



**SYNDICATED EQUITIES**  
Investment Sales Group



CONFIDENTIAL OFFERING MEMORANDUM

**KinderCare**

[www.syneq.com](http://www.syneq.com)

14080 NORTHDAL BLVD. | ROGERS, MN

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## INVESTMENT HIGHLIGHTS

### KINDERCARE ROGERS, MN

**Rogers KinderCare was 1 of only 450 KinderCare locations nationwide that remained open during the pandemic**

**Long term tenancy, KinderCare renewed its lease** for an additional 10-years in 2017

**Located just 20 miles northwest of downtown Minneapolis**

**Projected 8% population growth** within a 5-mile radius between 2019 and 2024

**Absolute NNN lease** with no landlord responsibilities

**Strong presence of national retailers** in the surrounding area including Walgreens, Target, Cabela's, McDonald's, Chipotle, and more

**\$3,403,503**  
OFFERING PRICE

**6.65%**  
CAP RATE

**\$226,333**  
NET OPERATING INCOME

## LEASE OVERVIEW



**\$226,333**  
CURRENT RENT



**+/- 7.25 YRS**  
TERM REMAINING



**9,300 SF**  
BUILDING SIZE

### Overview

Tenant	KinderCare Education
Current Rent	\$226,333
Rent Increases	Lesser of CPI or 7%
Lease Structure	Absolute NNN
Rent Commencement	12/3/2007
Term Remaining	+/- 7.25 Years
Lease Expiration	6/30/2028
Options	Three 5-Year
Ownership Type	Fee Simple
Building Size	9,300 SF
Lot Size	1.17 Acres

### Rent Schedule\*

DATE	ANNUAL	INCREASE
Current	\$226,333	—
1/23/2023	\$242,176	Lesser of CPI or 7%
Option 1	\$259,128	Lesser of CPI or 7%
Option 2	\$277,267	Lesser of CPI or 7%
Option 3	\$296,676	Lesser of CPI or 7%

\* Rent increases are projected at 7% based on historical CPI data.







**KinderCare**  
[www.kindercare.com](http://www.kindercare.com)

**\$1.89B**

**2019 REVENUE**

**1,400+**

**TOTAL LOCATIONS**

**1,220+**

**ACCREDITED LOCATIONS**

KinderCare Education is the largest private child-care and educational services provider in the United States. Headquartered in Portland, Oregon, the company operates more than 1,400 locations and posted revenue of \$1.89 billion in 2019. More than 1,220 KinderCare locations are nationally accredited by the National Association for the Education of Young Children (NAEYC), National Accreditation Commission for Early Care and Education Programs (NAC), or National Early Childhood Program Accreditation (NECPA) - a process that includes staff and parent participation, classroom observations, and health and safety checks. While KinderCare strives to reach accreditation at 100 percent of eligible locations, just 10 percent of all childcare providers in the industry are accredited. KinderCare was acquired by Partners Group, a Switzerland-based investment firm, in 2015. Partners group manages \$109 billion in assets and has made more than 250 investments through its private equity platform since inception.



## SITE PLAN

**2007**  
YEAR BUILT

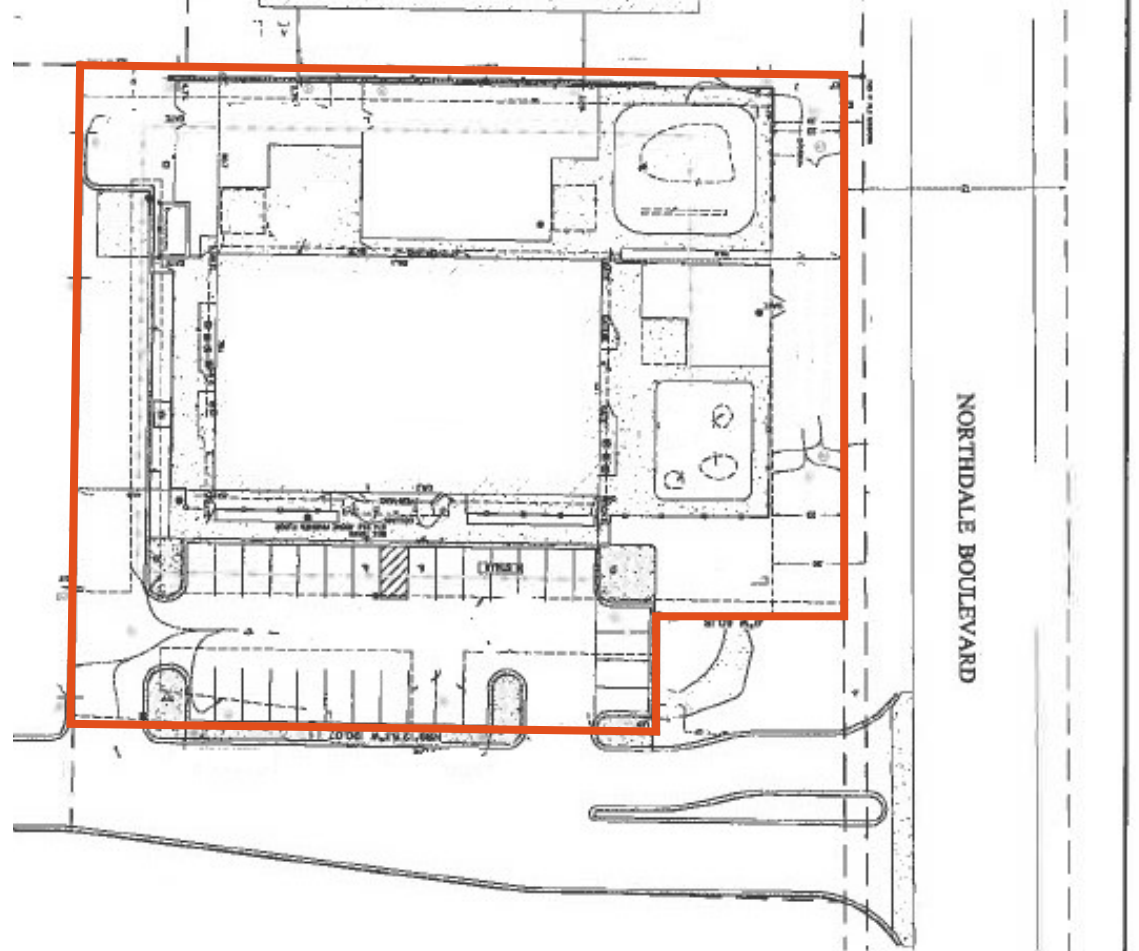
**±1.17AC**  
LAND AREA

**±9,300SF**  
BUILDING AREA

### NEIGHBORING RETAILERS

Walgreens  
Cabela's  
Target  
Kohl's  
Discount Tire  
CVS  
Arby's  
Wendy's  
The UPS Store  
Chipotle  
Subway  
Caribou Coffee  
Culver's  
Valvoline

Cub Foods  
Jimmy John's  
T-Mobile  
Papa Murphy's  
HOM Furniture  
Dock 86  
BMO Harris Bank  
Wells Fargo  
Goodwill  
Caliber Collision  
Northwestern Tool  
Dunkin'  
Taco Bell  
O'Reilly Auto Parts





# AERIAL





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# AERIAL

**ROGERS HIGH SCHOOL**  
1,585 STUDENTS

**ROGERS MIDDLE SCHOOL**  
885 STUDENTS

**NEW HORIZON**  
ACADEMY



**STATE HIGHWAY 101**  
44,500 VPD

**TRUSTONE**  
FINANCIAL

**141ST AVE. N**  
10,200 VPD





## SITE PHOTOS





[VIEW MAP](#)

## Rogers, MN

Rogers is located within Hennepin County, approximately 20 miles northwest of Minneapolis. With direct access to Minneapolis via Interstate 94 and the Northstar Line, a high-speed, state-of-the-art commuter train running from Big Lake to downtown Minneapolis, Rogers and the adjacent suburbs of Dayton, Elk River, Otsego and St. Michael have grown significantly over the last 20 years. The Twin Cities metro area has experienced a large boom in the development of single-family homes with a 37% year-over-year increase in new housing permits, making 2020 the busiest year buy units for new housing starts since 2005. Maple Grove Hospital, which is located eight miles southeast of the Subject Property, opened in 2009 and has become the largest labor and delivery unit in the state.

Minneapolis and Saint Paul, which are collectively referred to as the “Twin Cities,” combined are the 14th largest market in the U.S. with approximately 3.5 million residents. The Twin Cities are home to seventeen Fortune 500 companies and eight of America’s largest companies, including General Mills, Ecolab, and Target. The Minneapolis-Saint Paul area is the second largest economic center in the Midwest, behind Chicago. The strength of the market lies heavily in its diversification: commerce, finance, rail and trucking services, healthcare, publishing, food processing, insurance, education, technology, and tourism. The Twin Cities are home to over 30 colleges and universities including the University of Minnesota’s main campus, which has over 40,000 undergraduate and graduate students enrolled, and it is the sixth largest main campus in the country.



## DEMOGRAPHICS

15080 NORTHDAL BLVD. | ROGERS, MN



**37,006**

**TOTAL POPULATION**



**8.08%**

**EST. POPULATION  
GROWTH**



**\$119,136**

**AVG. HOUSEHOLD  
INCOME**

### Population

	1 Mile	3 Miles	5 Miles
Total Population	3,551	16,388	37,006
Population Density	1,127	578	470
Median Age	33.8	35.0	36.0
Population Growth (2000-2010)	100.83%	97.83%	75.34%
Est. Population Growth (2019-2024)	5.33%	7.60%	8.08%

### Income

Average Household Income	\$130,398	\$131,379	\$119,136
Median Household Income	\$103,200	\$104,263	\$97,655
Per Capita Income	\$42,433	\$44,510	\$41,842
Average Income Growth (2000-2010)	27.15%	28.16%	24.72%
Est. Average Income Growth (2019-2024)	11.62%	12.31%	13.36%

### Household

Households	1,151	5,543	12,986
Average Household Size	2.92	2.96	2.86
Household Growth (2000-2010)	115.53%	104.46%	82.75%
Est. Household Growth (2019-2024)	7.81%	9.07%	9.30%

### Units

Occupied Units	1,151	5,543	12,986
% Occupied Units	98.68%	99.12%	98.28%





# SYNDICATED EQUITIES

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Investment Sales Group

WE LOOK FORWARD TO HEARING FROM YOU

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