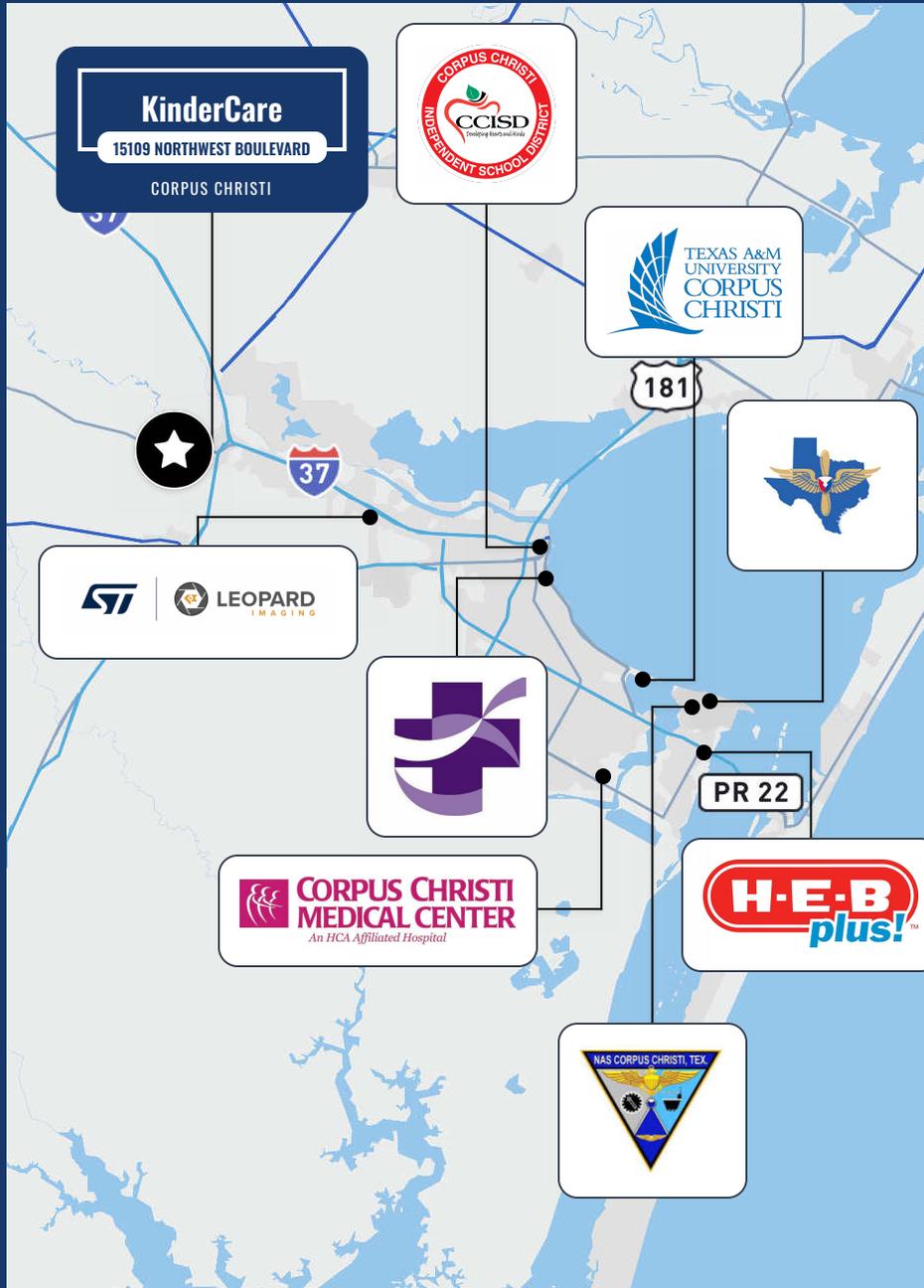
AREA MAP



KinderCare

15109 Northwest Boulevard, Corpus Christi, TX

MAJOR EMPLOYERS



Corpus Christi’s economy is supported by a strong mix of stable, recession-resistant industries like defense, healthcare, and education. A major driver is the area’s military presence, including Naval Air Station Corpus Christi and the Corpus Christi Army Depot—the largest helicopter repair facility in the world. These facilities bring significant economic impact to Texas, provide thousands of skilled jobs, and help shield the local economy from market fluctuations. The region is also backed by steady healthcare employers such as CHRISTUS Spohn Health System and Corpus Christi Medical Center, along with educational institutions like Texas A&M University–Corpus Christi and Corpus Christi ISD. Together, these sectors create a reliable employment base that supports long-term economic stability and continued demand for real estate in the area.

Employer	Industry	Employees	Distance
Naval Air Station Corpus Christi	Government/Military	8,300	31.2 mi
Corpus Christi Independent School District	Education	7,000	17.3 mi
CHRISTUS Spohn Health System	Healthcare	5,000	19.7 mi
Corpus Christi Army Depot (CCAD)	Government/Military	2,900	31.2 mi
City of Corpus Christi	Government	2,100	9.9 mi
H-E-B	Retail	2,000	29.1 mi
Texas A&M University-Corpus Christi	Education	1,700	27.4 mi
Corpus Christi Medical Center	Healthcare	1,500	25.0 mi

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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