



NET LEASE INVESTMENT OFFERING



Crème de la Crème (KinderCare)

100 W Higgins Road, Bldg X-1
South Barrington, IL 60010 (Chicago MSA)



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Crème de la Crème located in South Barrington, Illinois within the Chicago MSA. Crème de la Crème has operated from this location since 2014 on a lease running through May 2034. The lease is absolute triple net with zero landlord responsibilities and features rental escalations every five years throughout the primary term. Each escalation is equal to the lesser of 10% or the cumulative change in CPI. The lease also includes five 5-year renewal options and is backed by a corporate guaranty.

The property is situated within one of the Chicago MSA's most affluent trade areas, with average household incomes exceeding \$246,000 within one mile and over 157,000 residents within a five-mile radius. The site is an outparcel within The Arboretum of South Barrington, a 600,000 SF open-air lifestyle center anchored by LL Bean, Cooper's Hawk, Star Cinema Grill, DSW and Talbots, drawing 4 million annual visitors. Additional retail synergy is provided by the neighboring Poplar Prairie Stone Crossing, shadow-anchored by Target, HomeGoods, Ross, T.J. Maxx, Old Navy, PetSmart and Starbucks. The site sits at the Higgins Road and IL-59 corridor with 48,900 vehicles per day combined, less than a quarter mile from the I-90 interchange. The surrounding community carries a 94.6% professional or administrative employment rate and a 1.8% unemployment rate, supported by Barrington Community Unit School District 220, ranked #10 in Illinois and A+ rated by Niche. A concentration of major employers lies immediately to the west, including Advocate Medical, Wells Fargo, Honda Training Center, Cabela's, NOW Arena and Tate & Lyle. The trade area is also proximate to the Compass Datacenters hyperscale campus in Hoffman Estates, a \$10 billion redevelopment of the former Sears headquarters spanning nearly 200 acres and projected to generate 1,000 local jobs, five minutes from the subject property.

Crème de la Crème, Inc. (now operating as Crème School) is a premium national childcare and early learning company founded in 1982 and headquartered in Greenwood Village, Colorado. It operates high-quality childcare centers across multiple states, offering programs for infants (starting at 6 weeks), toddlers, preschool, pre-kindergarten, private kindergarten, before- and after-school care, and summer camps. As of 2026, Crème School maintains over 40 schools across 15 states with a capacity to serve over 10,000 children. In 2022, Crème de la Crème was acquired by KinderCare Learning Companies, further expanding its reach while maintaining its reputation for exceptional early education.

Investment Highlights

- » Chicago MSA — Ranked #3 in the U.S. by population size
- » Absolute NNN — Zero landlord responsibilities
- » Rental escalations every five years
- » Corporate guaranty
- » 8+ years remain on the primary lease term
- » Affluent trade area — \$246,000+ average household income within 1 mile
- » Premier lifestyle destination — Outparcel within The Arboretum of South Barrington, a 600,000 SF open-air center anchored by LL Bean, Cooper's Hawk, Star Cinema Grill, DSW & Talbots, with 19 food & beverage operators drawing 4M annual visitors
- » 157,000+ residents within a five-mile radius
- » High-visibility intersection — Higgins Road & IL-59 (48,900 VPD combined); less than ¼ mile from I-90 (120,000 VPD)
- » Shadow-anchored by Poplar Prairie Stone Crossing — Target, HomeGoods, Ross, T.J. Maxx, Old Navy, PetSmart & Starbucks
- » Dense employment base — Major employers immediately west include Advocate Medical, Wells Fargo, Honda Training Center, Cabela's, NOW Arena & Tate & Lyle
- » Exceptional workforce — 94.6% professional/administrative employment; 1.8% unemployment rate, well below national averages
- » Top-rated schools — Barrington CUSD 220, ranked #10 in Illinois & A+ rated by Niche; a proven driver of family relocation and customer quality
- » Emerging demand driver — 5 minutes from the Compass Datacenters hyperscale campus in Hoffman Estates; a \$10B redevelopment of the former Sears HQ across 200 acres projected to generate 1,000+ local jobs



Property Overview



PRICE
\$10,093,139



CAP RATE
7.50%



NOI
\$756,985

LEASE COMMENCEMENT DATE: 12/1/2014

LEASE EXPIRATION DATE: 5/31/2034

RENEWAL OPTIONS: Five 5-year

RENTAL ESCALATION: Every 5 years¹

LEASE TYPE: NNN

TENANT/GUARANTOR: Crème de la Crème, Inc.

YEAR BUILT: 2009

BUILDING SIZE: 21,344 SF

LAND SIZE: 2.06 AC

1) Every five years, the rent shall increase by the lesser of 10% or the cumulative change in CPI for that period.



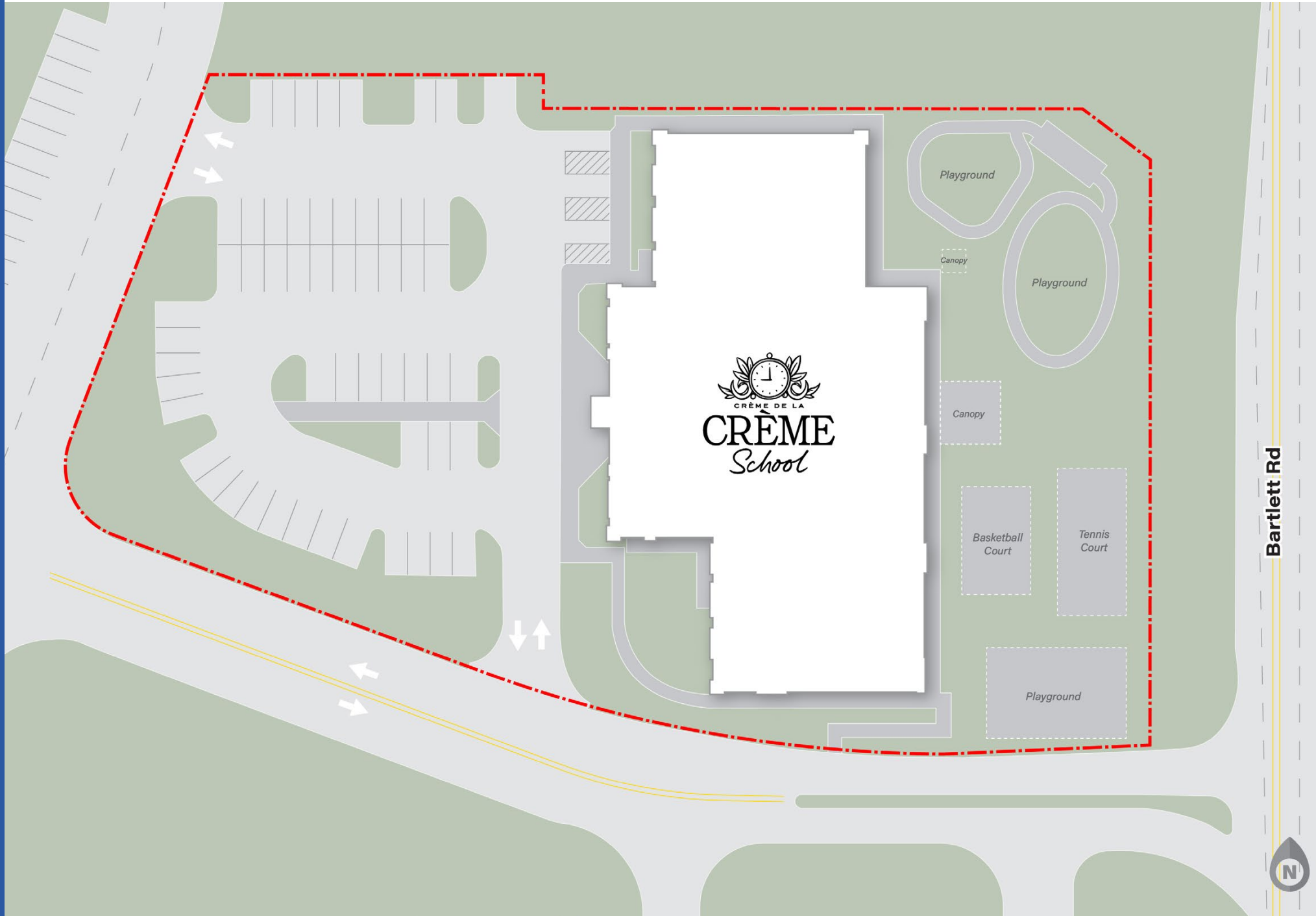
Photographs



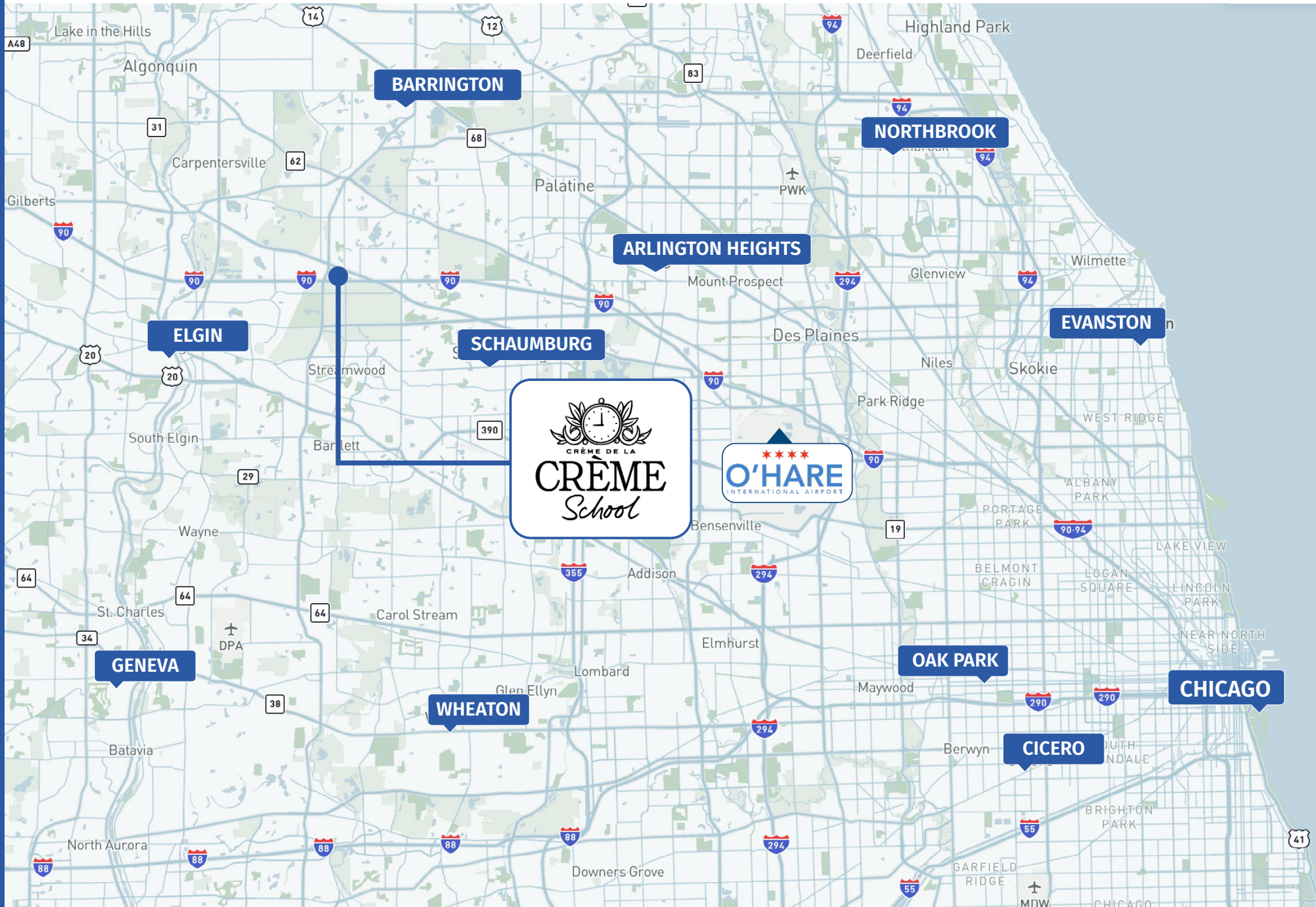
Aerial



Site Plan



Map



Location Overview

SOUTH BARRINGTON, ILLINOIS

South Barrington is an affluent residential village in Cook County, Illinois, located approximately 30 miles northwest of downtown Chicago and south of the village of Barrington. Incorporated in 1959 to preserve larger lot sizes amid development pressures, the community spans about 743 square miles of land (with additional water area) and features expansive single-family homes on minimum 1.5-acre lots, over 40 private lakes and ponds, forest preserves, and the South Barrington Conservancy. According to the 2020 U.S. Census, its population was 5,077, with recent estimates around 5,000–5,061; the village has a high median household income of approximately \$221,575 and per capita income near \$99,000, reflecting its status as one of the wealthier suburbs in the Chicago metropolitan area. The village has a median age around 50 and a low poverty rate of about 1%. Notable landmarks include the open-air lifestyle center The Arboretum of South Barrington and family attractions like Goebbert's Pumpkin Farm.



Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE	1,339	455	\$210,568	\$246,978
3-MILE	22,522	8,463	\$113,560	\$148,047
5-MILE	157,489	56,884	\$104,466	\$132,411



MSA Overview

CHICAGO MSA

The Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area (MSA), commonly known as Chicagoland, is the third-largest metropolitan statistical area in the United States. It centers on the city of Chicago and encompasses surrounding suburbs, satellite cities, and hinterland across 14 counties in northeastern Illinois, northwestern Indiana, and southeastern Wisconsin. According to the 2020 U.S. Census, the MSA had a population of 9,618,502, with recent estimates placing it around 9.37–9.41 million as of 2024. It spans approximately 6,923 square miles of land (with additional water coverage), yielding a population density of roughly 1,359 persons per square mile. The region features a diverse economy anchored by finance, manufacturing, logistics, professional services, and transportation, supported by major infrastructure including O’Hare International Airport, extensive rail networks, and interstate highways. It has a median household income of approximately \$90,770–\$90,887 and per capita income near \$49,948, with a median age around 38–39 and a poverty rate of about 11%. Notable characteristics include its role as a global freight hub and its mix of dense urban core, expansive suburbs, and natural features along Lake Michigan.



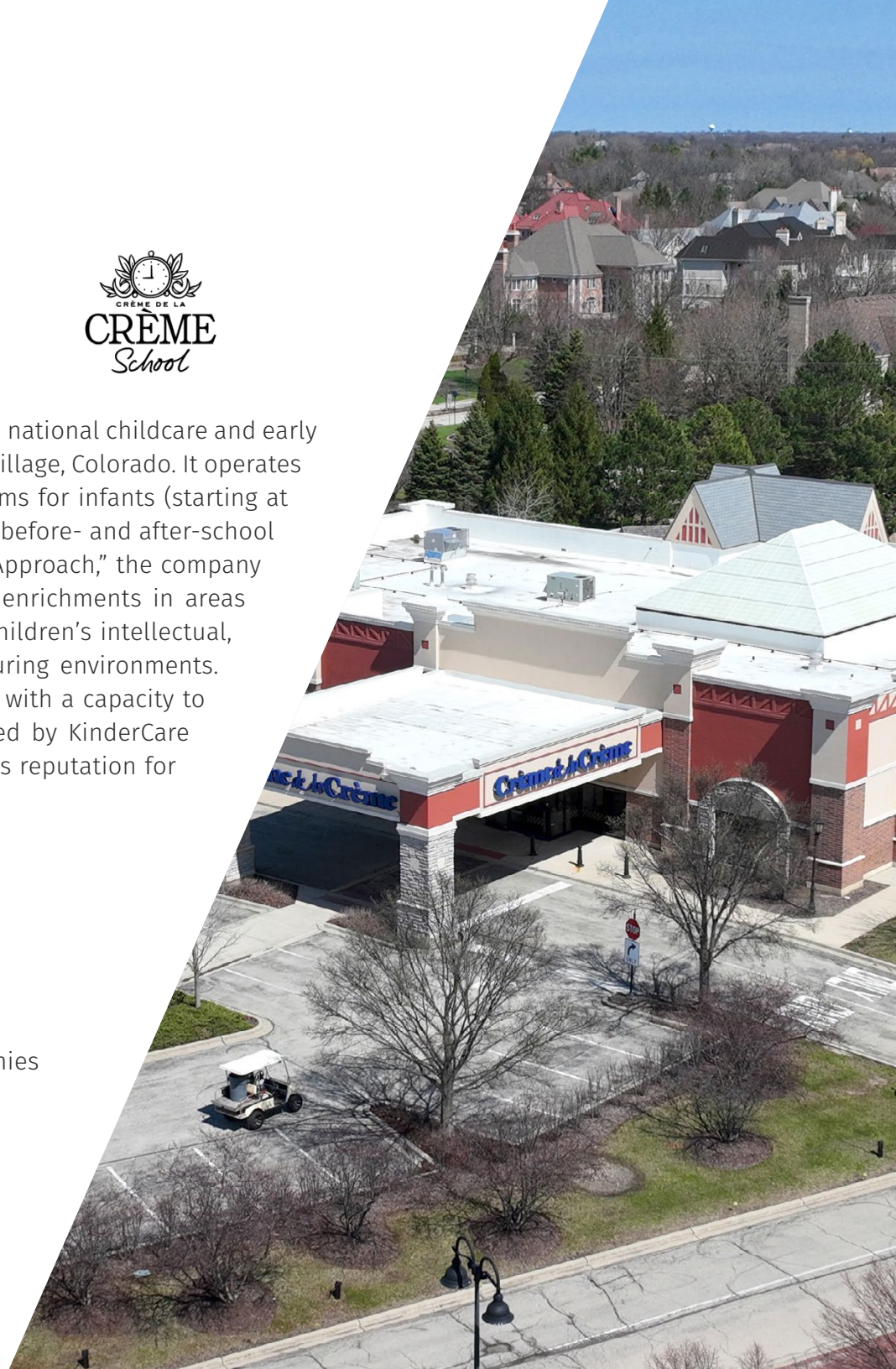
Tenant Overview



CRÈME DE LA CRÈME

Crème de la Crème, Inc. (now operating as Crème School) is a premium national childcare and early learning company founded in 1982 and headquartered in Greenwood Village, Colorado. It operates high-quality childcare centers across multiple states, offering programs for infants (starting at 6 weeks), toddlers, preschool, pre-kindergarten, private kindergarten, before- and after-school care, and summer camps. Known for its distinctive “Crème Learning Approach,” the company features spacious facilities with themed classroom rotations, daily enrichments in areas like STEM, Spanish, music, and art, as well as a focus on balancing children’s intellectual, physical, social, creative, and emotional development in safe, nurturing environments. As of 2026, Crème School maintains over 40 schools across 15 states with a capacity to serve over 10,000 children. In 2022, Crème de la Crème was acquired by KinderCare Learning Companies, further expanding its reach while maintaining its reputation for exceptional early education.

Website:	www.cremedelacreme.com
Headquarters:	Greenwood Village, CO
Number of Locations:	47 +/-
Company Type:	Subsidiary of KinderCare Learning Companies



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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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