

Marcus & Millichap
CAFIERO SGAMBATI TEAM



756 US Highway 206 South | Hillsborough, NJ

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OFFERING HIGHLIGHTS



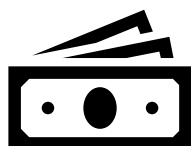
PRICE

\$4,096,000



CAP RATE

6.00%



NOI

\$245,798



INCREASES

CPI Not to Exceed
10% in Options

Rent Dates	Annual Rent	Increase	Cap Rate
2/4/2003 – 5/31/2033	\$245,798	-	6.00%
(Option 1) 6/1/2033 – 5/31/2038	\$270,378*	CPI Increase	6.60%*
(Option 2) 6/1/2038 – 5/31/2043	\$297,416*	CPI Increase	7.26%*
(Option 3) 6/1/2043 – 5/31/2048	\$327,157*	CPI Increase	7.99%*

*CPI Increases in Option Periods have a maximum increase of 10%. 10% is assumed in our calculations

INVESTMENT HIGHLIGHTS

- Single Tenant KinderCare Child Learning Center Located in Hillsborough, Somerset County, New Jersey
- Corporately Guaranteed NNN Lease with 12.5 Years Remaining & 3-5 Year Options to Renew
- CPI Rental Increases Each Option Period
- Over 1.3M Square Feet of Office Space in Immediate Vicinity
- Located on Route 206, Main Thorofare Running From Somerville to Princeton – Over 27,000 VPD
- Minutes From Amwell Road/Route 206 Intersection – Main Intersection in Hillsborough
- Nearby National Retailers Include: ShopRite, McDonald's, 7-Eleven, Starbucks, Walgreens, USPS, Taco Bell, Dunkin', Chase Bank & Burger King
- Affluent Area: Average Household Income Exceeds \$158,000 Within 5 Miles of the Subject Property

PROPERTY DETAILS



Property Description

Rentable Square Feet	9,832 SF
Parcel Size	3.12 AC
Block	178.0
Lot	431.0
Year Built	1999
Number of Stories	1 Story
Parking	54 Spaces
Parking Ratio	5.49/1,000 SF
Traffic Count	27,849 Vehicles/ Day

756 US Highway 206 South | Hillsborough, NJ

The Offering

Property Address	756 US Route 206 South, Hillsborough
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Term Remaining	13 Years
Lease Commencement	2/4/2003
Lease Expiration	5/31/2033
Increases	CPI Not to Exceed 10% in Options
Options	3 – 5 Year
Guarantor	Corporate
Renewal Notice Timing	180 Days



1999
Year Built



54
Spaces



27,849 ADT
US-206 South







TENANT OVERVIEW

KinderCare Learning Centers is an American operator of for-profit childcare and early childhood education facilities founded in 1969 and currently owned by KinderCare Education based in Portland, Oregon. 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. In 39 states and the District of Columbia, some 200,000 children are enrolled in more than 1,600 early childhood education community centers, over 600 before-and-after school programs, and over 100 employer-sponsored centers.

KinderCare uses low teacher-to-student ratios that allow teachers to focus on the individual learning styles and needs of each child. Teacher-to-student ratios increase with each age group. For example, the teacher-to-student ratio in preschool classrooms is one teacher to twelve students, higher than other childcare facilities in the area. For example, La Petite Academy has a teacher-to-student ratio of one teacher to eight students in the preschool classroom. KinderCare offers programming for school-age children, as well.

KinderCare provides door-to-door transportation for children to and from school. Full-day care for summer, winter, and fall break is offered for school-age children as well. School-aged children typically spend two hours before and after school at KinderCare centers. The KinderCare school-age curriculum focuses on social-emotional development in order to support children in becoming the kindest, most capable, and most resilient version of themselves. Daily lesson plans and activities are expected to be completed, including STEM projects, creative arts projects, despite the limited hours.



KinderCare[®]

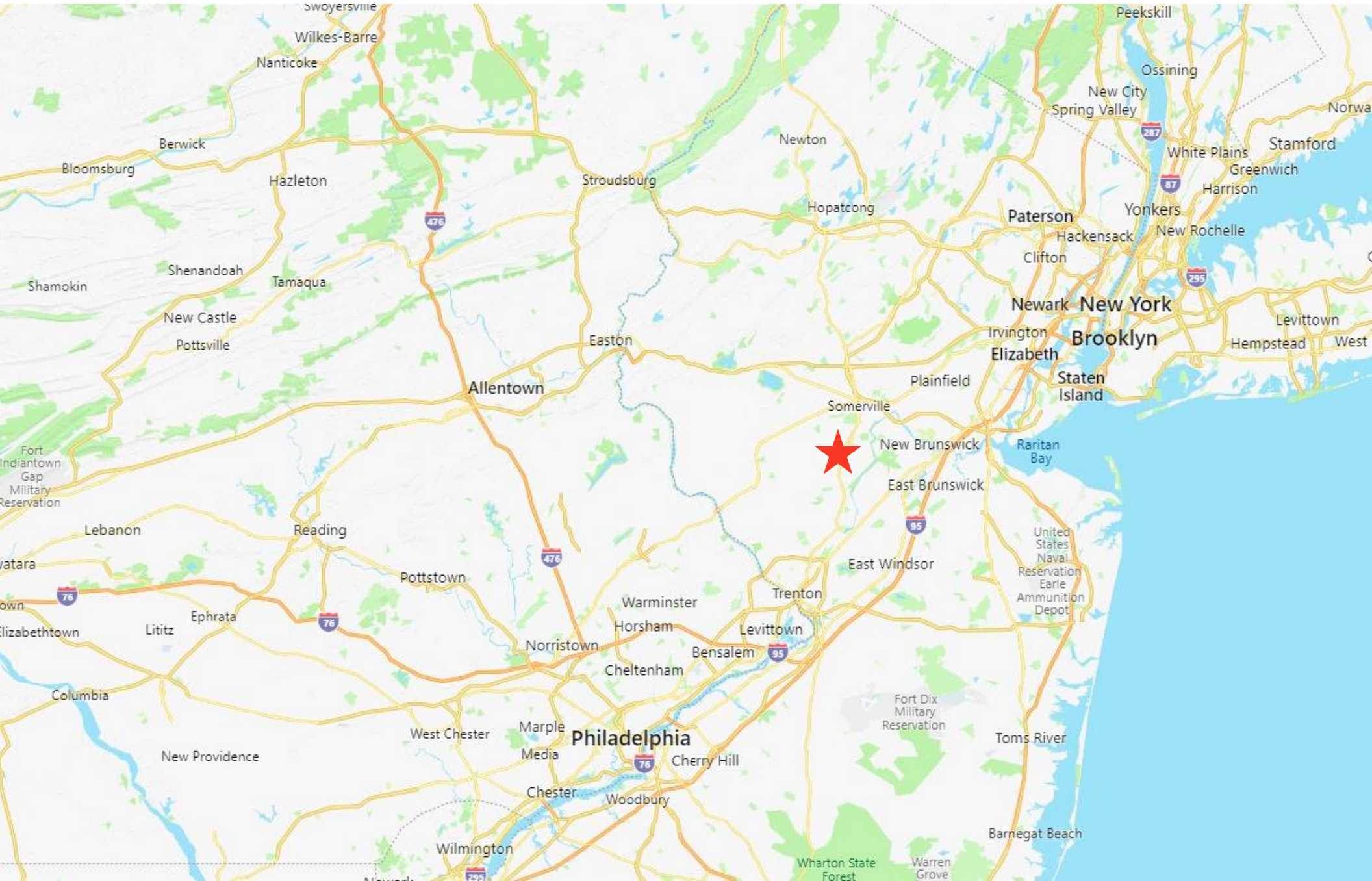
LEARNING CENTERS

Private
OWNERSHIP

1969
FOUNDED

1,500+
LOCATIONS

Tenant Summary	
Tenant Trade Name	KinderCare Learning Centers
Ticker Symbol	Privately Held
States	39 States
Headquarters	Montgomery, AL
Website	www.kindercare.com



SURROUNDING RETAIL



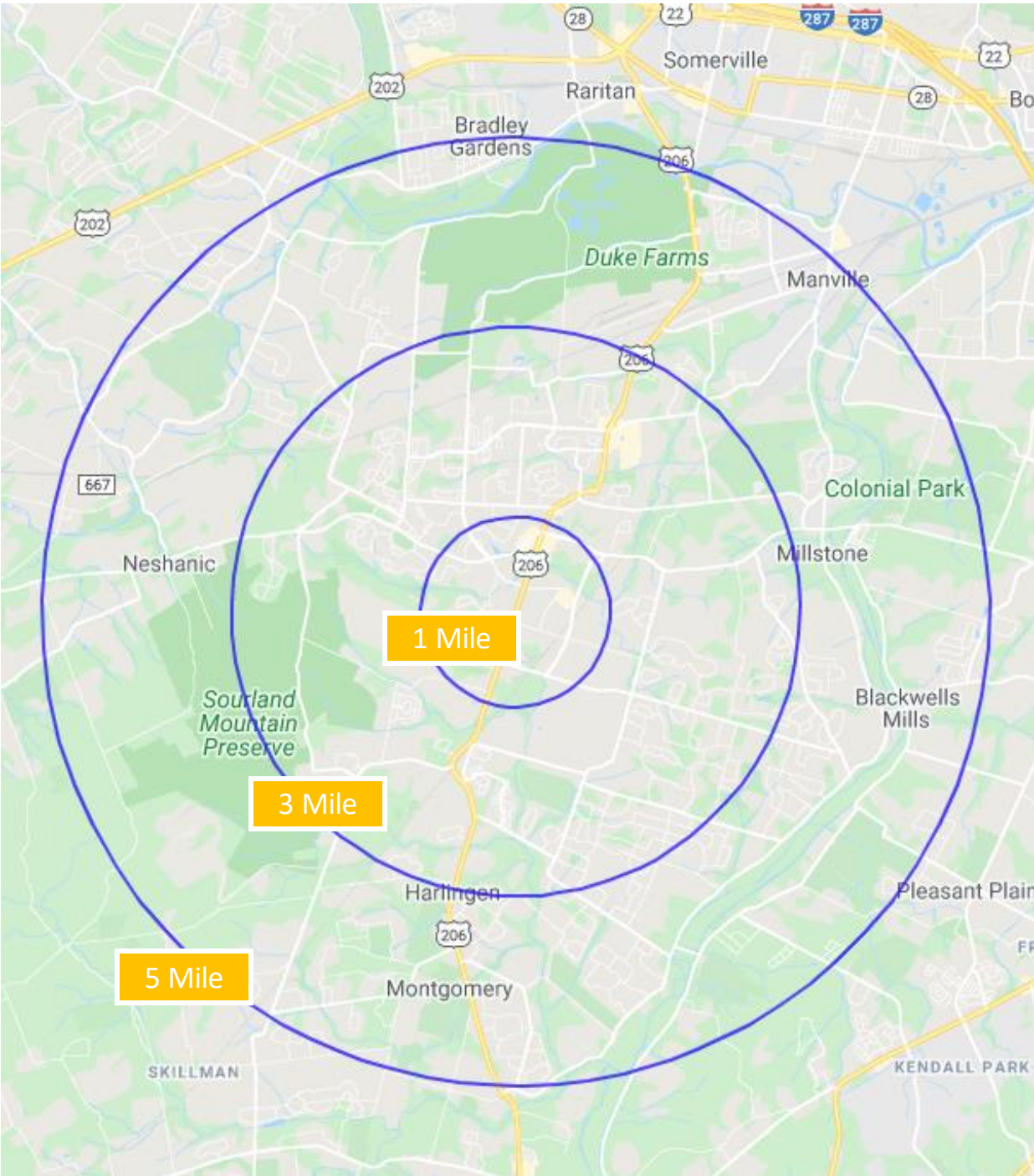
PROPERTY OUTLINE







DEMOGRAPHICS



Daytime Population
25,943
3 Mile Radius



Average HH Income
\$158,154
3 Mile Radius

POPULATION		
1 Mile	3 Miles	5 Miles
5,124	35,752	68,845
HOUSEHOLD		
1 Mile	3 Miles	5 Miles
2,216	13,133	24,821
AVERAGE HH INCOME		
1 Mile	3 Miles	5 Miles
\$128,525	\$158,154	\$155,025

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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PRESENTED BY

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For More Information on Our Services
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