

KINDERCARE - 10+ YRS REMAINING ON NNN LEASE

8750 ZIONSVILLE ROAD, INDIANAPOLIS (ZIONSVILLE), IN 46268

- » AFFLUENT TRADE AREA - AHFI EXCEEDS \$128K WITHIN 3 MILES
- » LARGEST CHILDCARE OPERATOR IN THE US WITH 2,400+ LOCATIONS
- » LOCATED IN A MAJOR EMPLOYMENT CENTER WITH SURROUNDING RETAIL



OFFERING MEMORANDUM



KinderCare
LEARNING CENTERS

COSTCO at home
WHOLESALE The Home Décor Superstore

TRADER JOE'S
DRESS FOR LESS

ROSS STUDIO
MOVIE GRILL

ALDI

LOWE'S **Walmart**

POPEYES
LOUISIANA CHICKEN

Chick-fil-A **ZAXBYS**

Ascension
ST. VINCENT HOSPITAL

★ **macy's**
JCPenney

DICK'S
SPORTING GOODS

VON MAUR THEATRES

H&M **McALISTER'S** DELI

Bucar
ITALIAN RESTAURANT

CASTLETON SQUARE

NORDSTROM **sweetgreen**

ANTHROPOLOGIE

SHERATON **The Cheesecake Factory** **Fifth Avenue**

BENIHANA **POTTERY BARN**

THE FASHION MALL AT KEYSTONE

Save a lot
food stores

LONG JOHN SILVER'S

CVS pharmacy

AutoZone **O'Reilly**
AUTO PARTS

ExtraSpace Storage

FAMILY DOLLAR

CITITRENDS **CHURCH'S**

INDIANA STATE
FAIRGROUNDS
& EVENT CENTER

MARIAN UNIVERSITY
Indianapolis

CHILDREN'S
MUSEUM
INDIANAPOLIS

INDIANAPOLIS
SPEEDWAY

TARGET

PET SMART

Walmart

ALDI **Kroger**

Chick-fil-A

BEST BUY **AMC** THEATRES

LA FITNESS

DOWNTOWN
INDIANAPOLIS



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EAGLE ELEMENTARY SCHOOL
±550 Students

TOWNE MEADOW ELEMENTARY SCHOOL
±535 Students

118,560 CPD
INTERSTATE 465

FORTIS COLLEGE – INDIANAPOLIS

BREBEUF JESUIT PREPARATORY
±840 Students

89,200 CPD
INTERSTATE 465



BREBEUF JESUIT PREPARATORY
±840 Students

GREENBRIAR ELEMENTARY SCHOOL
±260 Students

35,280 CPD
W 86TH ST



INDUSTRIAL

WILLOW LAKE ELEMENTARY
±660 Students

EASTBROOK ELEMENTARY SCHOOL
±520 Students

WESTLANE MIDDLE SCHOOL
±715 Students

INDEPENDENCE ACADEMY

CENTRAL ELEMENTARY SCHOOL
±642 Students

LINCOLN MIDDLE SCHOOL
±765 Students

PIKE HIGH SCHOOL
±3,193 Students

NEW AGUSTA PUBLIC ACADEMY
±770 Students

SYCAMORE MIDDLE SCHOOL
±365 Students

1 mi.



Executive Summary

8750 Zionsville Road, Indianapolis (Zionsville), IN 46268

FINANCIAL SUMMARY

Price	\$6,280,000
Cap Rate	7.0%
Building Size	18,205 SF
Net Cash Flow	7.0% \$439,582
Year Built / Renovated	1994 / 2021
Lot Size	2.92 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Roof & Structure	Landlord Responsible
Tenant	KinderCare Education, LLC
Guarantor	Corporate Guaranty (NYSE: KLC)
Lease Commencement Date	December 28, 2021
Lease Expiration Date	January 31, 2037
Lease Term Remaining	10+ Years
Rental Increases	2% Annually
Renewal Options	1, 10 Year Option and 1, 5 Year Option
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
2/1/2027 - 1/31/2028	\$439,582.00	7.00%
2/1/2028 - 1/31/2029	\$448,373.64	7.14%
2/1/2029 - 1/31/2030	\$457,341.11	7.28%
2/1/2030 - 1/31/2031	\$466,487.94	7.43%
2/1/2031 - 1/31/2032	\$475,817.69	7.58%
2/1/2032 - 1/31/2033	\$485,334.05	7.73%
2/1/2033 - 1/31/2034	\$495,040.73	7.88%
2/1/2034 - 1/31/2035	\$504,941.54	8.04%
2/1/2035 - 1/31/2036	\$515,040.37	8.20%
2/1/2036 - 1/31/2037	\$525,341.18	8.37%

Base Rent	\$439,582
Net Operating Income	\$439,582
Total Return	7.0% \$439,582



KinderCare
LEARNING CENTERS



INDUSTRIAL

**ORTHOINDY NORTHWEST
HOSPITAL MAIN**

89,200 CPD
INTERSTATE 465

DICK'S
SPORTING GOODS
xfinity
OLD NAVY

Panera
BREAD™

chiji's

PHARMACY

Marriott

SLIM CHICKENS

PHILADELPHIA
STEAK & FRIES

TACO BELL

BIG TIRES

noodles
& COMPANY
STARBUCKS

verizon
SUBWAY

American Medical Center

LONGHORN
STEAKHOUSE

BATAVIA GRILL
COLD STONE

BAM!
BOOKS-A-MILLION
Michaels
PETSMART

Wendy's

QDOBA
MEXICAN EATS
MATTRESS FIRM

DENTAL OFFICE

KinderCare
LEARNING CENTERS

INSURANCE AGENCY

DENTAL OFFICE





HARDWARE STORE

CHICAGO TUBE & IRON CO
Manufacturer

LANDSCAPER

State Farm

HOTEL

AUCTION HOUSE

TESLA
APPROVED BODY SHOP
2025 CONSTRUCTION

Loves
Alternative Energy

ROAD CONSTRUCTION COMPANY

Wawa
2025 CONSTRUCTION

DENTAL OFFICE

QDOBA
MEXICAN EATS
MATTRESS FIRM

INSURANCE AGENCY

KinderCare
LEARNING CENTERS

DENTAL OFFICE

verizon
SUBWAY
Traders Mill
SHRIMP & BAY

BAM!
BOOKS-A-MILLION
Michael's
PET SMART



Property Description



INVESTMENT HIGHLIGHTS

- » **10+ Years Remaining on Triple Net (NNN) Lease With Annual Rental Increases and Multiple Renewal Options**
- » KinderCare Education is the Largest Provider of Early Education in the Nation with ±1,500 Centers
- » Dense Trade Area in the Indianapolis MSA - 125,00+ Residents within a 5-Mile Radius
- » **Affluent Trade Area - Average Household Income Exceeds \$120,000 in the Surrounding Area**
- » Within 5 Miles of College Park, Ascension St. Vincent Hospital (800 Beds), Costco, Walmart Supercenter, and More
- » **Immediate Proximity to Major Retailers and Industrial Center - Major Employment Center**
- » Surrounded by National Tenants Dick's Sporting Goods, Michaels, Chili's, and More
- » **Immediate access to I-465 (89,000+ Cars Per Day)**



DEMOGRAPHICS

3-mile

5-miles

10-miles

Population

2030 Projection	36,328	126,957	570,276
2025 Estimate	35,960	125,224	556,213
Growth 2025 - 2030	1.02%	1.38%	2.53%

Households

2030 Projections	16,673	53,204	237,799
2025 Estimate	16,447	52,376	231,658
Growth 2025 - 2030	1.38%	1.58%	2.65%

Income

2025 Est. Average Household Income	\$128,605	\$129,167	\$121,970
2025 Est. Median Household Income	\$108,620	\$109,837	\$102,989

Tenant Overview



KinderCare
LEARNING CENTERS



PORTLAND, OREGON

Headquarters



1,500+

Locations



1959

Founded



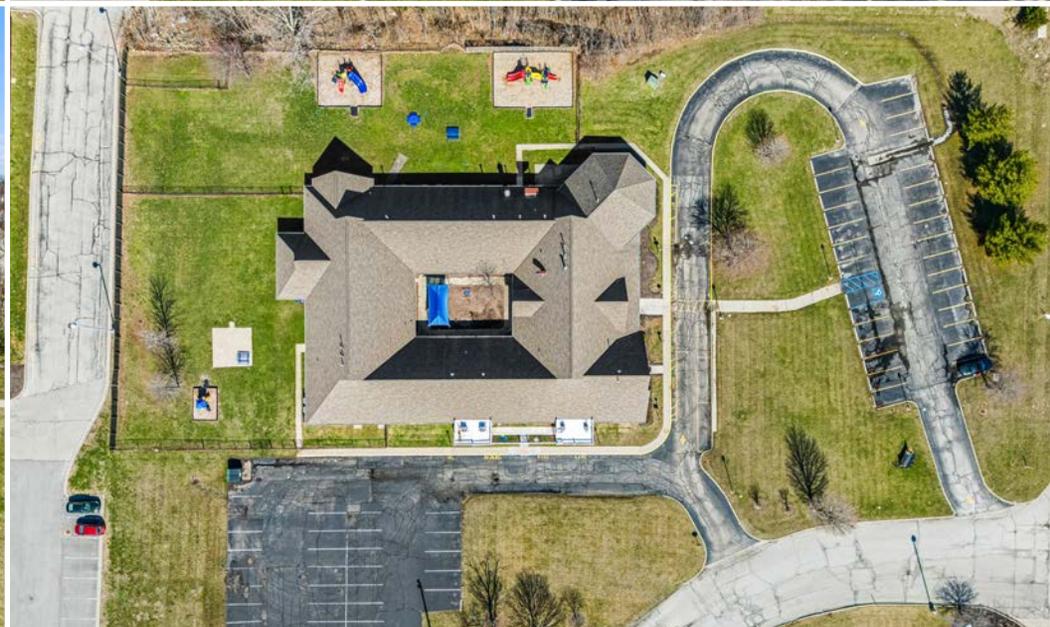
KINDERCARE.COM

Website

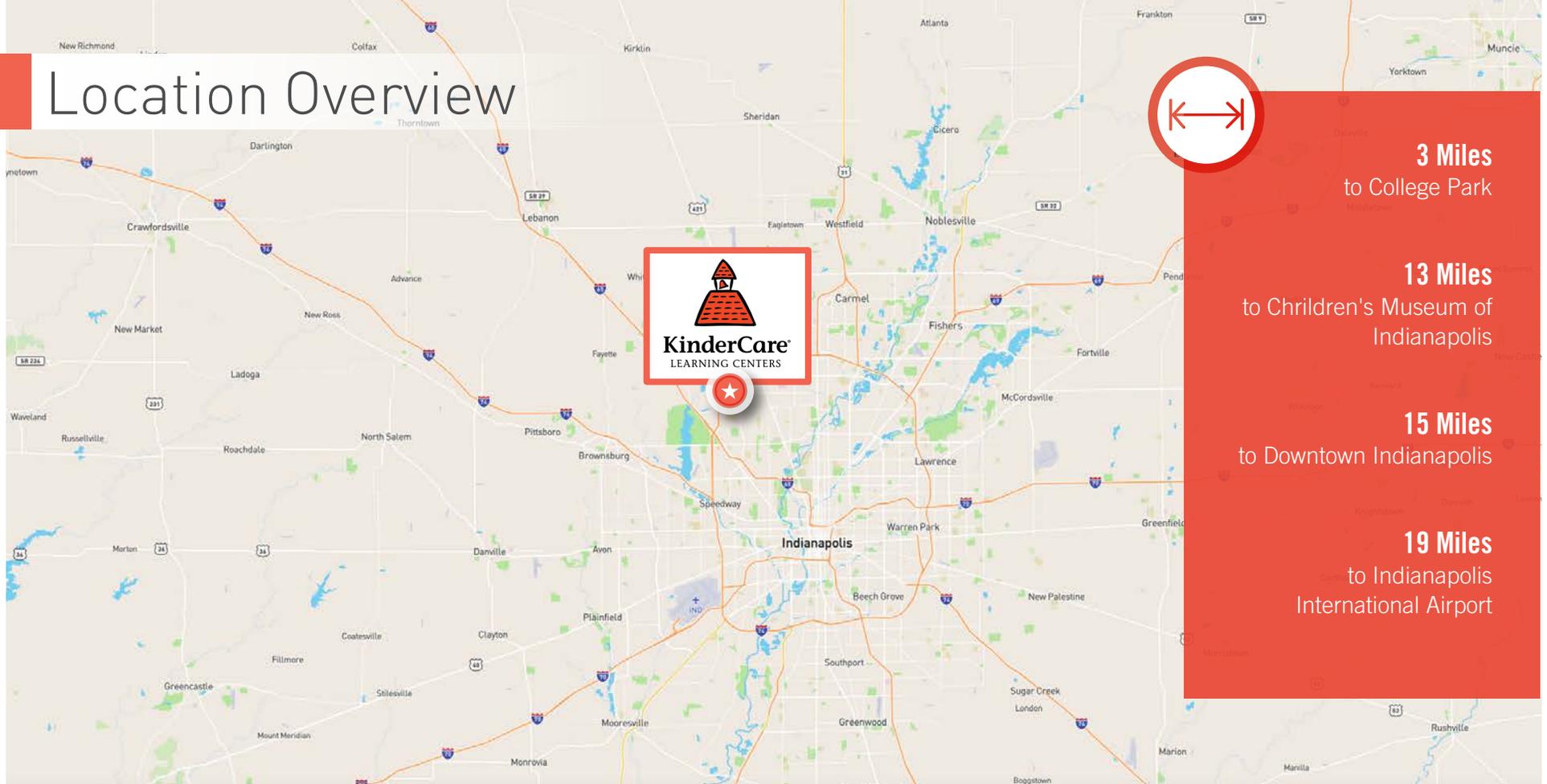
KinderCare Learning Centers are community-based centers offering education and care for children six weeks to 12 years old in neighborhoods across the country. Through over 1,500 KinderCare Learning Centers, children engage in purposeful learning and play every day. KinderCare Learning Companies is one of the largest providers of early childhood education in the nation with more than 2,400 centers and sites across the country. Headquartered in Portland, Oregon, KinderCare Learning Companies employs 40,000 teachers and staff.

In 2024, KinderCare Learning Companies earned their eighth Gallup Exceptional Workplace award – one of only two companies worldwide to receive this award eight years in a row.

Property Photos



Location Overview



Indianapolis is the 12th largest city in the U.S., and home to 810,000 residents in the city proper, with 2 million residents in the greater metropolitan area. Nicknamed the “Circle City,” and “Crossroads of America,” Indianapolis has more interstate highways bisecting the city and state than any other in the country, and half the nation’s population is within a days drive of Indianapolis which makes it a center for the transportation of goods.

In addition to serving as a premier distribution hub, the Indianapolis MSA is also a major center for health and sciences, with the several educational institutions, and health related employers such as Eli Lilly & Co., Roche Diagnostics Corp. and Covance Inc. maintaining operations in the region.

Primary economic sectors include finance and insurance, manufacturing, professional and business services, education and health care, government, and wholesale trade. The city is home to three Fortune 500 companies, two major league sports clubs, four university campuses, and several museums, including the world’s largest children’s museum.

However, the city is perhaps best known for annually hosting the world’s largest single-day sporting event, the Indianapolis 500, or Indy 500 with approximately 300,000 attendees on race-day. Among the city’s historic sites and districts, Indianapolis is home to the largest collection of monuments dedicated to veterans and war casualties in the U.S. outside of Washington, D.C.

[exclusively listed by]

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For financing options, please reach out to:

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