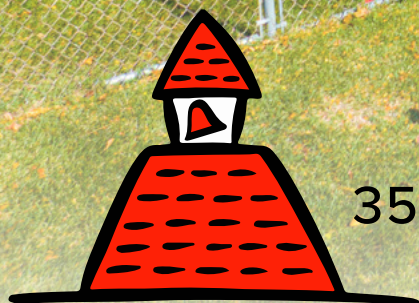




INTERACTIVE OM



355 S. Glen Ellyn Rd | Bloomingdale, IL 60108

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY

KYLE MATTHEWS

Lic No. 471019766 (IL), Managing Broker  
listings@matthews.com  
DIR (866) 889-0550

IN CONJUNCTION WITH



E ARMY TRAIL ±48,582 VPD

GLEN ELLYN RD ±6,816 VPD

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES





## TABLE OF CONTENTS

7

EXECUTIVE OVERVIEW

8

FINANCIAL OVERVIEW

10

TENANT OVERVIEW

11

AREA OVERVIEW

# KINDER CARE

355 S. Glen Ellyn Rd | Bloomingdale, IL 60108

OFFERING MEMORANDUM



# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

### LEASE & LOCATION

- ±4.25-Years remaining on a naked lease – providing an investor with significant upside potential
- Absolute NNN lease with zero landlord responsibilities
- Corporately guaranteed lease
- Located less than 30 miles from Downtown Chicago, this location features a dense population of over 260,000 residents within a 5-Mile radius
- Bloomingdale, IL is an affluent suburb of Chicago featuring an average household income of ± \$110,000 within a 5-Mile radius
- Located at a hard signalized corner which sees more than 55,390 vehicles daily
- Proven location - With over 35 years of operating history, KinderCare has a proven track history at this location
- Over a dozen elementary school locations within a 5-Mile radius

### TENANT

- KinderCare is the largest Day Care provider in the country with more than 1,500 locations across 40 states
- The childcare market received more than \$50 Billion in Government support through Coronavirus Aid, Relief, & Economics Security (Cares) Act
- KinderCare has continued to expand their operations, most recently acquiring Crème de La Crème in September of 2022

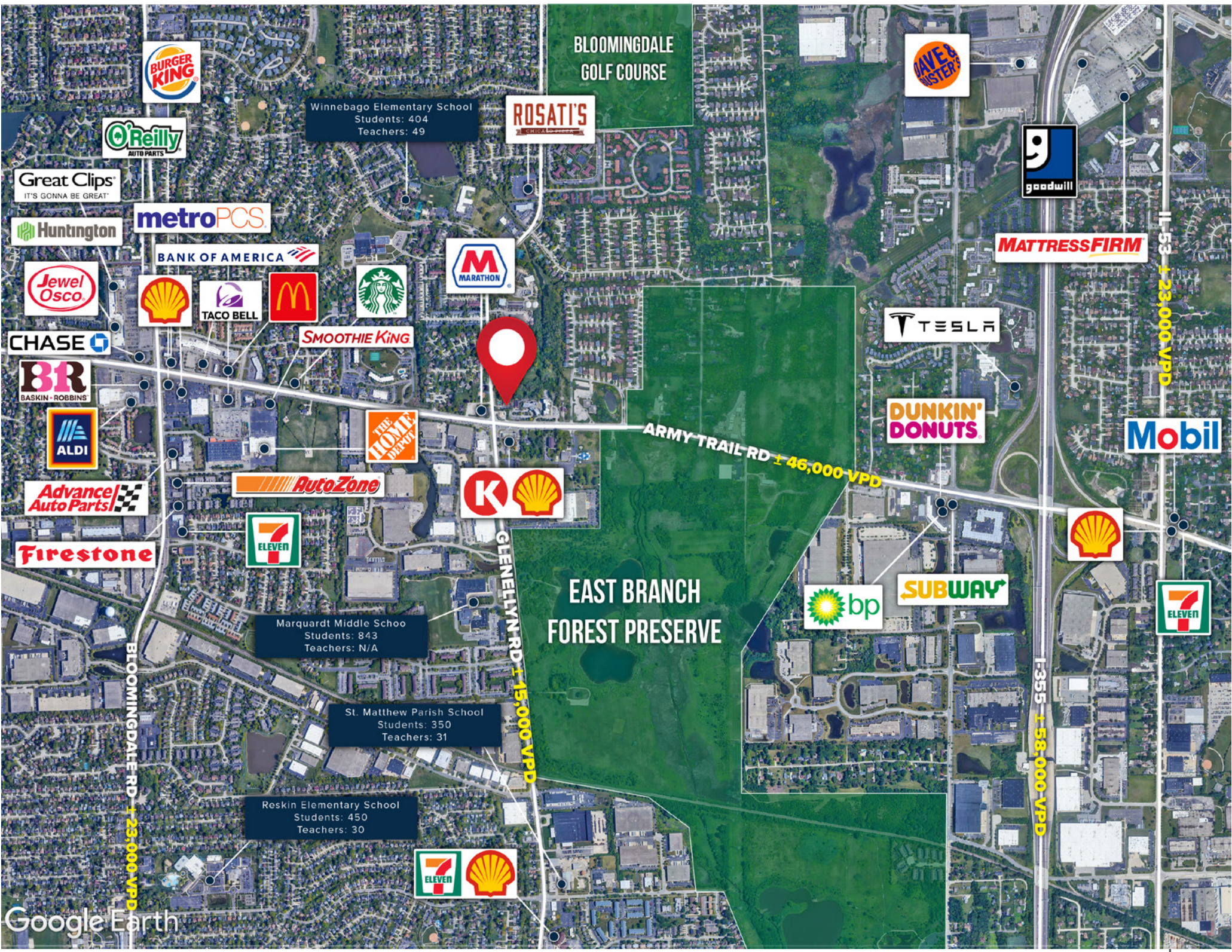














Dooley School  
Students: 896  
Teachers: 34

Clearmont School  
Students: 89  
Teachers: 15

Busse Woods

Rosemont Market Place

Westview Center

Medinah Primary School  
Students: 237  
Teachers: 16

Elk Grove Town Center

IRVING PARK RD ± 25,000 VPD

Georgetown Square

Discovery Park

Maple Meadows Golf Club

Winnebago Elementary School  
Students: 404  
Teachers: 49

Maple Meadows Golf Club

Courtyard At Stratford

White Pines Golf Club

ARMY TRAIL RD ± 46,000 VPD

Springbrook Shopping Center

I-290 ± 152,000 VPD  
LAKE STREET ± 32,000 VPD

Reskin Elementary School  
Students: 450  
Teachers: 30

Addison Green Meadows Shopping

Roy Elementary School  
Students: 500  
Teachers: 23

East Branch Forest Preserve

NORTH AVE ± 60,000 VPD

Scott Elementary School  
Students: 682  
Teachers: 36

COSLEY ZOO

Westmore Elementary School  
Students: 476  
Teachers: 27

Hawthorne Elementary School  
Students: 531  
Teachers: 30

Forest Glen Elementary School  
Students: 472  
Teachers: 34

Reskin Elementary School  
Students: 450  
Teachers: 30

O'HARE  
INTERNATIONAL  
AIRPORT

ROUTE 83 ± 58,000 VPD

I-90 ± 156,000 VPD

I-355 ± 58,000 VPD

90

290

335



# FINANCIAL OVERVIEW



**\$1,940,714**

LIST PRICE



**7.00%**

CAP RATE



**\$135,850**

NOI

## BUILDING INFO

Address	355 S. Glen Ellyn Rd, Bloomington, IL 33771
GLA of Building	±6,564 SF
Year Built	1986
Lot Size	±0.77 AC



## TENANT SUMMARY

Tenant Trade Name	KinderCare Learning Center
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof/Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Commencement Date	12/4/1986
Lease Expiration Date	12/31/2026
Term Remaining on Lease	±4.25 Years

## ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Cap Rate
Current - 12/31/2026	\$11,320.83	\$135,850.00	7.00%

## FINANCING OPTIONS

For financing options reach out to:

**Patrick Flanagan**

Phone: (214) 550-0277

[patrick.flanagan@matthews.com](mailto:patrick.flanagan@matthews.com)



# TENANT OVERVIEW



**1,500+**  
LOCATIONS



**36,000+**  
EMPLOYEES



**200,000+**  
STUDENTS OVERVIEW

## | KINDERCARE OVERVIEW

KinderCare Learning Centers is an American operator of for-profit child care and early childhood education facilities. KinderCare Learning Centers was founded in 1969 and is 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. The teacher-to-student ratio in preschool classrooms is one teacher to twelve students, higher than other childcare facilities in the area. KinderCare offers a developmentally appropriate and comprehensive curriculum for children in each age groups. Each hour of the day is scheduled, even transitions from one activity to the next are laid out in the curriculum provided to the teachers. Two week units are built around themes that will interest the child. The lesson plans and activities support the physical, cognitive, and social-emotional development of the children. Daily lesson plans are given to teachers to complete in the classroom with the children. The format of the lesson plans are rigid to ensure children receive the same education in order to achieve universal success.

KinderCare offers programs 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.



# AREA OVERVIEW



## BLOOMINGDALE, IL

Located about 25 miles west of Chicago, Bloomingdale is a family-friendly suburb entrenched in a laidback natural beauty. A bevy of parks and lakes provide space for Bloomingdale residents to unwind and enjoy nature, including Springfield Park, Spring Creek Reservoir, Meacham Grove Nature Preserve, Mallard Lake, Songbird Slough Forest Preserve, and more.

Bloomingdale is also proximate to plenty of golf and country clubs such as the Bloomingdale Golf Club, Medinah Country Club, and Itasca Country Club. Several plazas and shopping centers provide Bloomingdale residents with various modern conveniences in addition to the sprawling Stratford Square Mall. Commuting and traveling from Bloomingdale is easy with access to U.S. 20, I-355, and I-290 as well as the Itasca and Roselle Metra Stations and O'Hare International Airport.

## DEMOGRAPHICS

POPULATION	2-MILE	5-MILE	10-MILE
2027 Projection	45,671	261,434	909,899
2022 Estimate	46,988	268,463	930,486
2010 Census	47,270	268,278	922,315
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2027 Projection	16,427	97,138	345,106
2022 Estimate	16,289	96,353	343,466
2010 Census	6,147	94,990	333,692
INCOME	2-MILE	5-MILE	10-MILE
Avg HH Income	\$103,190	\$118,384	\$114,555





# CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicago land area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



# CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicago land area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

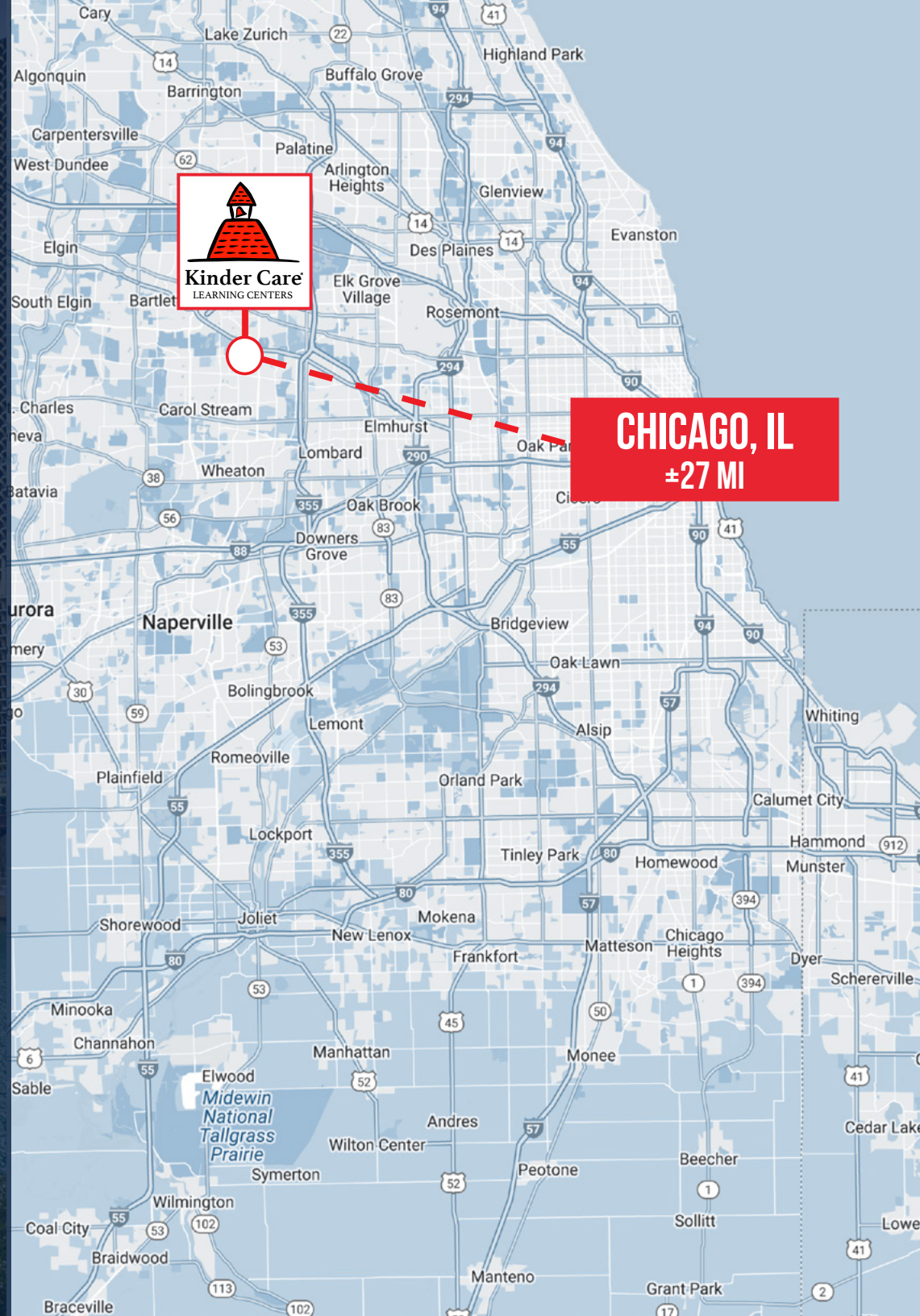
Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



# CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicago land area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.







## CHICAGO TOURISM

Chicago has numerous nicknames, including Chi-town, Windy City and Second City. The city's distinct neighborhoods offer a large array of cultural, historical, sporting and entertainment focal points that bring thousands of tourists to the area yearly. Grant Park hosts the annual Taste of Chicago festival, while also featuring Millennium Park, home to the iconic Cloud Gate Structure, Buckingham Fountain and the Art Institute of Chicago.

## CHICAGO ECONOMY

Chicago has one of the world's largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of \$545.3 billion. It is a center for business and finance, with considered as one of the world's top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald's, after 47 years in Oak Brook, moved its headquarters to Chicago's West Loop neighborhood.



NAVY PIER



WILLIS TOWER



MILLENNIUM PARK



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Kindercare located at 355 S. Glen Ellyn Rd., Bloomingdale, IL 60108 ("Property"). The 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 Matthews Retail Group, Inc.. The material and information in the Offering Memorandum is unverified. Matthews Retail Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, 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.

Matthews Retail Group, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group, Inc..

Owner and Matthews Retail Group, Inc. 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 the Property 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 Matthews Retail Group, Inc. 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





**355 S. GLEN ELLYN RD | BLOOMINGDALE, IL 60108**

**EXCLUSIVELY LISTED BY**

**KYLE MATTHEWS**

Lic No. 471019766 (IL), Managing Broker  
listings@matthews.com  
DIR (866) 889-0550

**IN CONJUNCTION WITH**