



CLICK FOR DRONE
VIDEO OF THE
SUBJECT PROPERTY

Lake St. Louis, MO (St. Louis MSA)

Kids & Company

\$225M+ Revenue / \$35M+ EBITDA
Operator

Affluent Parent Demos – \$173K Avg.
Household Incomes



In Association with ParaSell, Inc. | A Licensed Missouri
Broker #2019035835



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CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
MO LIC# 2019024102

In Association with ParaSell, Inc.
A Licensed Missouri Broker
#2019035835



Kids & Company

2998 Technology Dr, Lake St. Louis, MO 63367 [➤](#)

PRICE: **\$2,753,000** CAP RATE: **7.00%**

NOI	\$192,729
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	11+ Years
RENT INCREASES	2% Annually
OPTIONS	3, 5-Year
BUILDING SIZE	6,733 SF
LOT SIZE	2.11 AC



Low-rent daycare property in affluent St. Louis suburb – average household incomes of \$173,000 within a 1-mile radius of the subject property

Over 11 years remain on this absolute net Kids & Company lease that features **2% annual rental increases** and a **corporate guaranty from the tenant's international parent company** – Kids & Company, Ltd. The financials backing the guaranty are extremely strong – in FY 2023, Kids & Company Ltd. reported **revenues of over \$225 million** and an **EBITDA of over \$35 million**.



The Offering

- **Strong Lease Fundamentals:** Over 11 years remaining on absolute net lease featuring 2% annual rental increases
- **Significant Corporate Backing:** Corporate guaranty from tenant's international parent company, Kids & Company, Ltd. (see below)
- **Excellent Intrinsic:** Low rent (\$28/SF) and price per foot (\$408) vs. new construction daycare properties
- **Highway Proximity:** Subject property located on Technology Drive which runs directly adjacent to I-64 (66,000+ VPD)

About the Guarantor

- **Excellent Financials:** Kids & Company, Ltd. reported over \$225 million in revenues in FY 2023, which included an EBITDA over \$35 million
- **International Brand Recognition:** Kids & Company operates 100+ centers across Canada; its U.S. sister operator, Inspire Early Education, runs 60+ U.S. centers under parent Grandir Group
- **Long Operating History:** Founded in 2002, Kids & Company has been in operation for over 24 years

Market Highlights

- **Extremely Affluent Parent Demographics:** \$150-\$173K average household incomes within a 1, 3, and 5-mile radius
- **Steady Growth Submarket:** Estimated population growth within a 1, 3, and 5-mile radius over the next 5 years
- **Significant Education Spend:** Families within a 5-mile radius spent a total of over \$120 million on education and tuition in 2025 (per CoStar)

CURRENT		
Price		\$2,753,000
Capitalization Rate		7.00%
Price/SF		\$408.88
Building Size (SF)		6,733
Lot Size (AC)		2.11
	\$/SF	
Scheduled Rent	\$28.62	\$192,729
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$192,729

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	Kids & Company dba Inspire Early Education
Lease Guarantor	Kids & Company, Ltd.
Lease Type	Absolute NNN
Lease Term Remaining	11+ Years
Rent Increases	2% Annually
Rent Commencement	4/18/2023
Options	3, 5-Year
Year Built	2000
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	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Kids & Company dba Inspire Early Education	6,733	4/18/2023	4/30/2027	\$192,729	\$16,061	\$192,729
	2% Increase	5/1/2027	4/30/2028		\$16,382	\$196,584
	2% Increase	5/1/2028	4/30/2029		\$16,710	\$200,516
	2% Increase	5/1/2029	4/30/2030		\$17,044	\$204,526
	2% Increase	5/1/2030	4/30/2031		\$17,385	\$208,616
	2% Increase	5/1/2031	4/30/2032		\$17,732	\$212,789
	2% Increase	5/1/2032	4/30/2033		\$18,087	\$217,044
	2% Increase	5/1/2033	4/30/2034		\$18,449	\$221,385
	2% Increase	5/1/2034	4/30/2035		\$18,818	\$225,813
	2% Increase	5/1/2035	4/30/2036		\$19,194	\$230,329
	2% Increase	5/1/2036	4/30/2037		\$19,578	\$234,936
	2% Increase	5/1/2037	4/30/2038		\$19,970	\$239,635
	Option 1	5/1/2038	4/30/2043		\$20,369	\$244,427
	Option 2	5/1/2043	4/30/2048		\$22,489	\$269,868
	Option 3	5/1/2048	4/30/2053		\$24,830	\$297,956
TOTALS:	6,733			\$192,729	\$16,061	\$192,729

LEGEND

Property Boundary

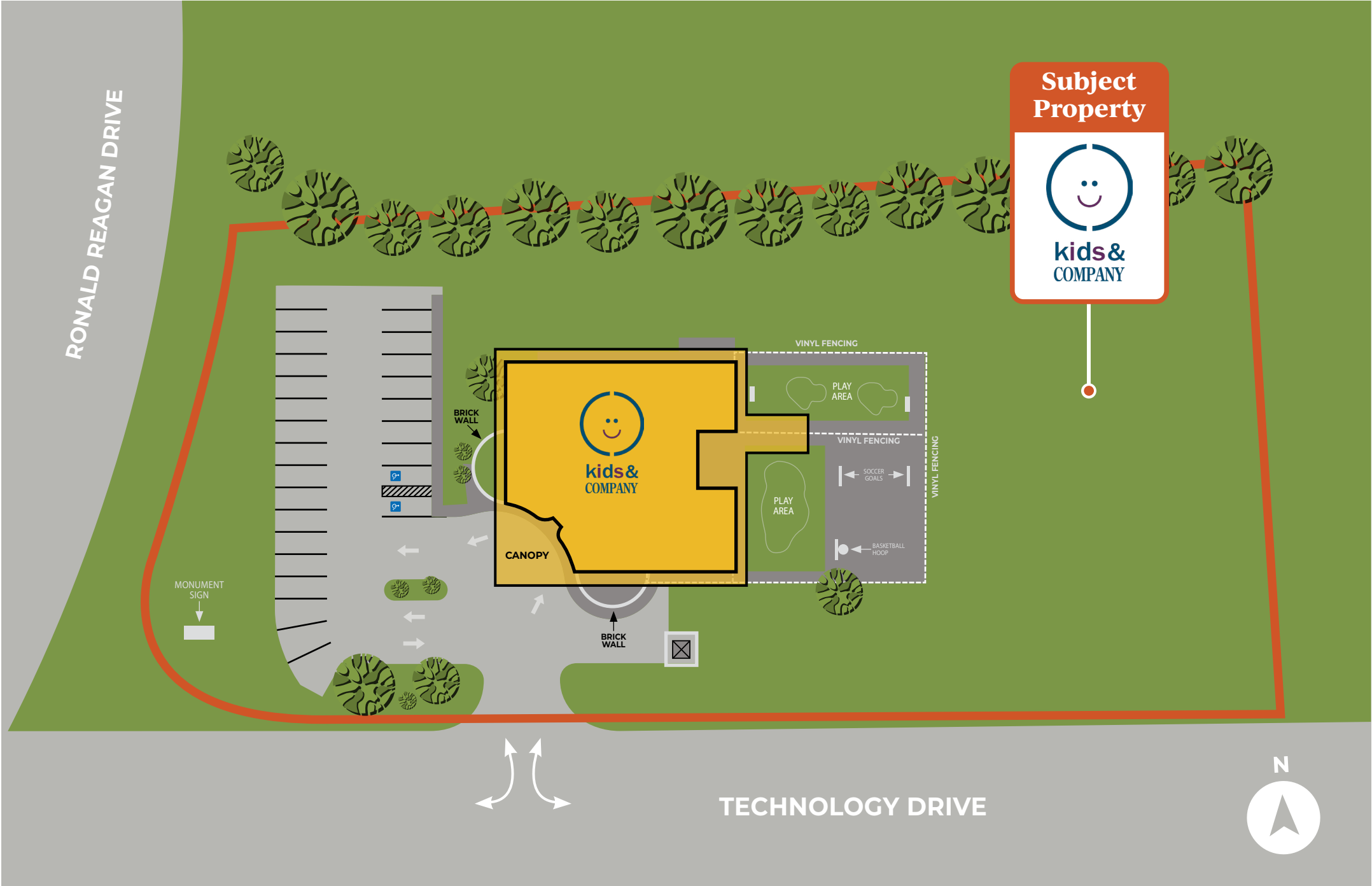
6,733
Rentable SF

2.11
Acres

27
Parking Spaces



Egress





\$225M+

FY 2023 REVENUE

\$35M+

FY 2023 EBITDA

Kids & Company

A Leading Child Care and Early Learning Provider in North America

About Kids & Company

- Founded in 2002 by Victoria Sopik and Jennifer Nashmi, Kids & Company is a leading corporate-sponsored early childhood education provider, with 100+ centers across Canada and 60+ Inspire Early Education centers in the U.S.
- Today, the company employs more than 3,000 educators with the mission to offer high-quality, flexible child care and continue to innovate in the early education space
- Kids & Company pioneered a new business model centered on corporate partnerships to develop progressive child care options that help address employees' work-life balance and productivity
- This win-win arrangement decreases absenteeism, increases engagement and benefits more than 200 organizations today

About The Grandir Group

- In 2025, Kids & Company's U.S. centers, including the subject property, rebranded as Inspire Early Education, a sister company under the Grandir Group umbrella
- The Grandir Group is a pioneer in international childcare and early education, operating in five major countries (United States, Canada, France, Germany, and England)
- The company employs approximately 14,000 motivated and trained teachers and staff worldwide and welcomes more than 48,000 children every day in its nurseries & preschools

[TENANT WEBSITE](#) ➤

Located in
a thriving
St. Louis
submarket

66,139

VEHICLES PER DAY ALONG I-64

37.3 Miles

TO DOWNTOWN ST. LOUIS

Immediate Trade Area | 10

66,139 VPD



THE WATERWAYS OF LAKE ST. LOUIS
80-acre park-like community
667 apartment units



CREEKSIDE LANDING
Upscale, multi-family
neighborhood
48 townhomes

Subject Property



RONALD REAGAN DRIVE

TECHNOLOGY DRIVE

Subject Property



kids & COMPANY

DOWNTOWN ST. LOUIS
37.3 MILES





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

DOWNTOWN ST. LOUIS
37.3 MILES



VON MAUR

LOFT
chico's

Green Tree
Elementary
School

Subject
Property

TARGET
JCPenney

Lafayette
Academy

Walmart
Supercenter

TJ-maxx

LOWE'S

Dierbergs



petco

T Mobile



Prairie View
Elementary
School

36,558 VPD

364

Immaculate
Conception
Catholic School

Crossroads
Elementary
School



SportClips
HAIRCUTS

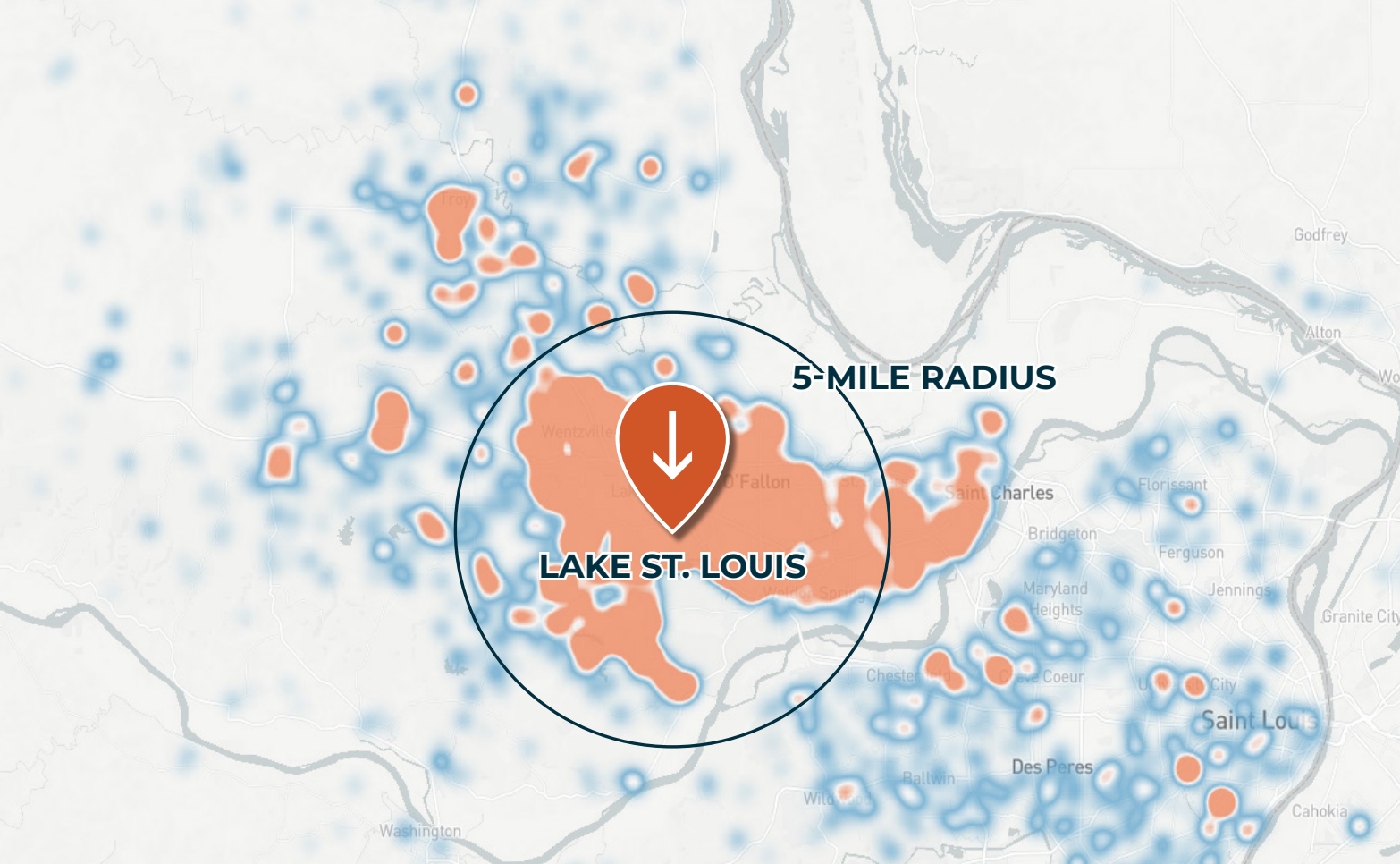
U-HAUL

64

57,069 VPD

SSMHealth

Liberty
High School



Visitation Heatmap

The shading on the map above shows the **location of people who visited the nearby Panera Bread** over the past 12 months.

Visitation Data

271.8K Visits

OVER THE PAST 12 MONTHS TO
THE NEARBY PANERA BREAD

25 Min

AVERAGE DWELL TIME AT
THE NEARBY PANERA BREAD

*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.

Demographics



Ring Radius Population Data

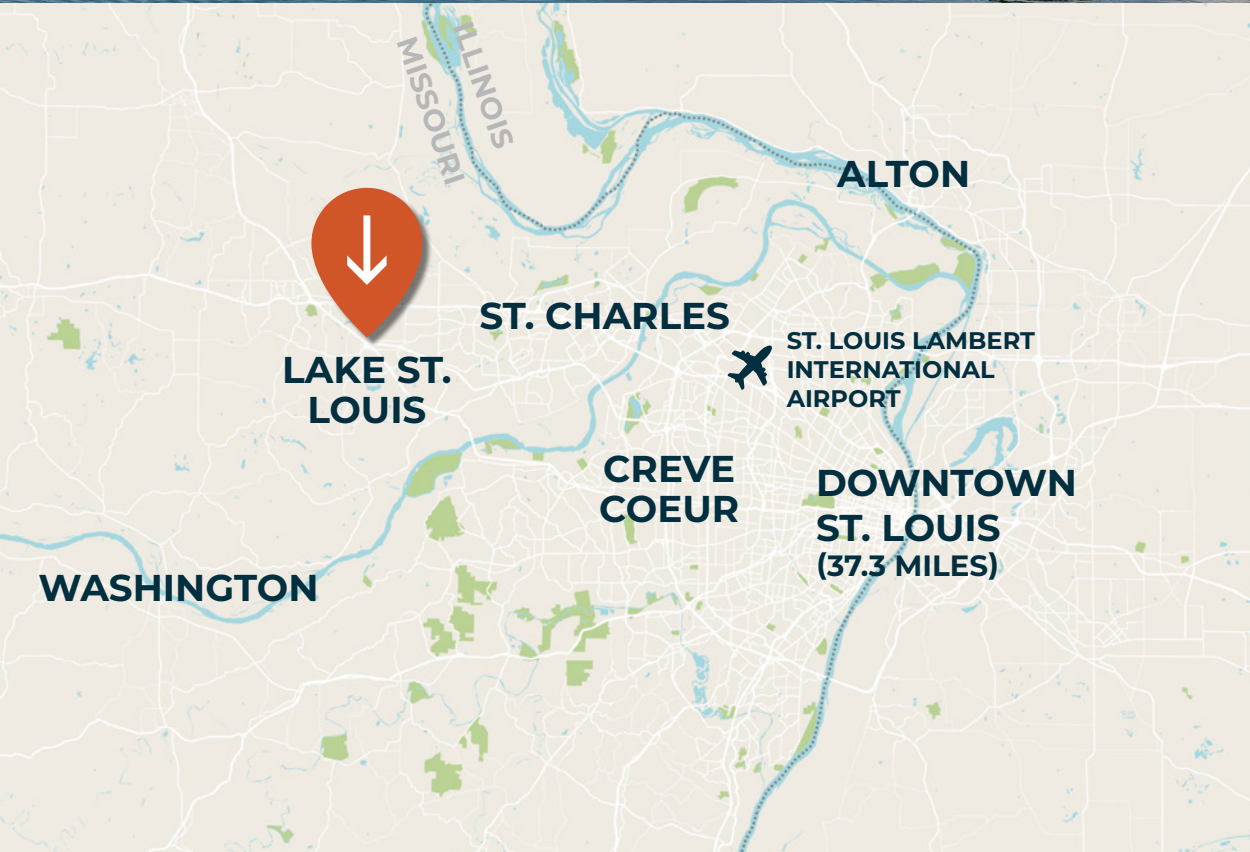
	1-Mile	3-Mile	5-Mile
2025	6,109	54,498	129,628
2030 PROJ.	6,806	60,419	139,457



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$173,098	\$154,919	\$150,168
MEDIAN	\$146,707	\$131,907	\$126,331

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Lake St. Louis, MO

Where Suburban Growth Meets Lakeside Living

St. Louis' Lakeside Community

- Located in western St. Charles County, Missouri, Lake St. Louis is a master-planned community with an estimated population of 19,160 residents
- Located approximately 40 miles northwest of downtown St. Louis, Lake St. Louis is built around two private, man-made lakes spanning roughly 600 acres, which give the city its name and defining character
- Situated between the growing suburbs of O'Fallon and Wentzville, along the I-70 growth corridor
- Located roughly 25 miles from St. Louis Lambert International Airport (STL), the primary international airport serving the region with nonstop service to 65+ destinations

Education & Workforce

- Served by the Wentzville R-IV School District, rated highly by regional education rankings and one of the fastest-growing districts in Missouri, with more than 17,000 students
- St. Charles County is the fastest-growing county in Missouri, which accounted for 42% of all new job growth in the St. Louis metro between 2012 and 2022

2.81 Million

ST. LOUIS MSA ESTIMATED
POPULATION (2025)

\$226.5 Billion

ST. LOUIS MSA GDP
(2023)

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CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

John Andreini

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

Kirby Dederian

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

Scott Reid

ParaSell, Inc.
scott@parasellinc.com
PH: 949.942.6585
MO LIC# 2019024102

In Association with ParaSell, Inc.
A Licensed Missouri Broker
#2019035835