

CHICAGO
32.1 MILES

MENARDS

SIERRA
PETSMART RACK
LABOY DSW
EXPRESS

WHOLE FOODS
MARKET

Walmart
SUBWAY
Denny's
SONIC

Target
Jewel
Osco
TJ-maxx
ROSS
HOBBY LOBBY
ALDI
HomeGoods
petco
DOLLAR TREE
SKECHERS

XGOLF
LUXE|wearhouse

WORLD MARKET
Michaels
ULTA
OLD NAVY
J.CREW
five BELOW
LOFT

12

DICK'S
jamba
AT&T

49,432 VPD

DEER PARK TOWN CENTER
Ranked in the top 13% of shopping centers in Illinois with 2.8M annual visits, per Placer.ai
BARNES&NOBLE CINEMARK Crate&Barrel
Apple GAP BANANA REPUBLIC POTTERY BARN ATHLETA lululemon SEPHORA STRETCH LAB ANTHROPOLOGIE sleep number WILLIAMS-SONOMA noodles california PIZZA KITCHEN sweetgreen Bath & Body Works

14,535 VPD

SUBJECT PROPERTY

The best start in life

N RAND ROAD

N QUENTIN ROAD

W CASA BELLA VIEW

KILDEER, IL (CHICAGO MSA)

BrightPath

CORPORATE GUARANTY FROM BRIGHTPATH'S PARENT COMPANY – \$221M 2024 REVENUES

EXTREMELY AFFLUENT SUBMARKET – \$165,000 AVERAGE HOUSEHOLD INCOMES WITHIN A 5-MILE RADIUS



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BrightPath

20786 N Quentin Rd, Kildeer, IL 60010 [↗](#)

\$7,213,000

PRICE

7.00%

CAP RATE

NOI	\$504,900
LEASE TYPE	Corporate NNN
LEASE TERM	15 Years
RENT INCREASES	2% Annually
BUILDING SIZE	11,000 SF
LAND AREA	2.48 AC



Dense residential trade area providing a natural customer base for BrightPath

A brand-new 15-year corporate BrightPath lease featuring 2% annual rental increases throughout the base term and options. The subject property is located in **Kildeer – an affluent Chicago suburb** boasting \$165,000 average household incomes within a 5-mile radius.

The Offering

- 15-year BrightPath lease featuring 2% annual rental increases throughout the base term and options
- Full corporate guaranty from BrightPath's parent company – Busy Bees (see below)
- Large 2.48 acre lot

About The Guarantor

- One of the world's largest early childhood education providers with more than 1,000 locations across nine countries
- Busy Bees US Holdings' 2024 revenues totaled \$221M, a 42.6% increase over the previous year
- Private equity backing –
 - Ontario Teachers' Pension Plan (OTPP) acquired a majority stake in Busy Bees in 2013, initiating the company's international expansion and growth
 - Temasek Holdings, a global investment company based in Singapore, then acquired a minority stake in Busy Bees in 2017

Market Highlights

- Dense residential trade area – 342,000 residents within a 7-mile radius of the subject property
- Extremely affluent demographics – \$165,000 average household incomes within a 5-mile radius of the subject property
- Education and daycare spending in a 5-mile radius totals over \$192 million (per CoStar)
- Situated in the midst of Lake Zurich and Stevenson school districts, which consistently ranks as a top school district nationally
- Prominent & proximal national tenants include Whole Foods, Dick's Sporting Goods, Nordstrom Rack, Old Navy, Michael's, and Five Below



		CURRENT
Price		\$7,213,000
Capitalization Rate		7.00%
Building Size (SF)		11,000
Lot Size (AC)		2.48
Stabilized Income		
Scheduled Rent		\$504,900
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$504,900

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. CPP 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	BrightPath
Lease Guarantor	Busy Bees US Holdings Limited
Lease Type	Corporate NNN
Lease Term	15 Years
Rent Increases	2% Annually
Rent Commencement	2/1/2025
Options	Three, 5-Year
Year Built	2022
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	Tenant's Responsibility*
Structure	Landlord's Responsibility

**15-year roof warranty in place*

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
BrightPath	11,000	Current	1/31/2027	\$504,900	\$42,075	\$504,900	7.00%
	<i>2% Increase</i>	2/1/2027	1/31/2028		\$42,917	\$514,998	7.14%
	<i>2% Increase</i>	2/1/2028	1/31/2029		\$43,775	\$525,298	7.28%
	<i>2% Increase</i>	2/1/2029	1/31/2030		\$44,650	\$535,804	7.43%
	<i>2% Increase</i>	2/1/2030	1/31/2031		\$45,543	\$546,520	7.58%
	<i>2% Increase</i>	2/1/2031	1/31/2032		\$46,454	\$557,450	7.73%
	<i>2% Increase</i>	2/1/2032	1/31/2033		\$47,383	\$568,599	7.88%
	<i>2% Increase</i>	2/1/2033	1/31/2034		\$48,331	\$579,971	8.04%
	<i>2% Increase</i>	2/1/2034	1/31/2035		\$49,298	\$591,571	8.20%
	<i>2% Increase</i>	2/1/2035	1/31/2036		\$50,284	\$603,402	8.37%
	<i>2% Increase</i>	2/1/2036	1/31/2037		\$51,289	\$615,470	8.53%
	<i>2% Increase</i>	2/1/2037	1/31/2038		\$52,315	\$627,780	8.70%
	<i>2% Increase</i>	2/1/2038	1/31/2039		\$53,361	\$640,335	8.88%
	<i>2% Increase</i>	2/1/2039	1/31/2040		\$54,428	\$653,142	9.06%
	Option 1*	2/1/2040	1/31/2045		\$55,517	\$666,205	9.24%
	Option 2*	2/1/2045	1/31/2050		\$61,295	\$735,544	10.20%
	Option 3*	2/1/2050	1/31/2055		\$67,675	\$812,100	11.26%
TOTALS:	11,000			\$504,900	\$42,075	\$504,900	7.00%

*2% annual rental increases throughout the Option Periods

LEGEND

Property Boundary

11,000
Rentable SF

2.48
Acres

38
Parking Spaces

Egress



A world-class and innovative provider of early childhood education



140+

BRIGHTPATH CENTERS
ACROSS U.S AND CANADA

\$221 Million

BUSY BEES TOTAL SALES
IN 2024 (PARENT COMPANY)



About BrightPath

- BrightPath Early Learning and Child Care, a subsidiary of Busy Bees, is a premier provider of high-quality early childhood education and care
- The company is guided by its vision to give every child the best start in life and its mission to deliver exceptional childcare and meaningful learning opportunities that prepare children for school
- BrightPath centers offer a warm, nurturing environment for children aged 6 weeks to 5 years, with age-specific programs for infants, toddlers, preschoolers, and pre-K learners

About the Parent Company

- Founded in the United Kingdom in 1983, Busy Bees has grown into one of the world's largest early childhood education providers, with more than 1,000 locations across nine countries, including the United States, Canada, Australia, New Zealand, Singapore, and Malaysia
- Busy Bees North America operates more than 235 schools across Canada and the United States, including over 140 BrightPath U.S. locations in Arizona, California, Connecticut, Illinois, Massachusetts, New Jersey, New York, Ohio, and Pennsylvania

[Tenant Website](#) 

Subject property benefits from **excellent retail synergy.**



- Soma
- TALBOTS
- Crate&Barrel
- WILLIAMS-SONOMA
- ANTHROPOLOGIE
- CHICO'S

BARNES & NOBLE



CINEMARK

- WHITE HOUSE | BLACK MARKET
- BANANA REPUBLIC
- POTTERY BARN
- Apple
- GAP
- lululemon
- Bath&Body Works

- Soma
- TALBOTS
- Crate&Barrel
- WILLIAMS-SONOMA
- ANTHROPOLOGIE
- CHICO'S

Nearby Deer Park Town Center welcomes **2.3 million visitors annually**, ranking it in the **top 13%** of shopping centers in Illinois (per Placer.ai)

CHICAGO
32.1 MILES



LAKE ZURICH
MIDDLE
SCHOOL
SOUTH



NORTHWEST
COMMUNITY

SUBJECT PROPERTY

42,998 VPD



12



14,535 VPD

W CASA BELLA VIEW

QUENTIN RD

N RAND ROAD



19,326 VPD

42,998 VPD

15,006 VPD

48,185 VPD

19,221 VPD

DEER PARK TOWN CENTER
 Ranked in the top 13% of shopping centers in Illinois with 2.8M annual visits, per Placer.ai

BARNES & NOBLE **CINEMARK** **Crate&Barrel**

Apple **GAP** **BANANA REPUBLIC** **POTTERY BARN** **ATHLETA** **lululemon** **SEPHORA** **STRETCH LAB**

ANTHROPOLOGIE **sleep** **number** **WILLIAMS-SONOMA**

noodles & company **california PIZZA KITCHEN** **sweetgreen** **Bath & Body Works**

OLD NAVY
Michael's
LOFT ULTA
WORLD MARKET
J.CREW

PET SMART
NORDSTROM
rack DSW
SIERRA

WHOLE FOODS MARKET

POS A. BANK
Orangetheory
SportClips

five BELOW

X GOLF

CUBE SMART self storage

FIFTH THIRD BANK

FIRST WATCH

MOD

Crab-fish

LA BOY

Bank of America

Tronstroms

STIHL

HYUNDAI

AT&T

DICK'S

TEMPUR PEDIC

FIVE GUYS

Public Storage

Chevrolet

Public Storage

Hampton Inn



-  GOVERNMENT OFFICE
-  ELEMENTARY/ MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

 DOWNTOWN CHICAGO
32.1 MILES



144,003 VPD

193,167 VPD

156,303 VPD

139,727 VPD

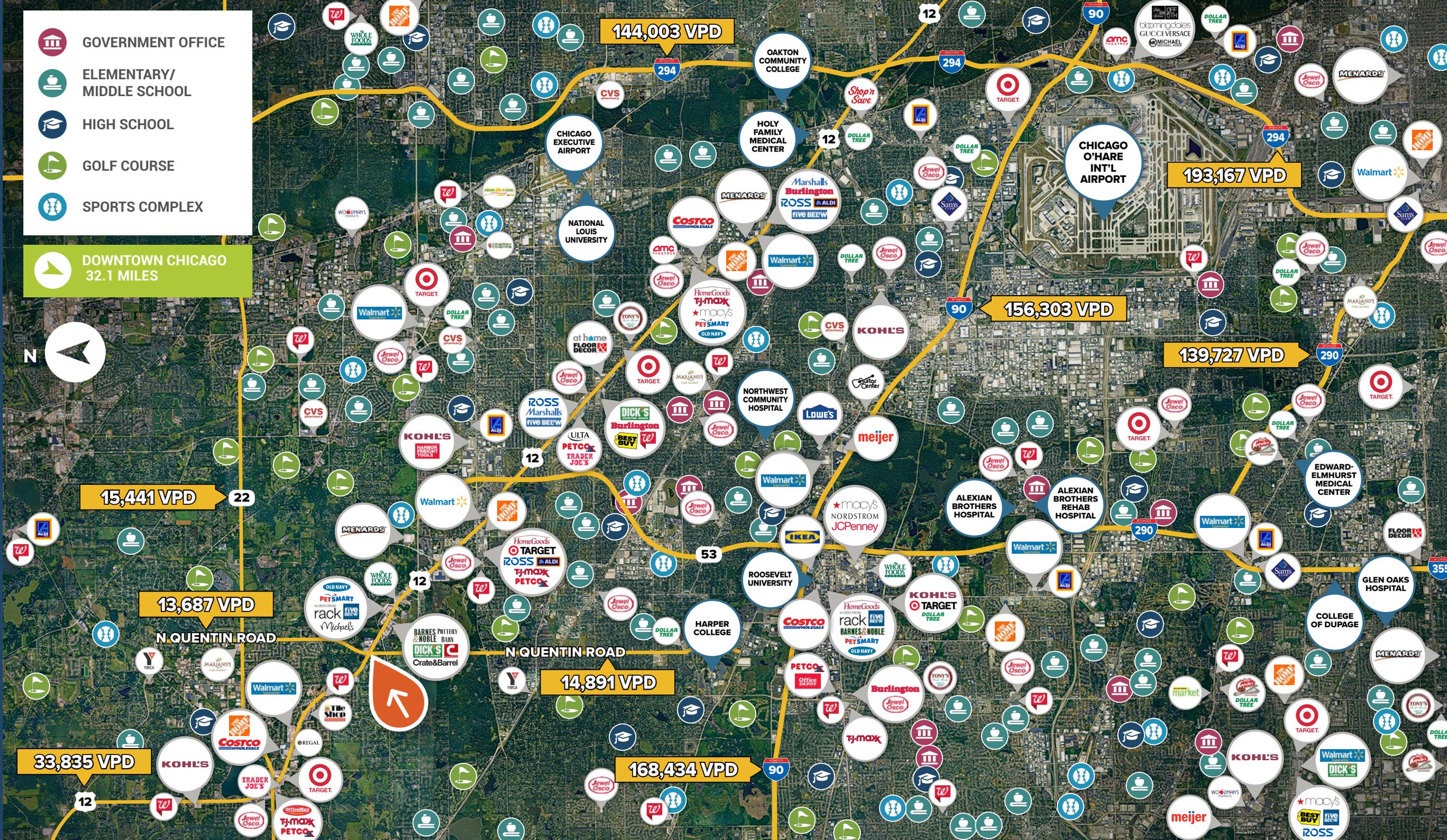
15,441 VPD

13,687 VPD

14,891 VPD

33,835 VPD

168,434 VPD



Ring Radius Population Data

	3-MILE	5-MILES	7-MILES
2024	62,956	175,879	341,962

Ring Radius Household Income Data

	3-MILE	5-MILES	7-MILES
Average	\$153,941	\$165,907	\$159,761
Median	\$111,841	\$126,185	\$123,241

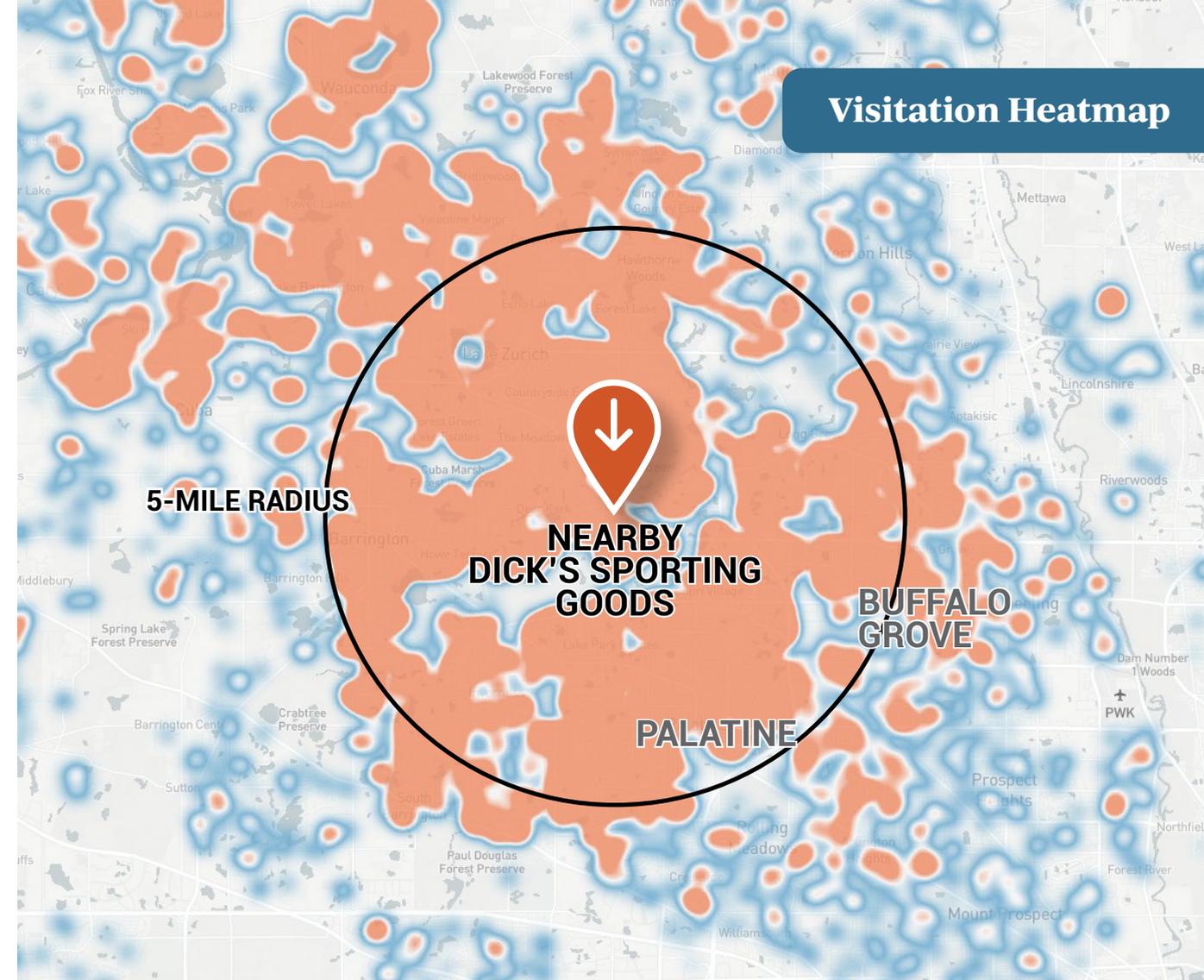
59% of visitors to the nearby Dick's Sporting Goods over the last 12 months are individuals with **annual household incomes over \$100K**

290K Visits

OVER PAST 12 MONTHS
AT THE NEARBY DICK'S
SPORTING GOODS

22 Minutes

AVERAGE DWELL TIME
AT THE NEARBY DICK'S
SPORTING GOODS



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Dick's Sporting Goods 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.

Kildeer, IL



An Idyllic Suburb of Chicago

- Home to approximately 4,554 residents, Kildeer is a vibrant suburban village in Lake County, situated roughly 30 miles northwest of downtown Chicago
- The village is comprised of custom homes, wooded areas with picturesque ponds and lakes

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
- Additionally, the Chicago MSA ranks as the third-largest in the country, after New York and Los Angeles
- Known for its expansive public transportation network, the Chicago Transit Authority (CTA) operates the city's buses and the iconic "L" train system, while Metra manages commuter rail services to the suburbs
- The Chicago MSA is a major center for education and research, home to world-renowned institutions like the University of Chicago, Northwestern University, and Loyola University

Business & Economy

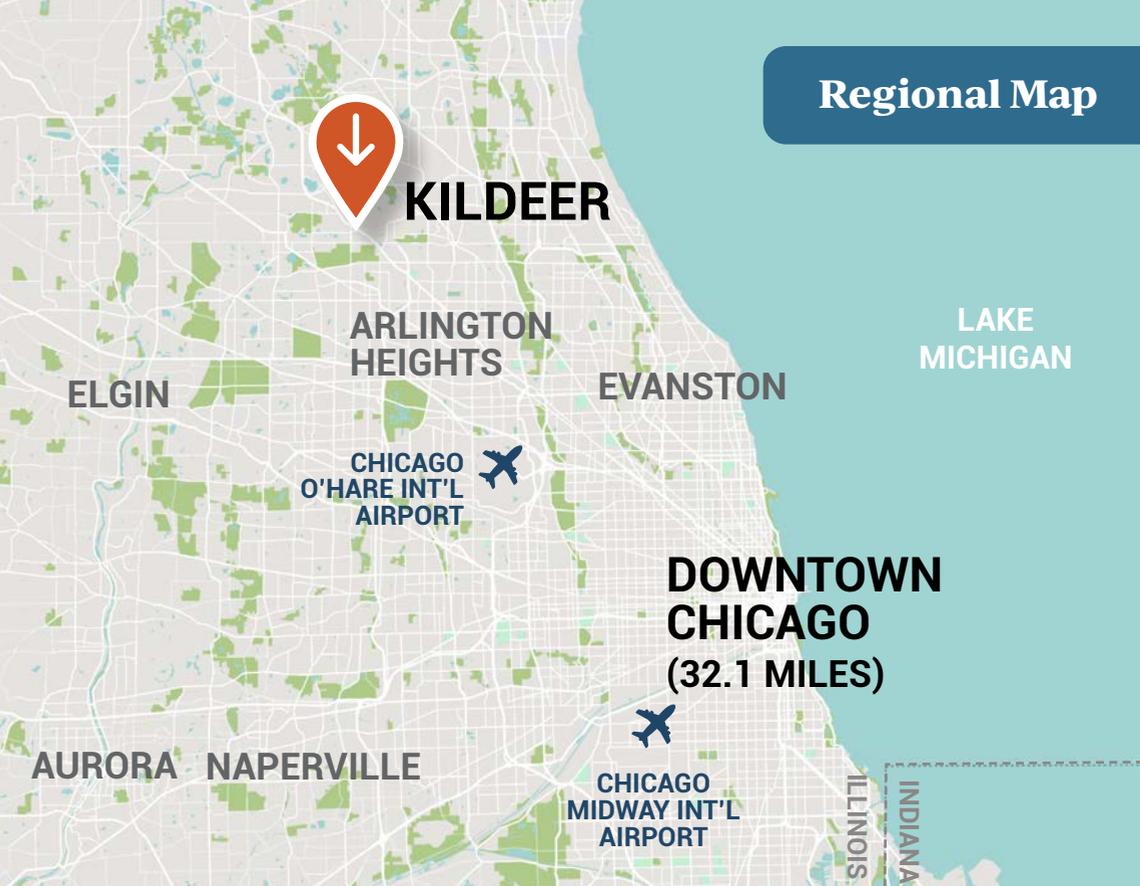
- Chicago boasts one of the world's most diverse and dynamic economies, serving as a major hub for finance, culture, industry, and transportation in the Midwest region
- The city is home to the NYSE Chicago (formerly Chicago Stock Exchange), a significant hub for trading, and 35 Fortune 500 companies including Boeing, McDonald's, and United Airlines
- The O'Hare International Airport, is routinely ranked among the world's top busiest airports with 80 million passengers in 2024, an 8.3% increase over the previous year

9.2 Million
CHICAGO MSA
ESTIMATED POPULATION

\$725.7 B
CHICAGO MSA GDP

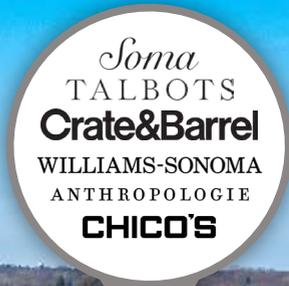


Deer Grove Forest Preserve



Regional Map

Surrounding Retail



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