

SINGLE TENANT NNN

Investment Opportunity



Brand New 15-Year Lease | 2025 Construction | Corporate Guaranty



11134 S. Noble Drive | Olathe, Kansas

KANSAS CITY MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS



**GOLDMAN
INVESTMENT
ADVISORS**
COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVELY MARKETED BY



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INVESTMENT SUMMARY



SRS Real Estate Partners, LLC in collaboration with Goldman Investment Advisors, Inc. is pleased to offer the opportunity to acquire the fee simple interest in a NNN leased Children of America property in Olathe, Kansas. The tenant, Children of America Olathe, LLC, recently executed a brand-new 15-year lease with two (2) additional 5-year renewal options, demonstrating long-term commitment to the site. The lease includes scheduled rental increases, 2% annually in years 6-10; 2.5% annually in years 11-15; and 3% annually during both renewal terms, providing steady NOI growth and inflation protection. Backed by a corporate guaranty from World Wide Child Care Corp., parent of Children of America Educational Care (an industry leader with over 60 locations). Newly constructed in 2025 the property features high-quality materials and modern finishes.

The property is situated just off the hard corner intersection of S. Noble Drive and College Blvd (24,800 VPD) and is only a 9-minute drive from I-35 (108,000 VPD), a key regional arterial providing strong connectivity throughout the Kansas City metro area. The location is in a dense retail corridor, surrounded by national tenants including Dutch Bros, Subway, and Shell, reinforcing traffic synergy. Proximity to key community anchors enhances visibility and demand: nearby schools such as Primrose School of North Olathe, Meadow Lane Elementary, Prairie Trail Middle School, and Olathe Northwest High School, plus a branch campus of Kansas State University. The College Boulevard Activity Center, a major multi-sport and recreation complex, draws large-scale events and tournaments and provides broad parking infrastructure, supporting consistent daily foot traffic to the area. The 5-mile trade area includes over 123,600 residents and 82,900 employees, with average household incomes of approximately \$178,093 (1-mile), \$162,855 (3-miles), and \$134,598 (5-miles). These demographic fundamentals support sustained demand for childcare services and long-term real estate stability. Located in the Kansas City MSA, one of the most dynamic and centrally located metro areas in the U.S, this property benefits from a growing population base, robust transportation infrastructure, and a diversified economy anchored by healthcare, logistics, manufacturing, and technology sectors.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$5,399,000
Net Operating Income	\$399,500
Cap Rate	7.40%
Guaranty	World Wide Child Care Corp. (Corporate)
Tenant	Children of America Olathe, LLC
Lease Type	NNN
Landlord Responsibilities	Roof & Foundation
Sales Reporting	No
ROFO/ROFR	No

Note: Net Operating Income (NOI) and pricing are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

PROPERTY SPECIFICATIONS

Rentable Area	10,000 SF
Land Area	1.66 Acres
Property Address	11134 S. Noble Drive Olathe, Kansas 66061
Year Built	2025
Parcel Number	DP72830000 0034
Ownership	Fee Simple (Land & Building Ownership)

Brand New 15-Year Lease | Options To Extend | Scheduled Rental Increases | Corporate Guaranty | 2025 Construction

- The tenant, Children of America Olathe, LLC, recently executed a brand new 15-year lease with two (2) additional 5-year renewal options, demonstrating long-term commitment to the site
- The lease includes variable rental escalations: 2% annual increases in years 6-10, 2.5% annual increases in years 11-15, and 3% annual increases throughout both options
- Backed by a corporate guaranty from World Wide Child Care Corp., the parent company of Children of America Educational Care, an industry leader with over 60 locations
- Newly constructed in 2025, the property features high-quality materials and modern finishes

NNN Lease Structure | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Minimal landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Hard Corner Intersection | Proximity To I-35 (108,000 VPD)

- Located just off the hard corner intersection of S Noble Dr and College Blvd (24,800 VPD), providing excellent visibility and access
- Only a 9-minute drive from Interstate 35 (108,000 VPD), a key regional corridor offering direct connectivity to the Kansas City metro area

Dense Retail Corridor

- Surrounded by national retailers including Dutch Bros, Subway, and Shell, all within walking distance
- Strong retail synergy enhances consumer draw, reinforces tenant performance, and supports long-term real estate fundamentals

Proximity To Key Community Anchors

- Close to several educational institutions, including Primrose School of North Olathe, Meadow Lane Elementary, Prairie Trail Middle School, Olathe Northwest High School, and a branch campus of Kansas State University
- Nearby College Boulevard Activity Center, a major multi-sport facility, generates consistent daily foot traffic to the area

Strong Demographics In 5-Mile Trade Area

- The local trade area includes over 123,600 residents and 82,900 employees, providing a deep and stable customer base
- Affluent households within 1-, 3-, and 5-mile trade areas boast average incomes of \$178,093, \$162,855 and \$134,598, respectively
- The combination of strong population density, employment base, and household income supports sustained demand for childcare services and long-term real estate fundamentals

Kansas City MSA

- Located in the Kansas City MSA, one of the most dynamic and centrally located metro areas in the U.S, the property benefits from a growing population, extensive transportation infrastructure, and a diverse economy anchored by healthcare, logistics, manufacturing, and technology sectors

PROPERTY OVERVIEW

LOCATION



Olathe, Kansas
Johnson County
Kansas City MSA

ACCESS



S. Noble Drive: 1 Access Point

TRAFFIC COUNTS



College Boulevard: 24,800 VPD
State Highway 7: 32,400 VPD

IMPROVEMENTS



There is approximately 10,000 SF of existing building area

PARKING



There are approximately 36 parking spaces on the owned parcel.
The parking ratio is approximately 3.6 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: DP72830000 0034
Acres: 1.66
Square Feet: 72,310

CONSTRUCTION



Year Built: 2025

ZONING

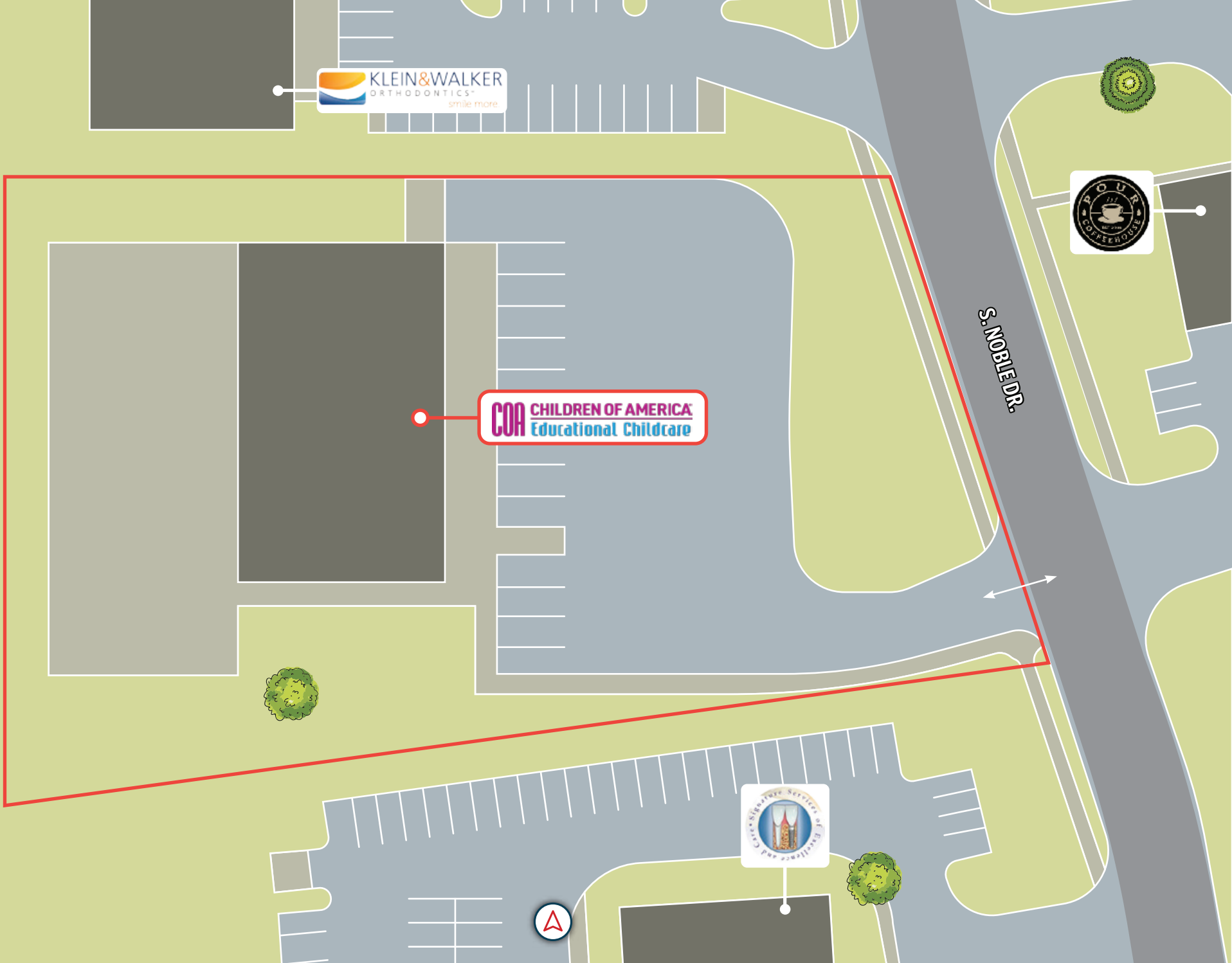


BP: Planned Business Park

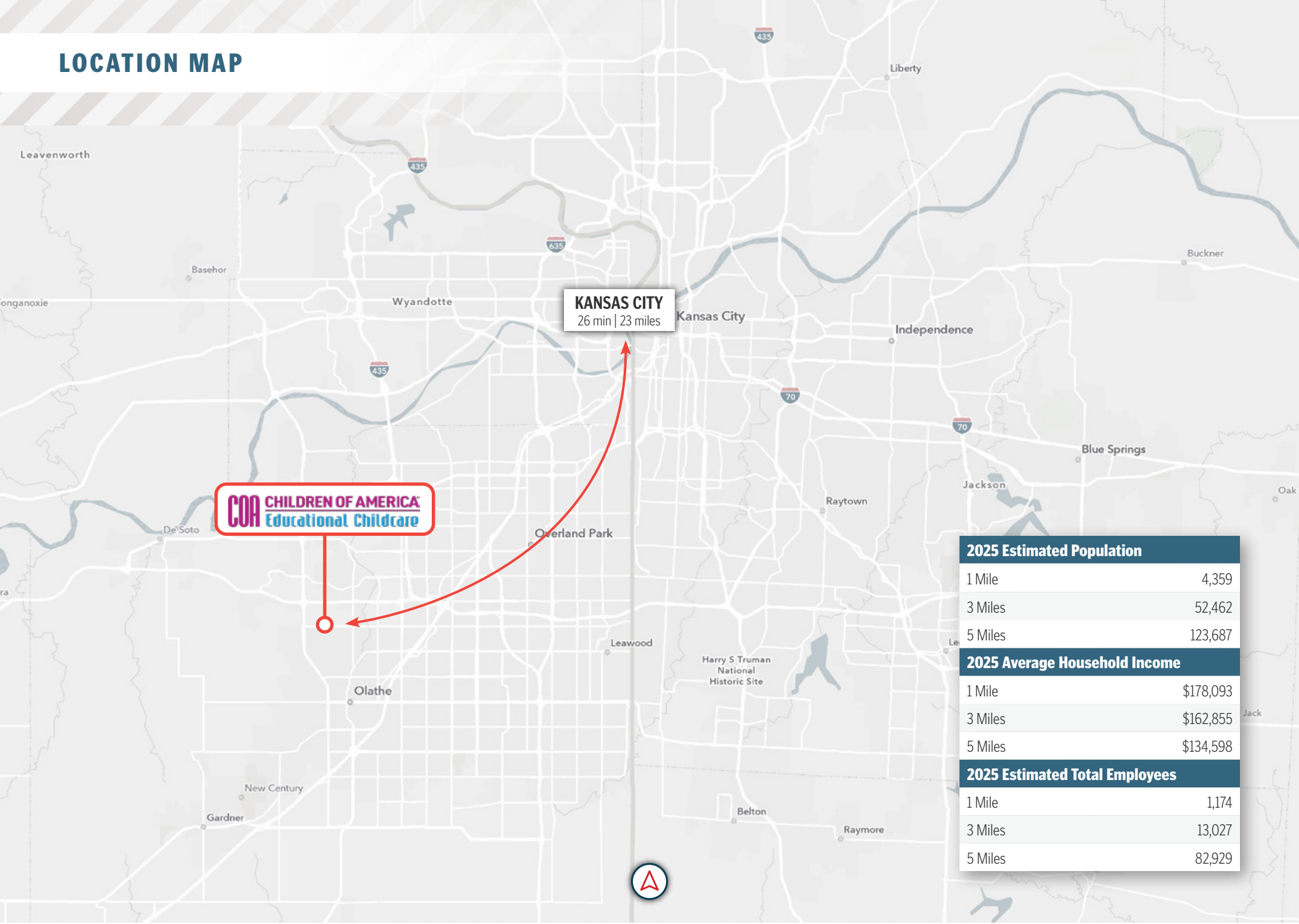








LOCATION MAP



2025 Estimated Population	
1 Mile	4,359
3 Miles	52,462
5 Miles	123,687
2025 Average Household Income	
1 Mile	\$178,093
3 Miles	\$162,855
5 Miles	\$134,598
2025 Estimated Total Employees	
1 Mile	1,174
3 Miles	13,027
5 Miles	82,929



OLATHE, KANSAS

Olathe, Kansas, in Johnson county, is located 26 miles SW of Kansas City, Missouri. The city is considered part of the Kansas City metropolitan area. Olathe has encountered tremendous growth over the last several decades and evolved into the dynamic community it is today. Olathe is the county seat of Johnson County, Kansas, the Greater Kansas City area's most affluent and fastest-growing county. The City of Olathe is the 4th largest city in Kansas with a population of 145,565 as of July 1, 2024.

The City is a fast-growing community with an average of almost six new residents every day. The recent expansion of industrial and commercial businesses provides new jobs for local and regional residents. The City has transformed from a bedroom community into a force in the Kansas City Metropolitan Area. It continues to be an attractive location for both families and businesses. Some recent City awards include Tree City USA designation for the 36th consecutive year, 2019 Healthiest Employer by the Kansas City Business Journal, Gold Level Healthy KC Certified, American Public Works Association Reaccreditation, and Commission on Fire Accreditation International Accredited Agency.

Principal employers of the City are Olathe Unified School District, GARMIN International, Farmers Insurance, Johnson County, Olathe Medical Center, Convergys, City of Olathe, Honeywell (Bendix/King), Sysco Food Servies of Kansas City and TransAm Trucking.

Tourists can take a look at the stone barn of 1864, restored in the Adam Legler Barn Museum. One can also take a stroll around the Heart of America Golf Course. The golf course is laid across one of the largest urban parks in the country, the Swope Park. Tourists can visit the Harry S. Truman National Historic Site, to learn more about the history of Kansas City. Olathe and nearby Attractions are Shawnee Indian Mission State Historic Site, Clinton State Park, Kansas City Museum, Wyandotte County Park, Blue and Grey Park Reserve and Meadowbrook Country Club.

The nearest major airport is Kansas City International Airport. This airport has international and domestic flights from Kansas City, Missouri and is 38 miles from the center of Olathe, KS.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,359	52,462	123,687
2030 Projected Population	4,586	55,293	129,080
2010 Census Population	2,549	38,266	98,183
Projected Annual Growth 2025 to 2030	1.02%	1.06%	0.86%
Historical Annual Growth 2010 to 2020	4.65%	2.54%	1.76%
Households & Growth			
2025 Estimated Households	1,581	18,114	47,642
2030 Projected Households	1,678	19,309	50,262
2010 Census Households	941	13,112	36,654
Projected Annual Growth 2025 to 2030	1.20%	1.29%	1.08%
Historical Annual Growth 2010 to 2020	4.32%	2.42%	1.87%
Race & Ethnicity			
2025 Estimated White	83.64%	82.35%	80.81%
2025 Estimated Black or African American	2.87%	5.78%	6.53%
2025 Estimated Asian or Pacific Islander	6.68%	4.61%	4.04%
2025 Estimated American Indian or Native Alaskan	0.28%	0.45%	0.56%
2025 Estimated Other Races	0.73%	3.55%	5.49%
2025 Estimated Hispanic	5.05%	10.05%	13.84%
Income			
2025 Estimated Average Household Income	\$178,093	\$162,855	\$134,598
2025 Estimated Median Household Income	\$156,742	\$131,892	\$106,533
2025 Estimated Per Capita Income	\$63,703	\$57,071	\$51,767
Businesses & Employees			
2025 Estimated Total Businesses	86	904	5,117
2025 Estimated Total Employees	1,174	13,027	82,929



RENT ROLL

LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Children of America Olathe, LLC	10,000	9/15/2025	9/14/2040	10/1/2026	-	\$33,292	\$3.33	\$399,500	\$39.95	NNN	2 (5-Year)
(Corporate Guaranty)				10/1/2030	2%	\$33,958	\$3.40	\$407,500	\$40.75		

Base rent increases 2.00% annually in Lease Years 6–10, 2.50% annually in Years 11–15, and 3.00% annually throughout all renewal terms

Note: Rental Rates are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

FINANCIAL INFORMATION

Price \$5,399,000

Net Operating Income \$399,500

Cap Rate 7.40%

Lease Type NNN

Note: Net Operating Income (NOI) and pricing are based on the first full year of rent (Year 2), following a six-month rent abatement period in Year 1

PROPERTY SPECIFICATIONS

Year Built 2025

Rentable Area 10,000 SF

Land Area 1.66 Acres

Address 11134 S. Noble Drive
Olathe, Kansas 66061



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at jordan.yarosh@srsre.com



CHILDREN OF AMERICA

childrenofamerica.com

Company Type: Subsidiary

Locations: 60+

Parent: World Wide Child Care Corp.

Children of America operates facilities throughout Connecticut, Delaware, Florida, Illinois, Indiana, Maryland, Massachusetts, New Jersey, New York, North Carolina, Ohio, Pennsylvania, Texas, Virginia and Wisconsin. COA offers the highest level of childcare for children ages six weeks to twelve years of age. The premier programs include infant care, toddler care, nationally renowned preschool and pre-kindergarten, before-and-after school care, and summer camp. An industry pioneer, Children of America is a subsidiary of World Wide Child Care Corp. Children of America operates more than 60 facilities across the United States and is actively expanding.

Source: childrenofamerica.com, prweb.com



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