



ABSOLUTE NNN LEASE | 45 YEARS AT THIS LOCATION

**KINDERCARE**

**29 Coronado Rd, Indianapolis, IN 46234**

*Exclusively Listed By:*

**PETER GEORGE**

Associate Advisor

248.219.3063

[peter@encorereis.com](mailto:peter@encorereis.com)

**RYAN VINCO**

Managing Partner

248.702.0299

[ryan@encorereis.com](mailto:ryan@encorereis.com)

*In conjunction with:*

**BRIAN BROCKMAN**

Bang Realty, Inc.

[Brian@bangrealty.com](mailto:Brian@bangrealty.com)

513.657.3645



TABLE OF CONTENTS

Confidentiality & Disclaimer

All materials and information received or derived from Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Encore Real Estate Investment Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Encore Real Estate Investment Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Encore Real Estate Investment Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Encore Real Estate Investment Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
MARKET OVERVIEW	5
KINDERCARE TENANT PROFILE	6
ADDITIONAL PHOTOS	7
RETAILER MAP	8
AERIAL MAP	9
REGIONAL MAP	10
LOCATION MAP	11
DEMOGRAPHICS MAP & REPORT	12
BACK PAGE	13



# KINDERCARE

29 Coronado Rd | Indianapolis, IN 46234

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$923,520
NOI:	\$57,724
Cap Rate:	6.25%
Land Acreage:	1.11 Acres
Year Built:	1976
Building Size:	4,346
Price / SF:	\$212.50

### LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof:	Tenant Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	2.5+ Years
Original Lease Term:	20 Years
Commencement Date:	3/26/1976
Current Term Expiration:	12/31/2024
Options:	One, 5-Year Option
Increases:	CPI NTE 7%
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- Absolute Triple Net (NNN) Lease with Zero Landlord Obligations
- Strong Corporate-Backed Lease with Over 2.5 Years Remaining
- Long-Term Commitment to the Site | Tenant Has Been at this Location for 45 Years
- One, 5-Year Option Available with Rental Escalation in Option
- Excellent Visibility and Easily Accessible From Rockville Road with Over 43,700 Vehicles Per Day
- Positioned Along a Busy Retail Corridor and Surrounded by National Retailers Including Chick-fil-A, Meijer, Menards, Starbucks, Taco Bell, Wendy's and Many More
- KinderCare is the #1 Provider of Early Childhood Education with Over 1,600 Centers Nationally
- Located 8 Miles From the Indianapolis International Airport

**[CLICK HERE FOR A FINANCING QUOTE](#)**  
Bradley Moncton | Director of Capital Markets  
(Direct) 248.702.0936 | bmoncton@encorereis.com

KINDERCARE

29 Coronado Rd | Indianapolis, IN 46234

LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Absolute NNN
Taxes / Insurance / CAM:	Tenant Responsible
Roof / Structure:	Tenant Responsible
Term Remaining:	2.5+ Years
Original Lease Term:	20 Years
Commencement Date:	3/26/1976
Current Term Expiration:	12/31/2024
Options:	One, 5-Year Option
Increases:	CPI NTE 7%
Guarantor:	Corporate

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current - 12/31/2024	\$57,724	\$4,810
Option 1 (1/1/2025 - 12/31/2029)	CPI NTE 7%	CPI NTE 7%
Base Rent (4,346 SF)		\$13.28
Net Operating Income		\$57,724

[CLICK HERE FOR A FINANCING QUOTE](#)  
Bradley Moncton | Director of Capital Markets  
(Direct) 248.702.0936 | bmoncton@encorereis.com





## MARKET OVERVIEW

### INDIANAPOLIS, INDIANA

Indianapolis is the state capital and the most-populous city in the state of Indiana. It is the 17th most populous city in the United States and third most populous city in the Midwest, with an estimated population of 886,220. The Indianapolis metropolitan area is the 33rd most populous metropolitan statistical area in the U.S., with 2,048,703 residents.

Indianapolis is best known for hosting the Indianapolis 500, which is the largest single-day sporting event. The city also has an economy heavily based on the sectors of finance, insurance, manufacturing, professional and business services, education and health care, government, and wholesale trade. The city is home to three Fortune 500 companies: Anthem Inc (33), the pharmaceutical company Eli Lilly (123), and the largest real estate investment trust in the country Simon Property Group (496). It is also home to three Fortune 1000 Companies: hydrocarbon manufacturer Calumet Specialty Products Partners (604), automotive transmission manufacturer Allison Transmission (890), and retailer Finish Line (972). Other companies based in Indianapolis include Duke Realty, Emmis Communications, Lids, OneAmerica, Noble Roman's and Steak 'n Shake.

The central location of Indianapolis, along with the extensive highway and rail infrastructure have helped position the city as an important logistics center. It is home to 1,500 distribution firms which employ nearly 100,000 workers. The Indianapolis International Airport ranks as the sixth busiest U.S. airport in terms of cargo transport and is home to the second largest FedEx hub in the world. Indianapolis also relies on the hospitality industry as a major sector in the economy. The city has an estimated 28.8 million visitors annually which generates approximately \$5.4 billion.

[CLICK HERE FOR A FINANCING QUOTE](#)

Bradley Moncton | Director of Capital Markets  
(Direct) 248.702.0936 | bmoncton@encorereis.com

# KINDERCARE TENANT PROFILE



**OVERVIEW**

Company:	KINDERCARE LEARNING CENTERS, LLC a Delaware LLC
Founded:	July 14, 1969
Total Revenue:	\$1.2B
Headquarters:	Portland, OR
Website:	<a href="https://www.kindercare.com">https://www.kindercare.com</a>

**TENANT HIGHLIGHTS**

- America's Largest Private Provider of Early Childhood Education
- Over 1,600 KinderCare Learning Centers in 40 States
- Approximately 200,000 Children Currently Enrolled

**TENANT OVERVIEW**

KinderCare Learning Centers is an 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 America's largest private provider of early childhood education and child care. The company is also the third-largest privately held company headquartered in Oregon. The company has over 1,600 early childhood education community centers in 39 states and the District of Columbia. KinderCare also offers over 600 before-and-after school programs, and over 100 employer-sponsored centers.

KinderCare was acquired in 2005 by the Knowledge Learning Corporation (KLC) division of Knowledge Universe. In 2015, Partners Group, a Swiss enterprise, bought Knowledge Universe. Knowledge Universe renamed itself as KinderCare Education in January 2016. The parent company, KinderCare Education, also operates Knowledge Beginnings, Children's Creative Learning Centers (CCLC), and Champions.





\*Photos were taken while the KinderCare Learning Center was closed due to the nature of the business (so that children didn't appear in the photos)



# RETAILER



Subject Property



Rockville Road 43,700+ VPD



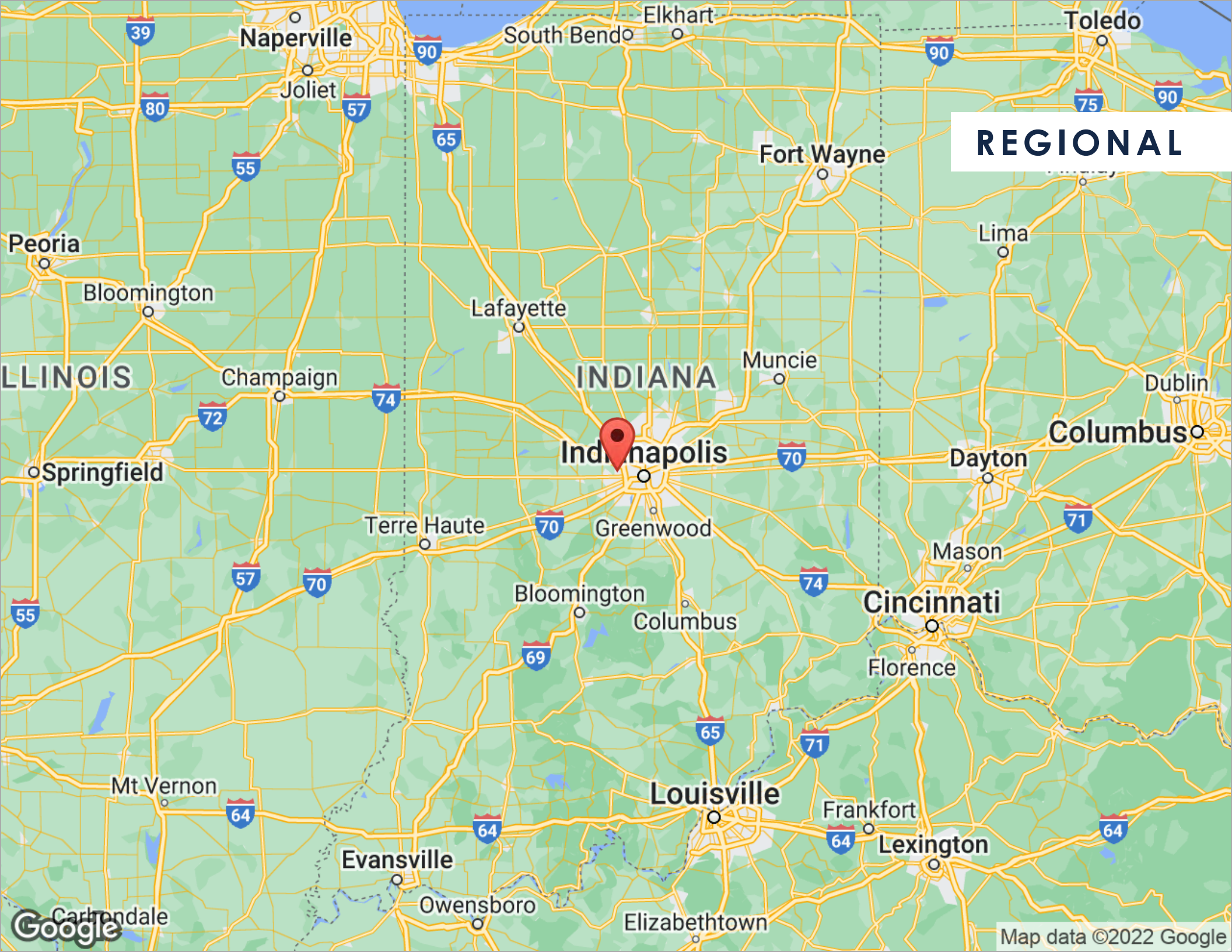


An aerial photograph of a suburban neighborhood. A large, multi-story house with a reddish-brown roof and a swimming pool is highlighted with a red rectangular border. The house is situated on a large lot with a green lawn. To the left of the house is a paved road, and to the right is a large, open green field. The surrounding area includes other houses, trees, and a parking lot. The overall scene is a typical suburban residential area.

**AERIAL**

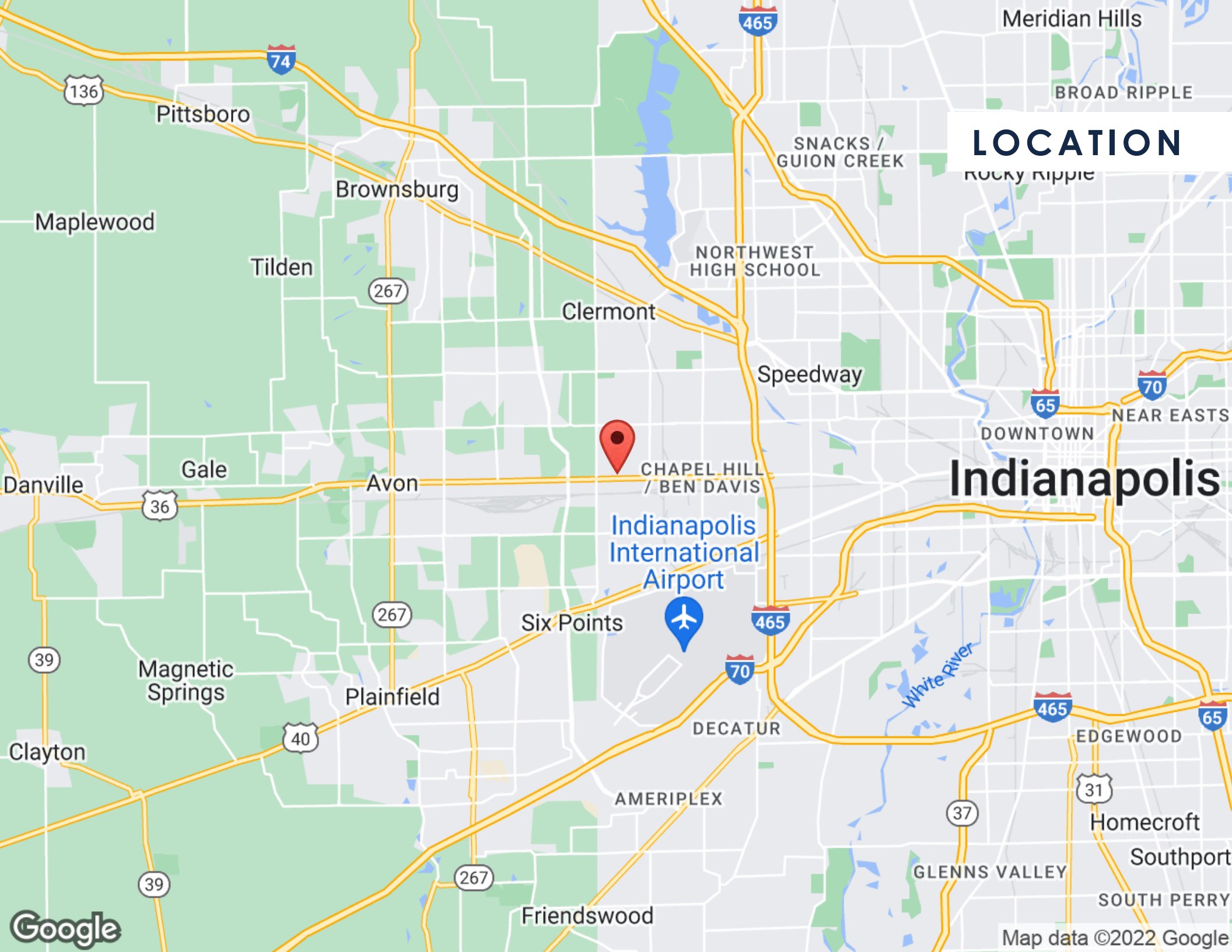
**Rockville Road 43,700+ VPD**





REGIONAL





**LOCATION**

**Indianapolis**

Indianapolis  
International  
Airport





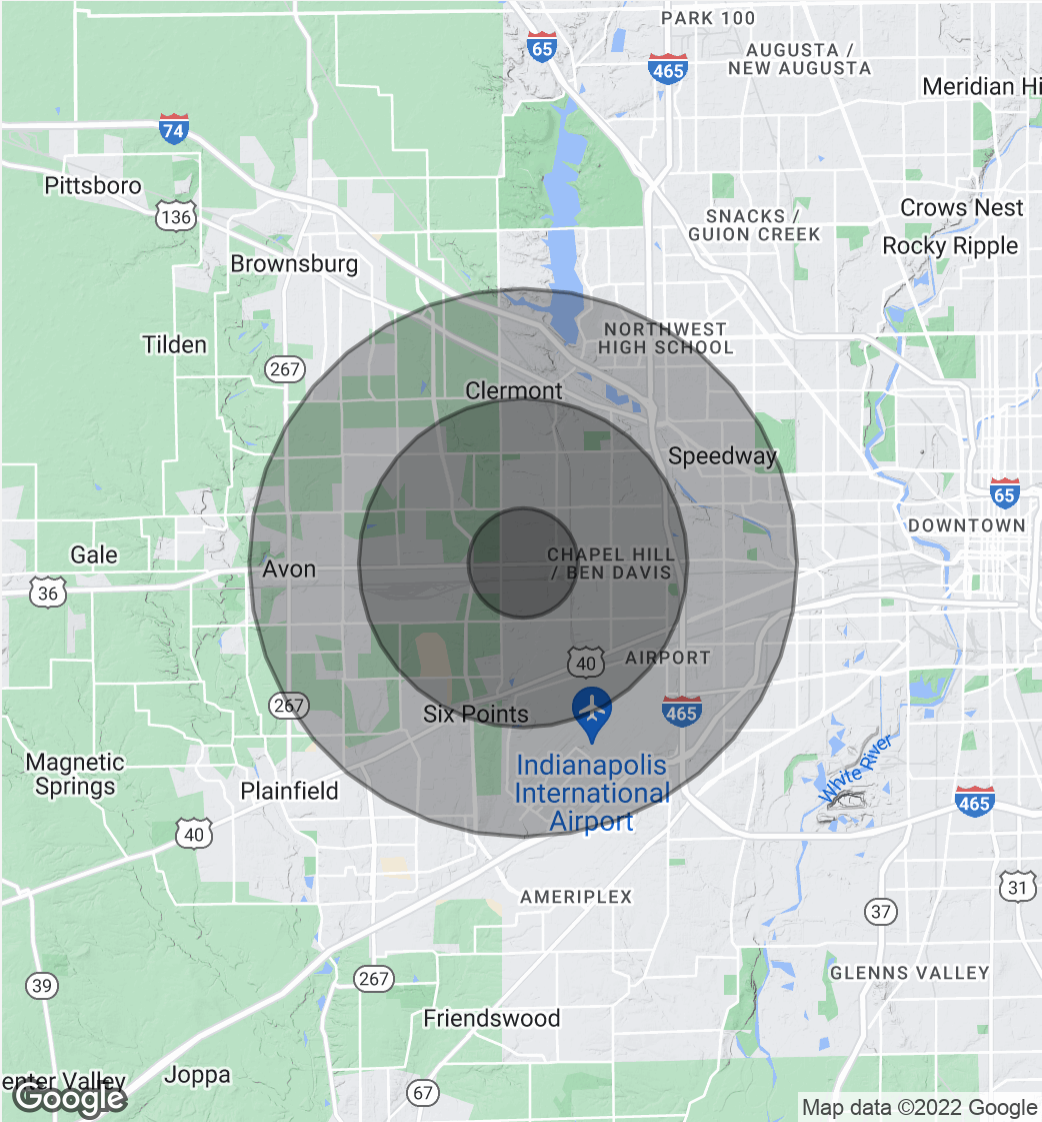
# KINDERCARE

29 Coronado Rd | Indianapolis, IN 46234

## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,276	60,805	158,962
Average Age	36.8	34.8	34.0
Average Age (Male)	35.0	33.3	32.7
Average Age (Female)	37.4	35.8	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,337	22,531	61,448
# of Persons per HH	2.7	2.7	2.5
Average HH Income	\$85,057	\$77,777	\$75,308
Average House Value	\$152,322	\$154,776	\$163,716

\* Demographic data derived from 2010 US Census



[CLICK HERE FOR A FINANCING QUOTE](#)  
Bradley Moncton | Director of Capital Markets  
(Direct) 248.702.0936 | bmoncton@encorereis.com



FOR DISCUSSION PURPOSES ONLY

# KINDERCARE

29 Coronado Rd, Indianapolis, IN 46234



**ENCORE REAL ESTATE INVESTMENT SERVICES**

6755 Daly Road

West Bloomfield, MI 48322

[Encoreinvestmentrealestate.com](http://Encoreinvestmentrealestate.com)

*Prepared By:*

**PETER GEORGE**

Associate Advisor

248.219.3063

[peter@encorereis.com](mailto:peter@encorereis.com)

**RYAN VINCO**

Managing Partner

248.702.0299

[ryan@encorereis.com](mailto:ryan@encorereis.com)

*In conjunction with:*

**BRIAN BROCKMAN**

Bang Realty, Inc.

[Brian@bangrealty.com](mailto:Brian@bangrealty.com)

513.657.3645