



# KINDERCARE

2036 County Road D East | Maplewood, MN | 55109

**CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.**

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## INVESTMENT SUMMARY

|                     |                |
|---------------------|----------------|
| PRICE               | \$1,411,430    |
| CAP                 | 7.00%          |
| NOI                 | \$98,800       |
| RENT/SF             | \$16.00        |
| RENT ADJUSTMENTS    |                |
| YEAR 1 (Extension): | \$98,800.00    |
| YEARS 2-5           | 2% Annual Inc. |
| OPTION 1 (5 Yrs):   | 2% Annual Inc. |
| OPTION 2 (5 Yrs):   | 3% Annual Inc. |

## PROPERTY INFORMATION

|               |  |
|---------------|--|
| ADDRESS       | 2036 County Road D<br>East Maplewood, MN |
| BUILDING SIZE | 6,175 Square Feet                        |
| LOT SIZE      | 1.15 Acres                               |
| COUNTY        | Ramsey                                   |
| YEAR BUILT    | 1980                                     |

## LEASE INFORMATION

|                                |                         |
|--------------------------------|-------------------------|
| LEASE TYPE                     | NNN                     |
| LEASE TERM                     | 4 Years and<br>9 Months |
| RENT EXTENSION<br>COMMENCEMENT | 09/01/2025              |
| LEASE EXPIRATION               | 08/31/2030              |
| RENEWAL OPTIONS                | Two 5-Year              |

### LEASE NOTES:

Net, Net, Net. No landlord responsibilities.  
Original Lease commenced 9/14/1982.

- KinderCare is on a Corporate Lease with a recent 5-Year Extension. Original Lease commenced in 1982.
- Nearby retailers include Maplewood Mall ( 100+ stores), Costco, Sam's Club, Chick-Fil-A, Culver's, Caribou Coffee, Starbucks, Aldi, Hobby Lobby, Raising Cane's and much more.
- Excellent demographics with a 5-mile average household income of \$113,119 and population of 192,339.
- KinderCare currently operates 2,300+ locations across 39 states, largest private early childhood educator in the US.
- KinderCare is located near I-694 where traffic counts average 82,227 VPD and White Bear Ave where traffic counts average 33,000 VPD.
- Pan Asian Center at Maplewood Mall: A 400,000+ sq. ft. regional shopping, dining, and entertainment hub is redeveloping much of Maplewood Mall, with a full opening scheduled by 2027.
- Maplewood is a suburb located approximately 10 miles east of St. Paul and 16 miles east of Minneapolis.

## DEMOGRAPHIC INFORMATION

|                               | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2025 POPULATION               | 8,647         | 68,692        | 192,339       |
| 2030 POPULATION               | 8,570         | 69,427        | 196,004       |
| 2025 MEDIAN HOUSEHOLD INCOME  | \$86,073      | \$87,149      | \$85,039      |
| 2025 AVERAGE HOUSEHOLD INCOME | \$103,485     | \$111,403     | \$113,119     |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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|                       |   |
|-----------------------|---|
| <b>PROPERTY</b>       | KinderCare  |
| <b>TENANT</b>         | KinderCare Learning Centers LLC                                       |
| <b>REVENUES</b>       | Private   |
| <b>NET WORTH</b>      | Private   |
| <b>S&amp;P RATING</b> | Not Rated   |
| <b>WEBSITE</b>        | <a href="https://www.kindercare.com/">https://www.kindercare.com/</a> |



**KinderCare learning Centers, LLC is the tenant on the lease with over 2,300 locations across 39 states and the District of Columbia.**

KinderCare Learning Center is an American operator of for-profit child care and early childhood education. The company provides educational programs for children from six weeks to 12 years old. KinderCare is the third-largest privately held company headquartered in Oregon with over 200,000 children enrolled in more than 2,300 early childhood education community centers, 600+ before-and-after school programs, and over 100 employer-sponsored centers. KinderCare focuses on providing pre-kindergarten education, where medical care or delinquency correction is not a major element. These establishments may or may not have substantial educational programs. These establishments generally care for pre-kindergarten or preschool children, but may care for older children when they are not in school.

KinderCare strives to help families build confidence for their child's life. Their programs give children a foundation they can build on. Wherever they go after they leave KinderCare, they'll be ready to think bigger, feel stronger, and aim higher. A child's world gets a little bigger every time they step– or crawl, or roll, or hop!-into a KinderCare classroom. At KinderCare they can build a skyscraper, cook an imaginary feast, or heal a teddy bear's runny nose. Education is about more than knowledge. Its about helping children develop the social and emotional skills they'll use for the rest of their lives. Every KinderCare classroom is a mini-community where every child succeed on their own terms. KinderCare teachers do more than teach– they nurture every child, paying attention to each child's unique needs.

KinderCare is located in Maplewood, Minnesota, a suburb located approximately 10 miles east of St. Paul and 16 miles east of Minneapolis. This property is located near I-694 where traffic counts average 82,227 VPD and White Bear Ave with traffic counts of 33,000 VPD. Nearby retailers include Maplewood Mall with 100+ stores, Costco, Sam's Club, Aldi, Caribou Coffee, Starbucks, Chick-Fil-A, Raising Cane's, and much more. Maplewood is also home to 3M Headquarters, a Fortune 500 Company.

Maplewood, Minnesota, nestled in the greater Twin Cities metropolitan area, offers a blend of suburban comfort and access to natural attractions. One of its highlights is the Maplewood Nature Center, a haven for outdoor enthusiasts. This center provides opportunities for hiking, wildlife viewing, and educational experiences, featuring wetland exhibits, gardens, and trails. It's a fantastic spot for families and individuals looking to connect with nature within a city setting.

Beyond the nature center, Maplewood provides a variety of recreational and entertainment options. The Maplewood Mall serves as a central hub for shopping and dining, and it also houses unique attractions like Sustainable Safari, where visitors can interact with a variety of animals.

Maplewood's proximity to other Twin Cities attractions means residents and visitors have easy access to a wider range of cultural and entertainment venues. From regional parks to events in neighboring Saint Paul and Minneapolis, there's always something to do. Whether you're interested in exploring the outdoors, enjoying retail experiences, or venturing into the broader metropolitan area, Maplewood serves as a convenient and enjoyable base.



**MAPLEWOOD NATURE CENTER**



**3M HEADQUARTERS**

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