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## 18000 SIOUX LANE GAITHERSBURG, MD 20878

#### **OFFERING PRICE** \$2,900,000 NOI \$174,000 **CAP RATE** 6.00% LEASE TYPE Triple-Net (NNN) **GUARANTOR** Corporate TERM REMAINING 10 Years **GROSS LEASABLE AREA** 6.580 SF LAND AREA 2.00 Acres

#### - NEW 10 YEAR CORPORATE NNN LEASE EXTENSION

KinderCare recently extended their lease in advance for a total of ten years. This further shows their commitment to the location.

#### - LOCATION REMAINS OPEN DURING PANDEMIC

Out of the 1,300+ locations nationwide, this particular learning center has been a part of the 400+ KinderCare's to remain open during the pandemic in order to provide daycare services to essential personnel.

#### - BEST IN CLASS NATIONAL DAYCARE PROVIDER

KinderCare operates over 1,300+ learning centers in 40 states with over 186,000 children enrolled. KinderCare Learning Centers is one of six brands under KinderCare Education, the largest for-profit provider of early education and care services in the US. KinderCare Education is owned by Partner Group, a private equity firm with over \$96 billion in assets under management.

#### - LOCATED IN PRIME AREA OF GAITHERSBURG AROUND THE KENTLANDS

The site is located around 20 miles Northwest of Washington, DC in Gaithersburg, MD. The property is positioned adjacent to the AstraZeneca Gaithersburg Global R&D campus and a block away from the Kentlands Market Square Town Center and Shops, an open-air town center with over 650,000 square feet of retail and commercial space.

#### - IDEAL DAYCARE DEMOGRAPHICS WITH LARGE POPULATION AND HIGH INCOMES

The surrounding demographics are exceptional for KinderCare with a population of over 136,000 people and a labor force of over 72,000 employees within a 3-mile radius and an average household income of over \$127,000.

#### - LARGE TWO ACRE PARCEL AT SIGNALIZED INTERSECTION

The KinderCare sits on a two acre parcel at the signalized intersection of Quince Orchard Road and Sioux Lane with over 28,000 VPD. The property has a favorable zoning of Mixed Use Development (MXD) compared to most daycare properties that are restricted with residential zoning.

#### PROPERTY DESCRIPTION



18000 Sioux Lane Gaithersburg, MD 20878



KinderCare Learning Center



6,580 +/- Square Feet



2.00 +/- Acres



**YEAR BUILT** 

Built In: 1994



**ZONING** 

Montgomery County APN: 09-02909774 Zoning: MXD



Quince Orchard Road & Sioux Lane Access to Great Seneca Highway



**TRAFFIC COUNTS** 

Quince Orchard Road: 28,000+ VPD Great Seneca Highway: 42,000+ VPD



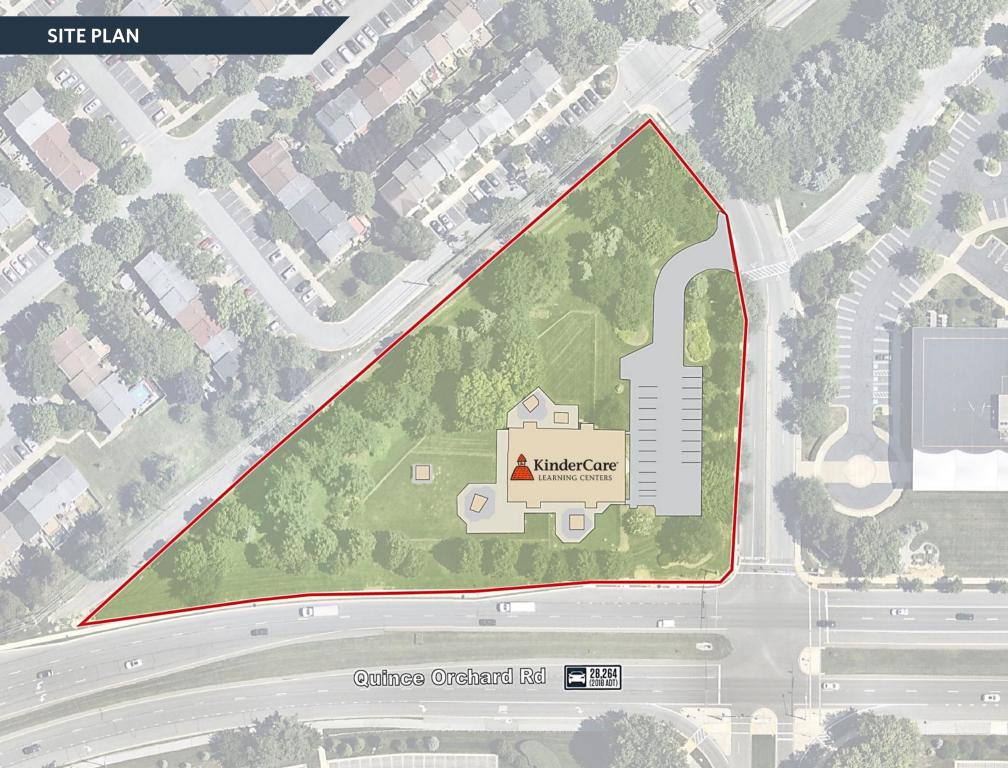
**3-MILE DEMOGRAPHICS** 

Population: 136,511 Residents Average Household Income: \$127.278









## ADDRESS: > 18000 SIOUX LANE, GAITHERSBURG, MD 20878





#### THE OFFERING

PROPERTY	KinderCare
PRICE	\$2,900,000
CAPRATE	6.00%
NOI	\$174,000
GROSS LEASABLE AREA (GLA)	6,580 SF
YEAR BUILT	1994
LOT SIZE	2.00 +/- Acres



GUARANTOR KinderCare Learning Cen	
LEASE TYPE	Triple-Net (NNN)
LEASE TERM	10 Years
RENT COMMENCEMENT	9/23/2003
LEASE EXPIRATION	9/30/2030
TERM REMAINING ON LEASE	10 Years
RENT INCREASES	10% in 2025
OPTIONS	Four, 5-Year Options
OPTION INCREASES	CPI Increase Each Option



GUARANTOR	KinderCare Learning Centers, Inc.	
NOTIFICATION PERIOD TO EXERCISE OPTIONS	120 Days	
REPAIRS & MAINTENANCE	Tenant agrees at its expense, to maintain and repair the Property, including structural or load-bearing elements, roofs, walls, foundations, HVAC, windows, doors, electrical systems and equipment, mechanical equipment, plumbing, and all other components of the Building, lawns, plantings, walkways, driveways and parking areas, driveways, parking areas and adjacent public sidewalks, utility lines and exterior lighting, to keep the Property in good order and condition, and to make replacements as Tenant deems necessary or desirable.	
REAL ESTATE TAXES	Tenant shall pay before delinquent all real estate and personal property taxes and assessments lawfully imposed upon the Property ("Taxes") during and applicable to the Initial Term and any Extension(s), directly to the taxing authority.	
INSURANCE	Tenant, at Tenant's sole cost and expense, shall maintain in full force and effect policies of insurance for the full replacement value of the Building, insurance covering Tenant's Personalty located at the Property, insurance covering liability arising out of Tenant's use of Property.	
ASSIGNMENT & SUBLETTING	Tenant shall have the right to sublet, assign, transfer, reassign, and grant concessions or license in all or any part of the Property, and in any of Tenant's rights and obligations under this Lease, without Landlord's prior consent. In the event of such a Transfer, Tenant shall remain liable for all of Tenant's obligations to Landlord arising hereunder so long as this Lease is not changed, modified or amended in any respect by Landlord and any transferee.	
ESTOPPEL CERTIFICATE	Upon not less than 20 business days prior written request.	



Based out of Portland, OR, KinderCare operates over 1,300 learning centers in 40 states with over 186,000 children enrolled. The company provides educational programs for children from six weeks to 12 years old through purposeful learning and play. From math skills and early literacy activities to cooking adventures and plenty of time for the arts, KinderCare's proprietary Early Foundations curriculum sets the industry standard for excellence in education.

KinderCare Learning Centers is one of six educational brands under KinderCare Education, the largest for-profit provider of early education and care services in the US. Other concepts under KinderCare Education include, KinderCare Education Work, Knowledge Beginnings, Champions, The Grove School, and Cambridge Schools. KinderCare Education was acquired by Partners Group in 2015, a private equity firm headquartered in Switzerland. Partners Group serves over 900 institutional investors with over \$96 billion in assets under management worldwide.



















### Gaithersburg, MD

Gaithersburg is an incorporated City in Montgomery County, MD located about 20 miles Northwest of Washington, DC. As a growing suburb of Washington, DC, Gaithersburg benefits from its convenient location alongside I-270 and Route 355 as well as Shady Grove Metro Station and State Route 200 or "The ICC". These transportation hubs and roadways are the backbone of the city by providing its residents convenient access the job market of the greater Washington, DC MSA. Gaithersburg is a thriving and growing community home to over 66,000 residents and 4,000 businesses including major employers such as MedImmune, Leidos, Sodexho, Kaiser Permanente, as well as the headquarters of the National Institute of Standards and Technology (NIST). In addition Gaithersburg is home to over 75 bio-technology companies and benefits from a well-educated workforce, high median income, and its proximity to downtown Washington, DC. Major developments over the years include large mixed use town centers such as the Kentlands, Lakelands, Rio Washingtonian Center, and most recently Downtown Crown along with the future Watkins Mill Town Center.

#### **Montgomery County**

Montgomery County is Maryland's most populous county with over 1 million residents. The county borders Washington, DC to the Northwest, and is one of the wealthiest counties in the US with a median income of over \$108k coupled by an evergrowing population that has increased by over 8% over the last decade. In addition Montgomery County has a well educated populace with nearly 60% holding bachelor degrees or higher. Montgomery County is a large employment base of the Washington, DC region with over 570,000 workers and its largest employers are comprised of a mix of government and private sector employers. Notable government employers include the National Institute of Health (NIH), Food and Drug Administration (FDA), and Naval Support Activity Bethesda among others as well as private employers such as Marriott International, Lockheed Martin, and Adventist Healthcare. In addition Montgomery County is a prominent hub for life sciences and biotechnology in the Mid-Atlantic region fostering synergy between the private sector, government agencies, such as NIH, FDA, and NIST along with local universities such as Johns Hopkins and the University of Maryland.





#### **MONTGOMERY COUNTY**













#### **MONTGOMERY CO. MAJOR EMPLOYERS**

3	<u>Employer</u>	Sector
Naval Support Activities Bethesda Government  Marriott International Hospitality  Lockheed Martin Contracting	National Institutes of Health	Healthcare
Marriott International Hospitality  Lockheed Martin Contracting	U.S. Food & Drug Administration	Government
Lockheed Martin Contracting	Naval Support Activities Bethesda	Government
	Marriott International	Hospitality
Adventist HealthCare HealthCare	Lockheed Martin	Contracting
	Adventist HealthCare	HealthCare

#### **LOCAL UNIVERSITIES**







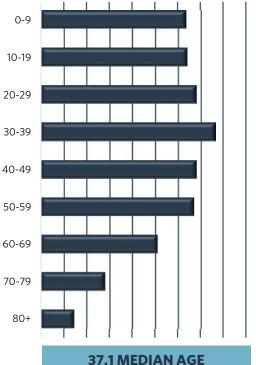






#### **POPULATION BY AGE**

0% 2% 4% 6% 8% 10% 12% 14% 16% 18%





<u>Employer</u>	<u>Sector</u>
Federal Government	Government
Fairfax Co. Public Schools	Education
Inova Health System	Healthcare
Marriott International, Inc	Hospitality
University of Maryland	Education
General Dynamics Corp.	Aerospace & Defense
Deloitte LLP	Professional Service
Amazon	Online Retailer
Leidos Holdings, Inc,	Technology
Capital One Financial Corp.	Financial

## WASHINGTON, D.C. MSA

County

County

Codaty

Carroll

Silver Spring

Alexandria

Washington, D

Columbia

Frederick

Leesburg

redericksburg

Manassas

Dale Cit

Gaithersburg



Berkel Matins

Fauquier

County County Culpeper

Orange County

Warrenton

Winchester

County

ront Royal

County

Charlottesville

#### 6.2M

#### TOTAL POPULATION

10.8% Increase Since 2010



#### 2.3M

NO. OF HOUSEHOLDS

64% Owner Occupied



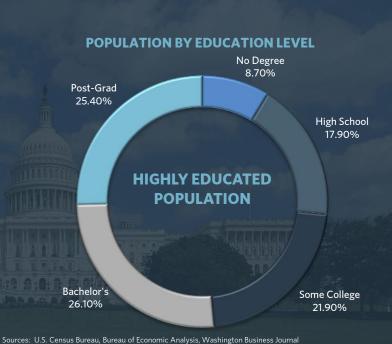
#### \$102K

MEDIAN HH INCOME \$61.9K US Median HH Income

#### 2.9%

**UNEMPLOYMENT RATE** 

3.3% National Unemployment Rate



ldl



**TOTAL POPULATION** 

MILES	2020	2025
1	17,074	17,577
3	136,551	142,154
5	297,151	304,751

**AVERAGE HOUSEHOLD INCOME** 



**HOUSEHOLDS** 

MILES	2020	2025
1	6,661	6,899
3	50,111	51,895
5	105,316	107,474



**OWNER-OCCUPIED HOMES** 

MILES	2020	2025
1	4,552	4,592
3	27,659	28,653
5	66,323	67,812



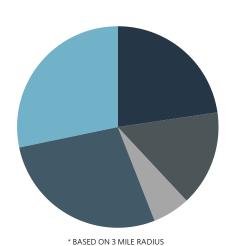
**MEDIAN HOUSEHOLD INCOME** 

MILES	2020	2025	MILES	2020
1	\$156,107	\$174,168	1	\$122,082
3	\$127,278	\$139,884	3	\$95,056
5	\$135,322	\$148,606	5	\$102,762



**PER CAPITA INCOME** 

MILES	2020	2025
1	\$59,861	\$67,224
3	\$46,658	\$51,009
5	\$47,966	\$52,410





2025

\$133,748

\$102,111 \$108,493

#### **EDUCATIONAL ATTAINMENT**

High School or Less - 22.7%

GED/Some College, No Degree - 15.4%

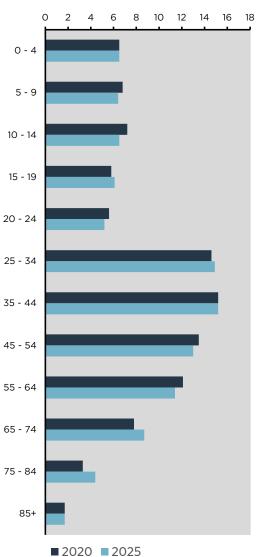
Associate Degree - 6.0%

Bachelor's Degree - 27.7%

**Graduate/Professional Degree - 28.2%** 

#### **POPULATION BY AGE** PERCENT (%)

\* BASED ON 3 MILE RADIUS







# kInb

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**Investment Sales Group** 

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