



CHICAGO  
13.9 MILES



DES PLAINES

**Jewel  
Osco.**  
**ACE  
Hardware**  
**FedEx**

**TRADER JOE'S**  
**Orangetheory  
FITNESS**  
**verizon**

**WHOLE  
FOODS  
MARKET**

**THE  
HOME  
DEPOT**  
**Jewel  
Osco.**

**Walmart**  
Supercenter

**MATTRESSFIRM**  
**Starbucks**  
**JJ  
JIMMY JOHN'S  
SANDWICHES**

**ATHLETA**  
**Jockey  
Mittels**  
**CHIPOTLE  
MEXICAN GRILL**  
**Panera  
BREAD**

**SUBJECT PROPERTY**  
**Bright  
Path**  
The best start in life

**TARGET**  
**JCPenney** **amc**  
**ROSS** **Burlington**  
DRESS FOR LESS  
**ULTA  
BEAUTY**

**Marshalls**  
**Ashley** **OLD NAVY**  
HOMESTORE  
**PETSMART**  
**five BELOW**

**ALDI**  
**urban  
AIR**  
ADVENTURE PARK  
**DOLLAR TREE**  
**Walgreens**

UNION PACIFIC /  
NORTHWEST LINE  
15K+ DAILY RIDERS

EDISON PARK  
METRA STATION

10,048 VPD

NORTHWEST HIGHWAY

OLIPHANT AVENUE

# BrightPath

CORPORATE GUARANTY FROM BRIGHTPATH'S PARENT COMPANY – \$221M 2024 REVENUES  
EXTREMELY AFFLUENT SUBMARKET – \$134,000 AVERAGE HOUSEHOLD INCOMES WITHIN A 1-MILE RADIUS  
CHICAGO (EDISON PARK), IL



**CP PARTNERS**  
CPPCRE ILLINOIS, LLC





Area Retail

# Disclaimer

This document and the information herein (the “Offering Memorandum”) have been prepared by CPPCRE Illinois, LLC. to provide summary, unverified information to prospective purchasers and their representatives (the “Recipients”) strictly for purposes of evaluating the subject property’s initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPPCRE Illinois, LLC makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the Property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPPCRE Illinois, LLC does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPPCRE Illinois, LLC strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPPCRE Illinois, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



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# BrightPath

6701-6709 N NORTHWEST HWY, CHICAGO, IL [↗](#)

\$10,407,000

PRICE

7.00%

CAP RATE

NOI	\$728,475
RETAIL LEASE TERM	Corporate NNN
APARTMENT LEASE TERMS	Modified Gross
LEASE TERM	20 Years
BUILDING SIZE	18,200 SF
LAND AREA	0.26 SF



## Dense residential trade area providing a natural customer base for BrightPath

A premier **mixed-use investment opportunity** featuring a **BrightPath school** on a 20-year lease with 10% rental increases every 5 years throughout the base term and options and **three apartment units on the second floor** providing additional income. The subject property is located in **Edison Park – an affluent Chicago submarket** boasting \$134,000 average household incomes within a 1-mile radius.



## The Offering

- 20-year BrightPath lease featuring 10% rental increases every 5 years
- Full corporate guaranty from BrightPath's parent company – Busy Bees (see below)
- Strong early enrollments (speak with Agent for more details)
- Mixed-use property with three leased apartment units providing landlord with additional income
- Given the mixed-use designation, the property is assessed at 10% of its fair market value versus 25% for a traditional retail property, leading to a \$30K+ real estate tax savings for the retail tenant

## About The Guarantor

- One of the world's largest early childhood education providers with more than 1,000 locations across nine countries
- Busy Bee's 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 – 169,641 residents within a 3-mile radius of the subject property
- Extremely affluent demographics – \$134,000 average household incomes within a 1-mile radius of the subject property
- Prominent & proximal national tenants include Whole Foods, Costco, Trader Joe's, Jewel Osco, and Chipotle



### Area Retail





		CURRENT
Price		\$10,407,000
Capitalization Rate		7.00%
Price/SF		\$571.81
Building Size (SF)		18,200
Lot Size (AC)		0.26
Stabilized Income		
Scheduled Rent		\$739,264
Tax Reimbursements		\$80,816
Insurance Reimbursements		\$31,632
Total Income		\$851,712
Less		\$/SF
Taxes	(\$4.48)	(\$81,615)
Insurance	(\$2.00)	(\$36,339)
CepEx Reserve	(\$0.10)	(\$1,820)
Management (5% of APT rent)	(\$0.19)	(\$3,463)
Total Operating Expenses	(\$6.77)	(\$123,237)
Net Operating Income		\$728,475





Tenant Info		Lease Terms		Rent Summary		
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent
School						
BrightPath	16,250	9/21/2025	9/30/2030	\$670,000	\$55,833	\$670,000
	10% Increase	10/1/2030	9/30/2035		\$61,417	\$737,000
	10% Increase	10/1/2035	9/30/2040		\$67,558	\$810,700
	10% Increase	10/1/2040	9/30/2045		\$74,314	\$891,770
	Option1	10/1/2045	9/30/2050		\$81,746	\$980,947
	Option 2	10/1/2050	9/30/2055		\$89,920	\$1,079,042
	Option 3	10/1/2055	9/30/2060		\$98,912	\$1,186,946
Apartments						
Unit 1	650	3/1/2025	3/31/2026	\$22,464	\$1,872	\$22,464
Unit 2	650	2/1/2025	3/31/2026	\$23,088	\$1,924	\$23,088
Unit 3	650	2/1/2025	3/31/2026	\$23,712	\$1,976	\$23,712
TOTALS:	18,200			\$739,264	\$61,605	\$739,264



BRIGHTPATH LEASE ABSTRACT	
Premise & Term	
Tenant	BrightPath
Lease Guarantor	Busy Bees US Holdings Limited
Lease Type	Corporate NNN
Lease Term	20 Years
Rent Increases	10% Every 5 Years
Rent Commencement	9/21/2025
Options	Three, 5-Year
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 & Structure	Landlord's Responsibility
Zoning Summary	
Classification	B3-2 "Community Shopping District"
Overview	B3 districts are designed for community-scale shopping centers, larger retail storefronts, and service uses, typically along major streets or arterial corridors. These areas often attract customers arriving by car and thus require more off-street parking than smaller neighborhood shopping zones. The "-2" density designation (B3-2) allows for moderate density mixed-use development – a middle ground between lower-intensity B3-1 and higher-density B3-3.
Use Permitted	Food & Beverage, Retail & Consumer Services, Office & Service, Residential (2nd floor and above) and other typical commercial uses.
Floor Area Ratio	2.2 (ability to add ~6,700 SF of residential within zoning limits)



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. CPPCRE Illinois, LLC 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).



LEGEND



Property  
Boundary

18,200

Rentable SF

0.26

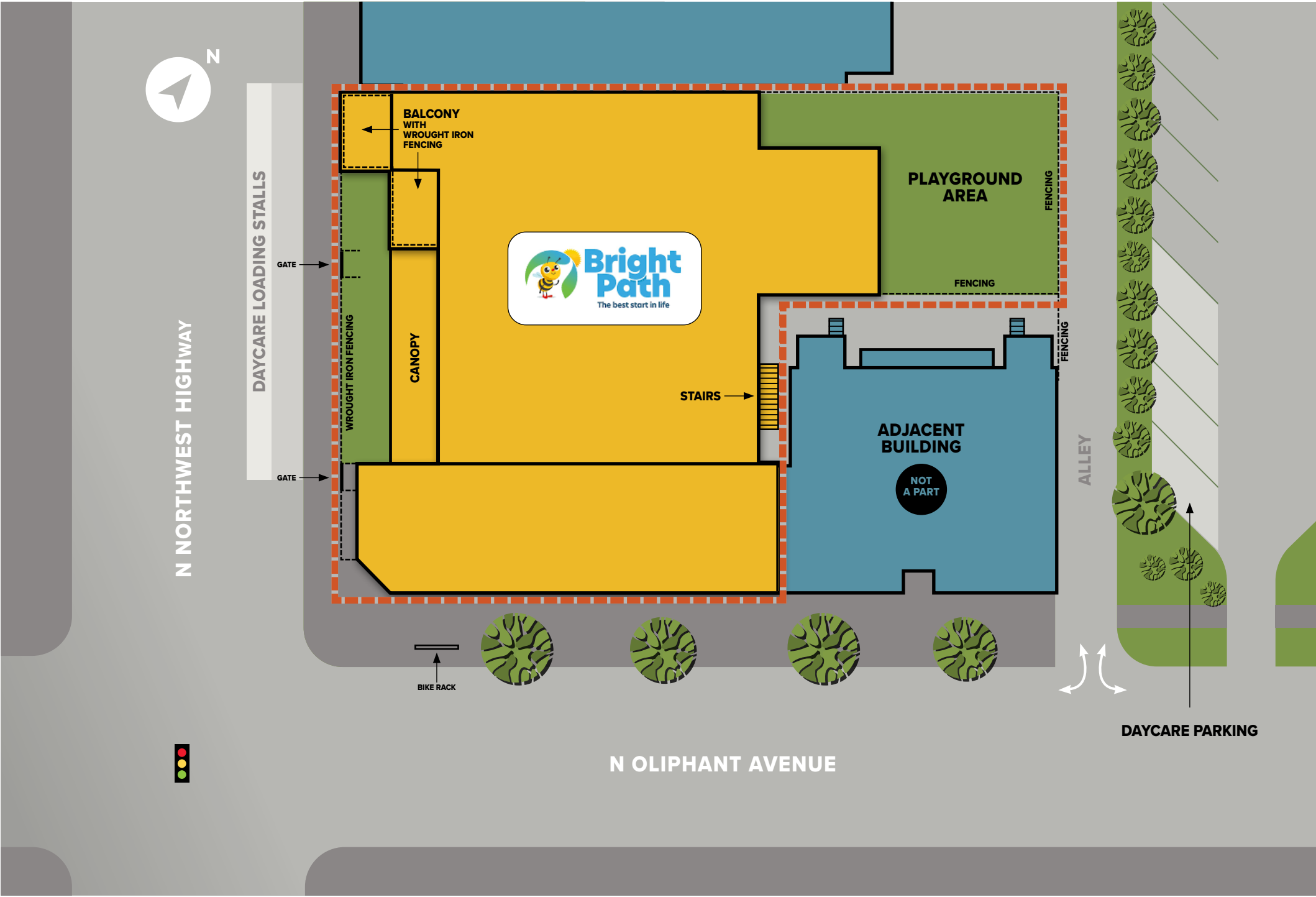
Acres

4

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](#)





CHICAGO  
13.9 MILES



Located in  
the Edison Park  
neighborhood  
of Chicago

< 500 ft

TO EDISON PARK METRA  
STATION

15,000+

RIDERS DAILY ON THE UNION  
PACIFIC / NORTHWEST LINE

13.9 miles

TO DOWNTOWN CHICAGO

JERRY'S

KOHL'S  
amazonfresh  
ROSS  
DRESS FOR LESS  
LAIFITNESS

THE HOME  
DEPOT  
MART

GRAINGER  
Concentra  
RXPERTS  
PHARMACY

MENARDS  
Viking  
Gymnastics & Dance  
QUANTUM  
GROUP

NILES WEST  
HIGH SCHOOL

FedEx

Jewel  
Osco

TJ-MAXX  
HomeGoods Michaels  
HOBBY LOBBY  
PET SUPPLIES PLUS  
HARBOR FREIGHT TOOLS

State Farm

DUNKIN'  
TACO BELL  
White Castle

MIDAS

Auto Zone

DOLLAR TREE  
jiffy lube  
DUNKIN'  
ups

Bowlero

Holiday Inn  
Express

CVS pharmacy

COSTCO  
WHOLESALE  
TARGET

SUBJECT PROPERTY

Bright Path  
The best start in life

10,048 VPD

NORTHWEST HIGHWAY

EDISON PARK  
METRA STATION

penny bird  
HIDDEN GEM  
PI COMMERCIAL  
FLAT ROOFING  
NONNO PIMO  
return to youth  
Moretti's  
REBEL  
Barbershop  
TONY'S  
ITALIAN DELI & SUBS  
TAVERN  
ON THE  
POINT  
Edison Park  
Inn  
SOUP  
& SCOOPS

OLIPHANT AVENUE

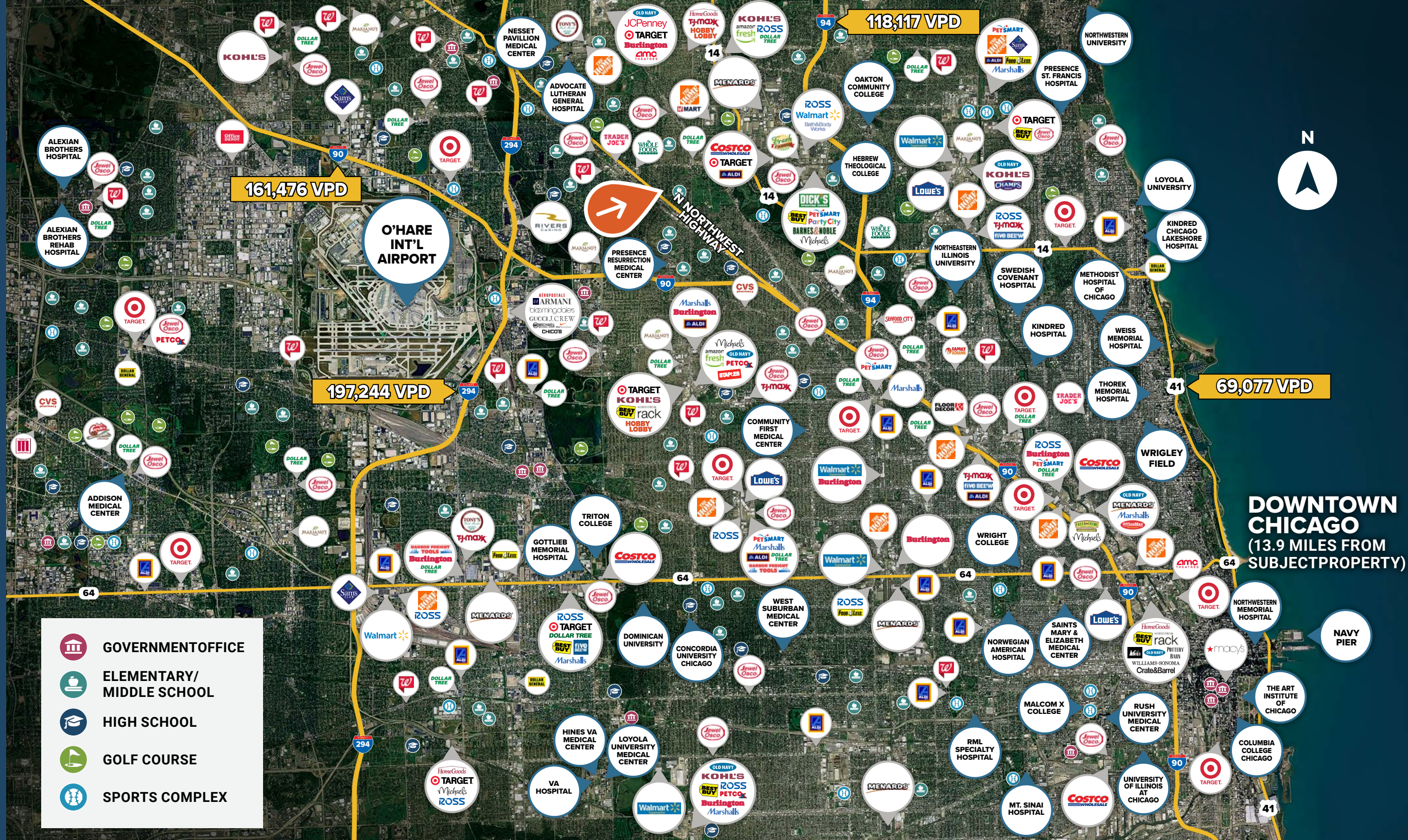
UNION PACIFIC /  
NORTHWEST LINE

GILNER  
MetalEdge  
Records and Tapes  
PIZZABOY  
A+  
ITALIAN  
STEAKHOUSE  
FIREWATER











Ring Radius Population Data\*

	1-MILE	2-MILES	3-MILES
2024	24,437	78,484	169,641

Ring Radius Income Data\*

	1-MILE	2-MILES	3-MILES
Average	\$134,142	\$132,770	\$118,813
Median	\$106,727	\$105,614	\$92,475

\*Population and household income data sourced from CoStar

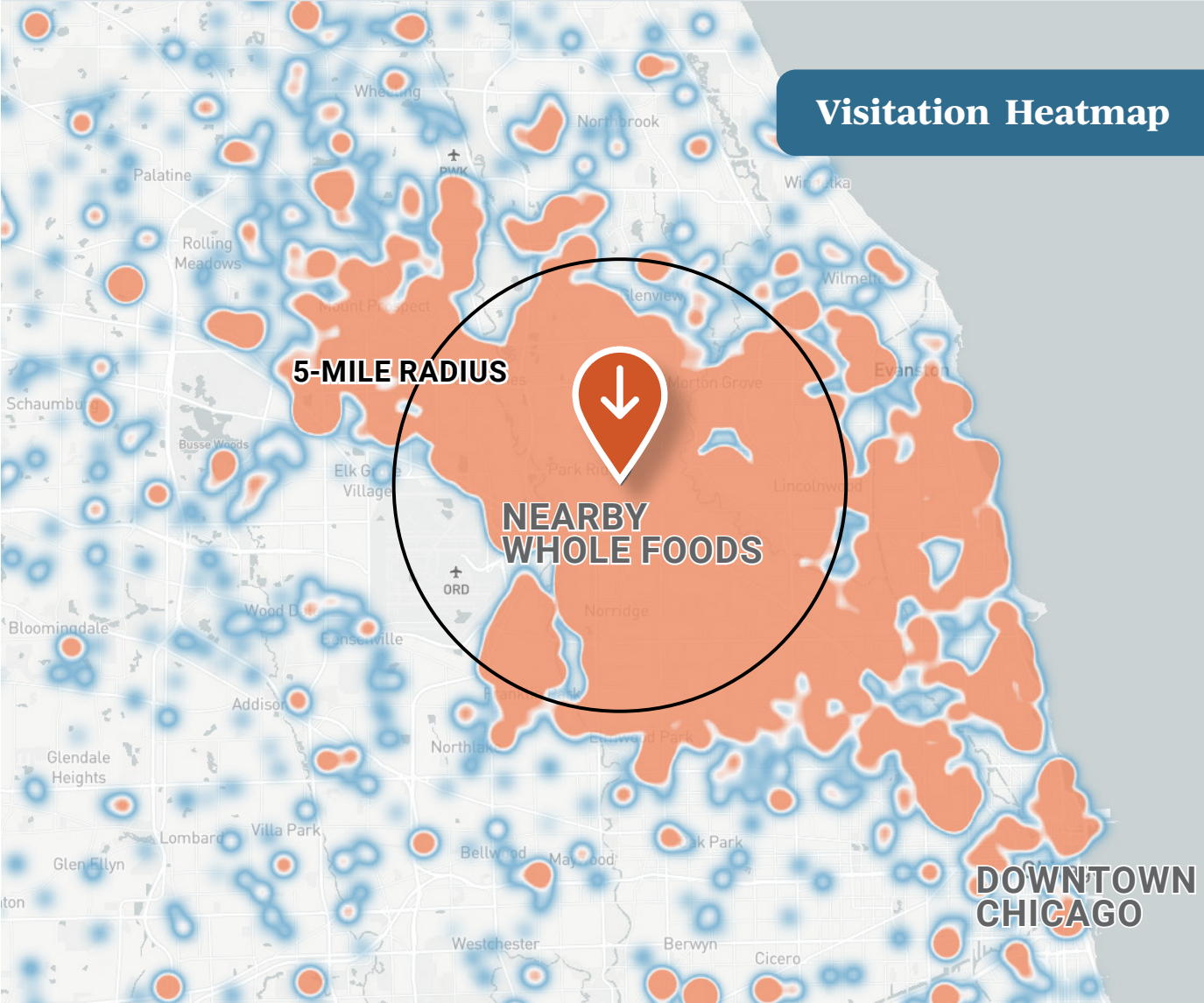
**638.3k individuals** have visited the nearby Whole Foods **at least 5 times** over the past 12 months, drawing consistent foot traffic near the subject property

**638.3K Visits**

OVER PAST 12 MONTHS AT THE NEARBY WHOLE FOODS

**22 Minutes**

AVERAGE DWELL TIME AT THE NEARBY WHOLE FOODS



The shading on the map above shows the **home location of people who visited the nearby Whole Foods 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.



# A Dense Suburban Trade Area

## Classic Chicago Neighborhood

- Situated approximately 15 miles from downtown Chicago, Edison Park blends a peaceful, suburban atmosphere with the convenience of city living
- Originally settled by German immigrants in 1834, the area became a streetcar suburb and was annexed by Chicago in 1910
- Named after Thomas Edison in 1890, the neighborhood reflects a legacy of innovation in its mix of classic bungalows, modern homes, and a strong sense of community among over 12,000 residents

## Amenities, Accessibility & Lifestyle

- Edison Park is home to the iconic Restaurant Row, offering a diverse dining scene filled with local favorites, cozy cafes, and family-friendly eateries and bakeries
- At the heart of the community, the historic Edison Park fieldhouse doubles as an arts and community center, offering classes in mixed media, painting, drawing, and ceramics, along with hosting various social clubs and events
- Commuters benefit from excellent transportation options, including the Edison Park Metra line with a 30-minute ride to downtown, as well as access to CTA bus and "L" lines, major expressways, and O'Hare International Airport





# Chicago, Illinois

AN ECONOMIC & CULTURAL POWERHOUSE



## Illinois' Largest City

- Located on the western shores of Lake Michigan, Chicago is the third largest city in the U.S. with 2.66 million residents
- Additionally, the Chicago MSA is the third largest metro area in the U.S. 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 including the University of Chicago, Northwestern University, and Loyola University

## Cultural Attractions

- Chicago is renowned for its rich cultural scene, featuring world-class museums, theaters, and music venues
- Iconic attractions include the Chicago River, Art Institute of Chicago, Millennium Park, Navy Pier, and the Willis Tower (formerly Sears Tower)

## Business & Economy

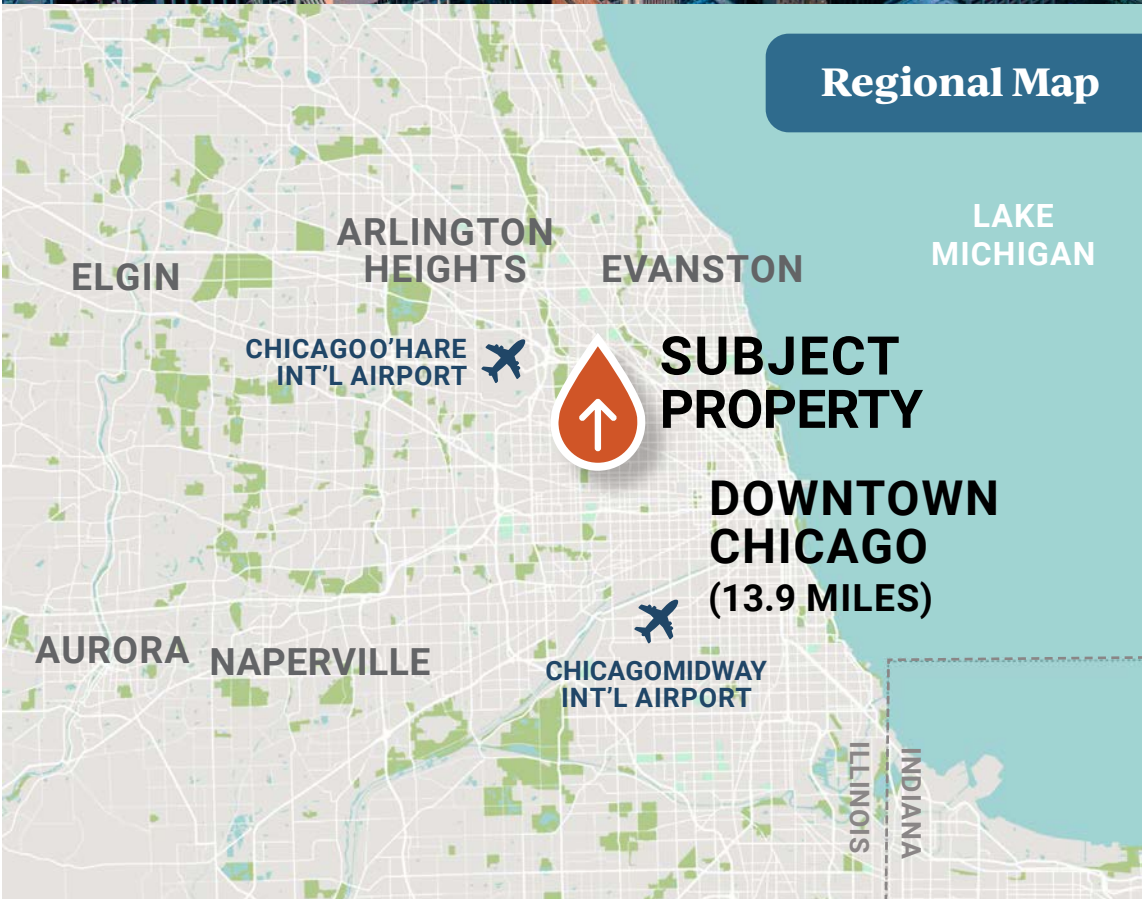
- Chicago boasts one of the world's most diverse and dynamic economies, serving as a major hub for finance, culture, industry, and transportation in the Midwest region
- The city is home to the NYSE Chicago (formerly Chicago Stock Exchange), a significant hub for trading, and 35 Fortune 500 companies 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 (2024)

\$725.7 B

CHICAGO MSA GDP



Regional Map





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