



## ABSOLUTE NNN LEASE INVESTMENT

*Corporate Guarantee – 1,300+ Facilities*

1655 Hidden Valley Parkway | Corona, CA



**Colliers**  
INTERNATIONAL



## PROPERTY OVERVIEW

Colliers National Net Lease Group is pleased to offer to qualified investors, the unique opportunity to purchase a fee simple, Corporate Guaranteed, Single Tenant Absolute Net Lease Kinder Care in Southern California. This property sits at the signalized intersection of Hidden Valley Parkway and Norco Hills Road. Kinder Care has operated at this site extremely successfully for over 17 years. Hidden Valley Parkway is the main Thoroughfare connecting residents to the 15 or 91 freeways. This truly unique offering provides investors an opportunity to obtain a free standing Corporate Guaranteed asset with Zero landlord responsibilities and biennial increases through-out lease term.

- STNL Kinder Care Facility
- Absolute Net Lease (Zero Landlord Responsibilities)
- Corporate Guarantee – 1,300+ Facilities
- Four – Five Year Option Periods (Biennial Increases)
- Major Thoroughfare through the city

PRICING DETAILS	
List Price	\$4,333,000
CAP Rate	5.10%
Annual Rent	\$221,000
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	KinderCare
Lease Start	January 1, 2003
Lease Expiration	December 31, 2028
Term Remaining On Lease	8 Years + Options
Base Rent	\$221,000
Rental Adjustments	1/1/2023: \$229,000 1/1/2025: \$237,000
Option Periods	Tenant has 4 - 5 Year Options with biennial increases
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
PARCEL DETAILS	
APN	122-210-035
Building Size	8,180 SF
Land Size	44,866 SF (1.03 ACRES)





TENANT OVERVIEW

KinderCare Learning Centers is an American operator of for-profit child care 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.



# AREA OVERVIEW

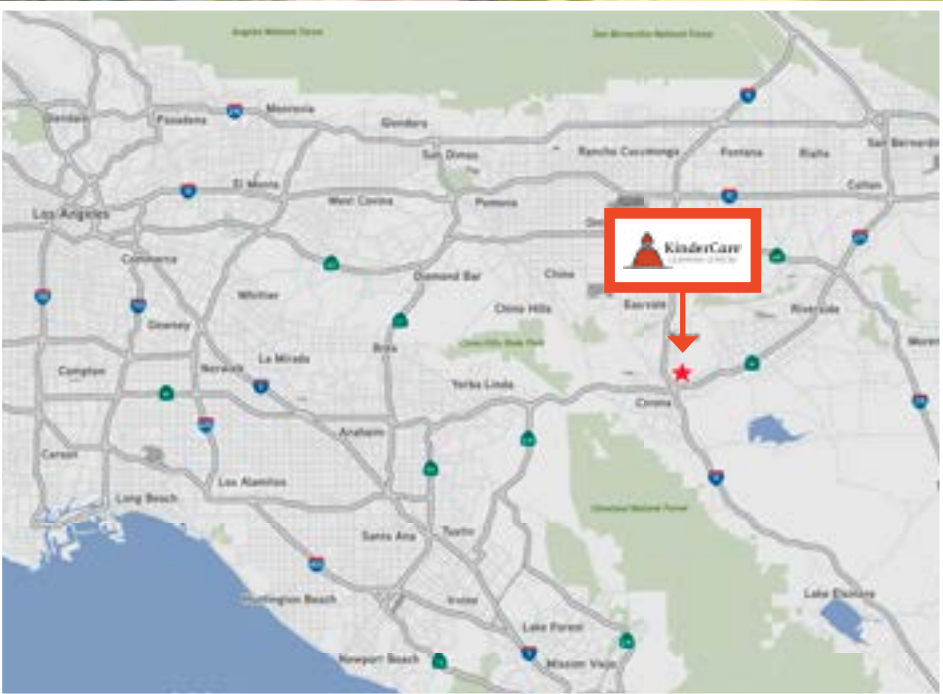
## The City of Corona, CA

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. The City limits encompass 39.2 square miles and the population is over 168,000. A city whose heritage spans more than a century, Corona has emerged as an ethnically diverse community, where a significant percentage of the population is made up of young, well educated families.

The Corona community boasts many amenities that provide a first-rate quality of life for residents. The City has more than 394 acres of parks, with sports fields, basketball courts, playgrounds, tennis courts, two skateparks and an outdoor pool.

Public Safety efforts by the Corona Police Department and Corona Fire Department have resulted in decreasing crime rates, quick response times and a superior paramedic program.

The Corona Public Library and the Circle City Center provide cultural and educational programming, and the Senior Center is a hub of activity with programs, workshops and social gatherings. The City also operates a recreational airport.



# AREA OVERVIEW

## Economy

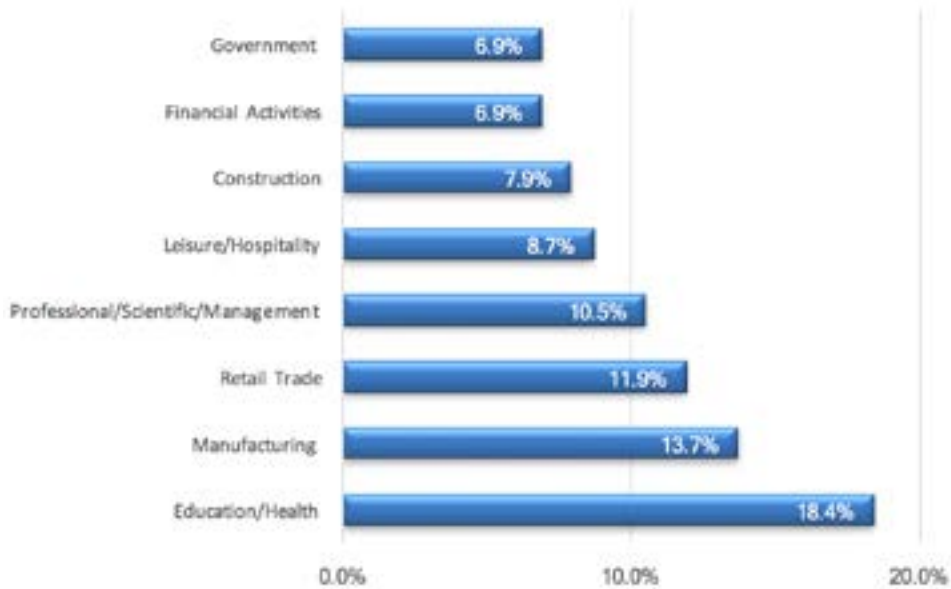
Corona's industrial base has played an important role in the growth of the City and its employee base. Corona's economy is strong and getting stronger! There are more than 42,000 jobs within the city of Corona and there is a workforce of more than 84,000. Our retail and commercial areas are expanding and office development is booming. Corona has more than 34 million square feet of industrial space and more than 3 million square feet of office space existing, under construction, or planned. Economic Development is the business advocate always looking for ways to help the business community with incentives, communication, and team building.

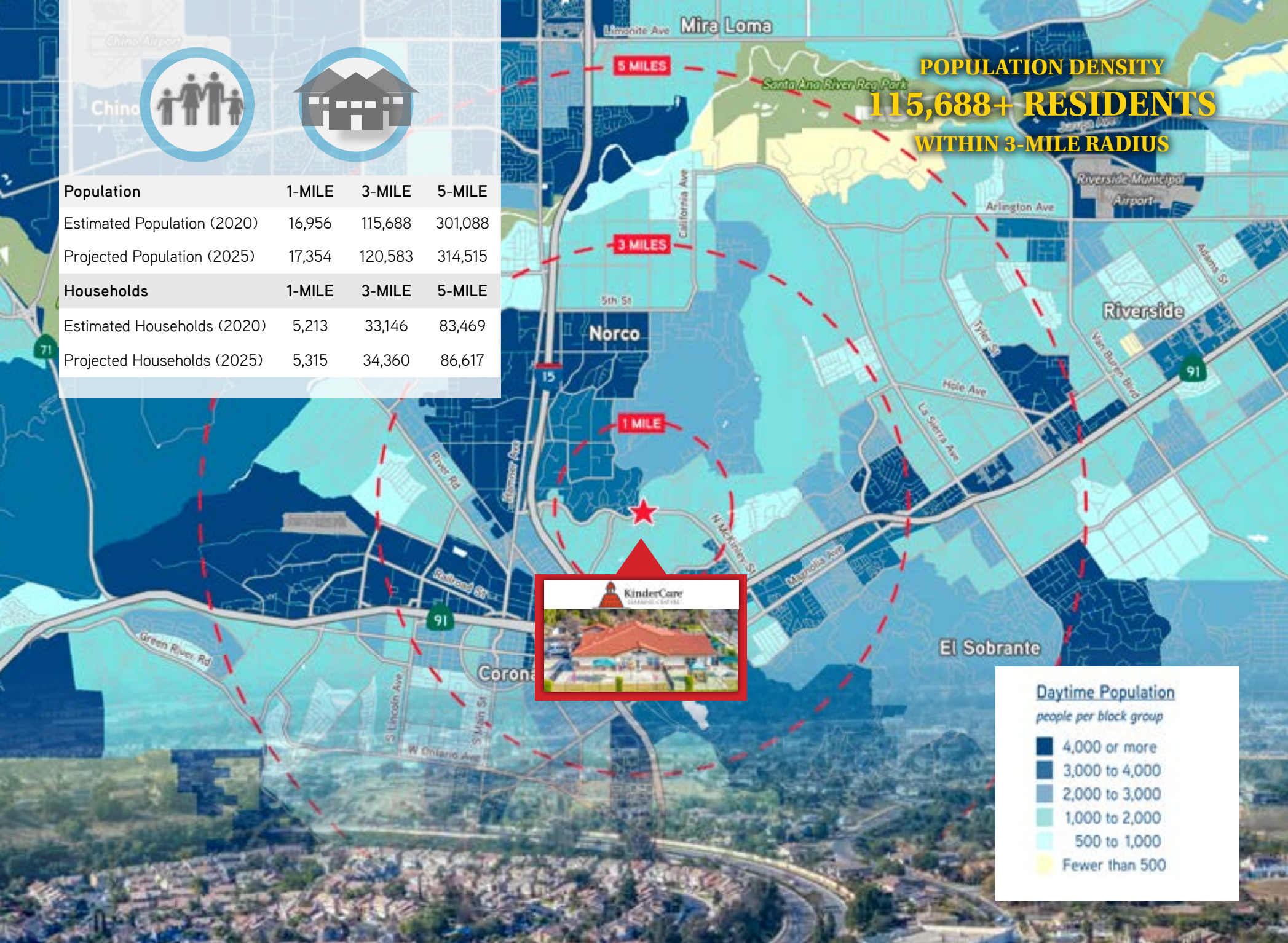
## Business Community

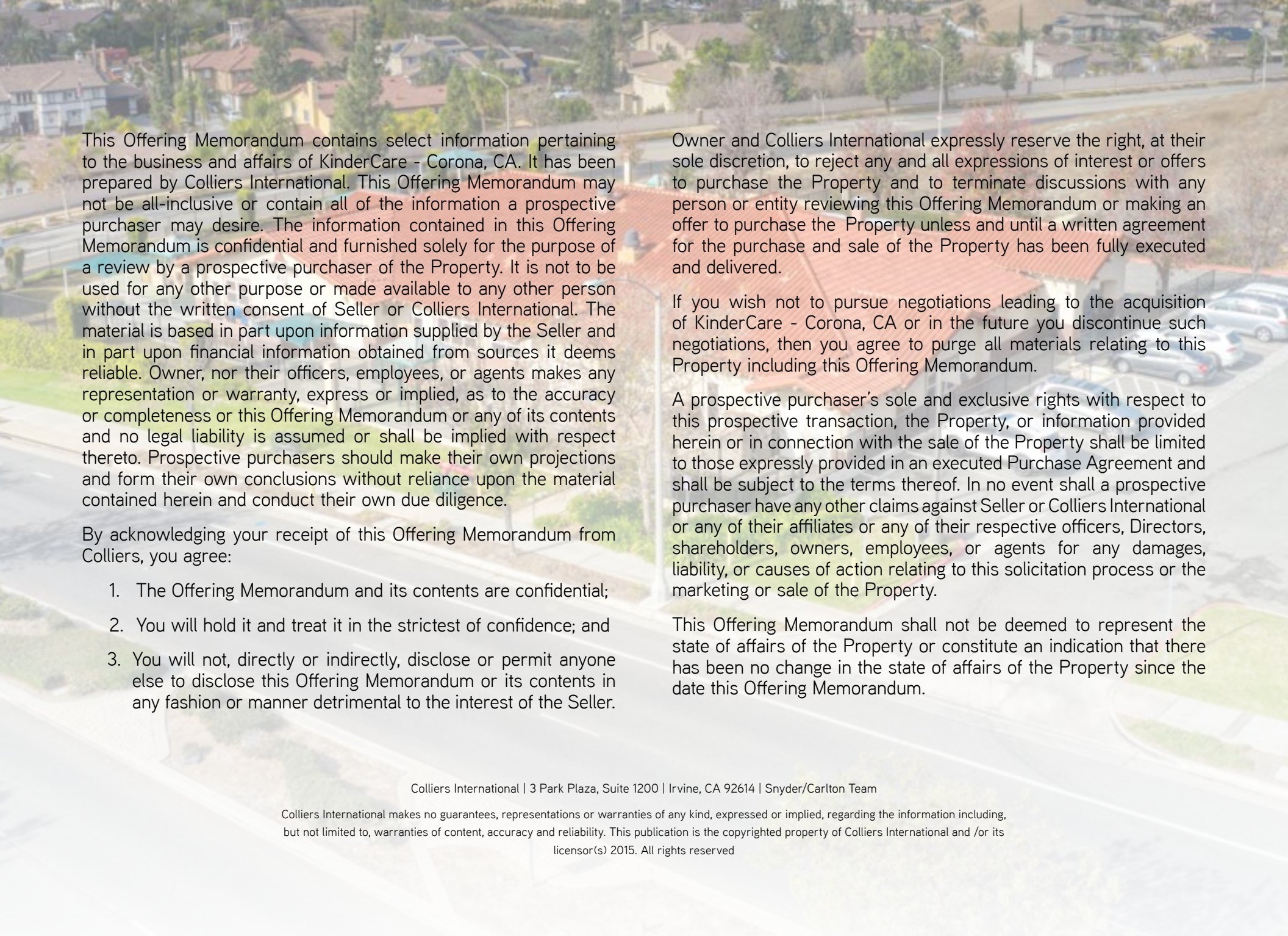
- Corona is home to 168,000 people and a rich economic environment
- The region has a history of agriculture with a history of well-known citrus orchards, ranches, and dairy farms.
- The development of commerce and industry in the city has been accelerated by congestion on the Riverside Freeway, with many firms leaving northern Orange County to be closer to their employees' homes in Corona and Riverside
- Companies benefit from a strong transportation infrastructure, skilled workforce, and low cost of business



## Employment by Industry







This Offering Memorandum contains select information pertaining to the business and affairs of KinderCare - Corona, CA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of KinderCare - Corona, CA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

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INVESTMENT CONTACT

CAMERON DUFFY  
Senior Associate  
License No. 02022605  
949.724.5557  
cameron.duffy@colliers.com

JEREME SNYDER  
Executive Vice President  
License No. 01360233  
949.724.5552  
jereme.snyder@colliers.com

ERIC CARLTON  
Executive Vice President  
License No. 01809955  
949.724.5561  
eric.carlton@colliers.com

