CENTENNIAL, CO (DENVER MSA)

KinderCare

PUBLICLY TRADED COMPANY (S&P: KLC) – $2.73B REVENUES

15-YEAR ABSOLUTE NET LEASE

CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC

Contact Our Team

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KinderCare

6631 S University Blvd, Centennial, CO 80121

$6,161,000
PRICE

6.50%
CAP RATE

NOI	$400,486
LEASE TYPE	Corporate NNN
LEASE TERM	15 Years
BUILDING SIZE	12,081 SF
LAND AREA	1.86 AC

Tenant only paying $33/ft. in rent well below the average $45-50/ft.+ for most new leases

A brand-new 15-year absolute net KinderCare lease featuring 2% annual rental increases throughout the base term and options. The subject property is located in **Centennial – an affluent Denver suburb** boasting average household incomes of $170,000 within a 3-mile radius.

The Offering

- Brand-new 15-year absolute net corporate net lease
- 2% annual rental increases throughout the base term and options
- Replaceable $33/ft. rent – education users pay $40-50/ft.+ in rent for most new leases
- 20-year roof warranty in place (15+ years remaining)
- Tenant is a wholly owned subsidiary of KinderCare Learning Companies, Inc. (S&P: KLC), the largest private early childhood education provider in the U.S.

Financial Strength of the Tenant

- KinderCare completed its IPO in October 2024, raising approximately $616M in proceeds and receiving a credit rating upgrade as a result (per Moody's)
- FY 2025 revenues of $2.73B, a 2.6% increase over the previous year

Market Highlights

- Dense residential trade area – 296,000 residents within a 5-mile radius of the subject property
- Extremely affluent demographics – $170,000 average household incomes within a 3-mile radius of the subject property
- Steady growth market – estimated population increases within a 1, 3, and 5-mile radius over the next 5 years
- Education and daycare spending in a 5-mile radius totals over $388 million (per CoStar)
- Nearby Streets at SouthGlenn, anchored by Whole Foods, ranks in the top 6% of shopping centers nationwide in terms of annual visits (per Placer.ai)

Surrounding Retail

		CURRENT
Price		**$6,161,000**
Capitalization Rate		**6.50%**
Building Size (SF)		12,081
Lot Size (AC)		1.86
Stabilized Income	**$/SF**	
Scheduled Rent	$33.15	$400,486
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$400,486**

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	KinderCare
Lease Signed By	KinderCare Education LLC
Lease Type	Corporate NNN
Lease Term	15 Years
Rent Increases	2% Annually
Rent Commencement	4/30/2025
Options	Three, 5-Year
Year Renovated	2025

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof	Tenant's Responsibility*/**
Structure	Landlord's Responsibility

**Landlord responsible for maintenance, repair, & replacement of structural portions of the roof*

***20-year roof warranty in place (15+ years remaining)*

Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	RENT/SF	CAP RATE
KinderCare	**12,081**	**4/30/2025**	4/30/2027	**$400,486**	**$33,374**	**$400,486**	**$33.15**	**6.50%**
	2% Increase	5/1/2027	4/30/2028		$34,041	$408,495	$33.81	6.63%
	2% Increase	5/1/2028	4/30/2029		$34,722	$416,665	$34.49	6.76%
	2% Increase	5/1/2029	4/30/2030		$35,417	$424,999	$35.18	6.90%
	2% Increase	5/1/2030	4/30/2031		$36,125	$433,499	$35.88	7.04%
	2% Increase	5/1/2031	4/30/2032		$36,847	$442,169	$36.60	7.18%
	2% Increase	5/1/2032	4/30/2033		$37,584	$451,012	$37.33	7.32%
	2% Increase	5/1/2033	4/30/2034		$38,336	$460,032	$38.08	7.47%
	2% Increase	5/1/2034	4/30/2035		$39,103	$469,233	$38.84	7.62%
	2% Increase	5/1/2035	4/30/2036		$39,885	$478,617	$39.62	7.77%
	2% Increase	5/1/2036	4/30/2037		$40,682	$488,190	$40.41	7.92%
	2% Increase	5/1/2037	4/30/2038		$41,496	$497,954	$41.22	8.08%
	2% Increase	5/1/2038	4/30/2039		$42,326	$507,913	$42.04	8.24%
	2% Increase	5/1/2039	**4/30/2040**		$43,173	$518,071	$42.88	8.41%
	Option 1	5/1/2040	4/30/2045		$44,036	$528,432	$43.74	8.58%
	Option 2	5/1/2045	4/30/2050		$48,619	$583,432	$48.29	9.47%
	Option 3	5/1/2050	4/30/2055		$53,680	$644,156	$53.32	10.46%
TOTALS:	**12,081**			**$400,486**	**$33,374**	**$400,486**	**$33.15**	**6.50%**

LEGEND

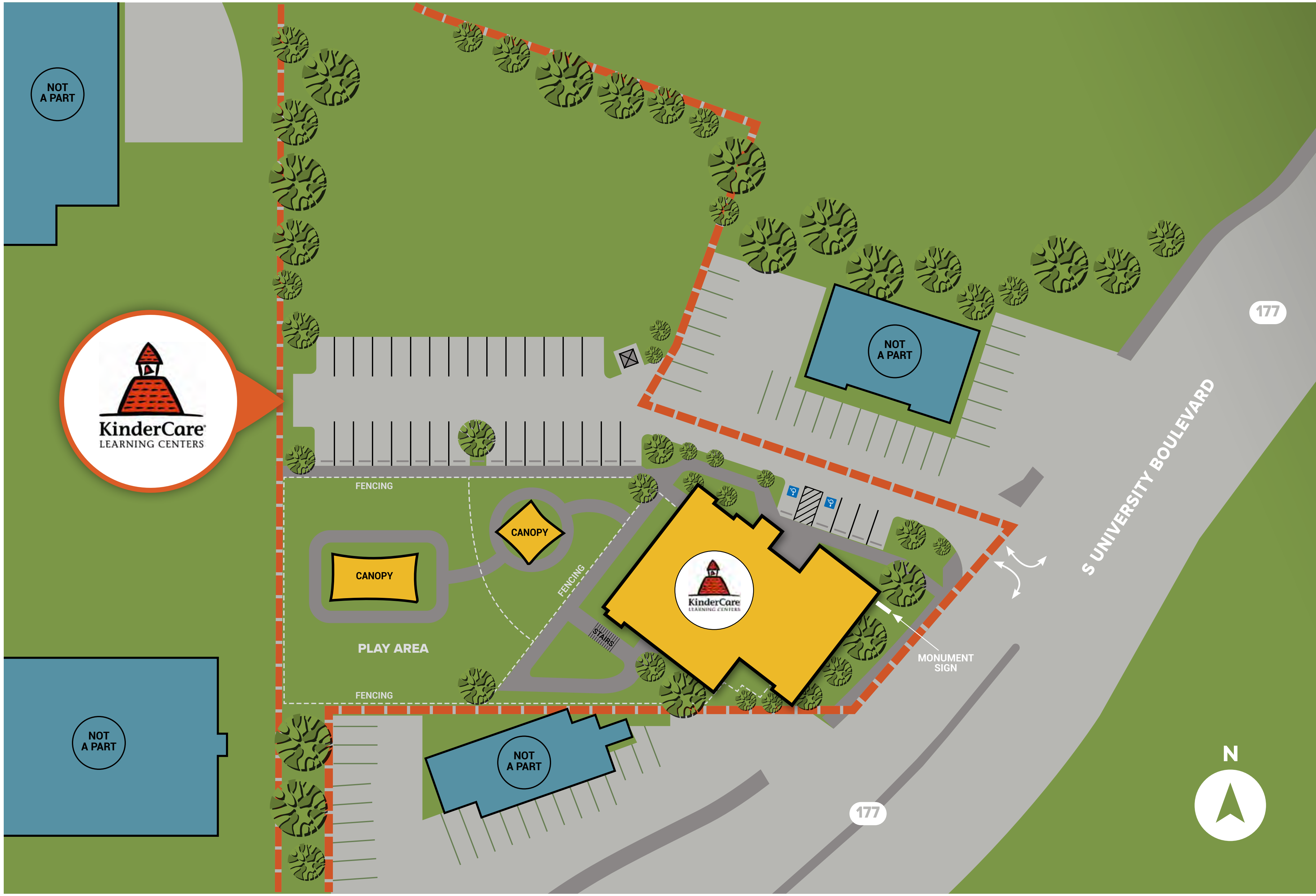
Property Boundary

12,081
Rentable SF

1.86
Acres

36
Parking Spaces

Egress



Largest Private Early Childhood Education Provider in the U.S. by Center Capacity

1,500+
EARLY EDUCATION CENTERS ACROSS THE U.S.

$2.733 Billion
TOTAL REVENUES (FY 2025)

KinderCare

About KinderCare

- Founded in 1969 and headquartered in Portland, Oregon, KinderCare is the largest private early childhood education provider in the U.S., serving 200,000+ children across 1,500+ centers, 600+ school programs, and 100+ employer sites.
- The company completed its IPO in October 2024 (NYSE: KLC), raising $616M with a market cap of $2.8B; **FY 2025 revenue totaled $2.733B**

Key Differentiators

- Proprietary Early Foundations® curriculum supports whole-child development across six domains—cognitive, language & literacy, executive function, physical wellness, creative expression, and social-emotional learning
- KinderCare centers are nationally accredited and consistently show above-average outcomes in third-party assessments of school readiness

Corporate Growth

- Expanded rapidly through 115+ greenfield openings and 264 acquisitions from 2018-2024, including premium market entry via Crème
- Employer services now include 900+ partners and tuition benefit programs generating $500M+ in annual revenue

Tenant Website

Surrounding Retail

The Streets at SouthGlenn, which serves as Centennial's shopping and dining district, features tenants such as **Whole Foods, Marshalls, Sephora, Best Buy, and Old Navy**

Subject Interior Photos

Located in a thriving Denver submarket

27,424
VEHICLES PER DAY ALONG ARAPAHOE ROAD

33,027
VEHICLES PER DAY ALONG S UNIVERSITY BOULEVARD

12.1 miles
TO DOWNTOWN DENVER


DOWNTOWN DENVER
N
Walmart Supercenter
KING Soopers
ANYTIME FITNESS
HCA HEALTHONE SWEDISH
CRAIG HOSPITAL
SSIA PICKLEBALL
SUBJECT PROPERTY
KinderCare
T·J·maxx
HomeGoods
AT&T
TRADER JOE'S
SALLY.
SIERRA
ACE The helpful place.
J.CREW
BEST BUY
Rack
Guitar Center
ROSS DRESS FOR LESS
DSW DESIGNER SHOE WAREHOUSE
petco
WINGS OVER THE ROCKIES AIR & SPACE MUSEUM
orangetheory FITNESS
DUNKIN'
WILLOW ACADEMY AT PEABODY
DEKOEVEND PARK
Front Range Financial
Planning for your future
Retirement Income Source
33,027 VPD
UNIVERSITY BOULEVARD
177
1STBANK banking for good
usbank
Great Clips IT'S GONNA BE GREAT
MATTRESS FIRM
noodles & COMPANY
QDOBA MEXICAN EATS
STRETCH ZONE
SHANGHAI GARDEN RESTAURANT 雅聚园
ARAPAHOE ROAD
27,424 VPD

Immediate Aerial

Regional Aerial

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	13,852	100,297	296,803
2029 Projection	14,179	102,891	299,599

Ring Radius Household Income Data

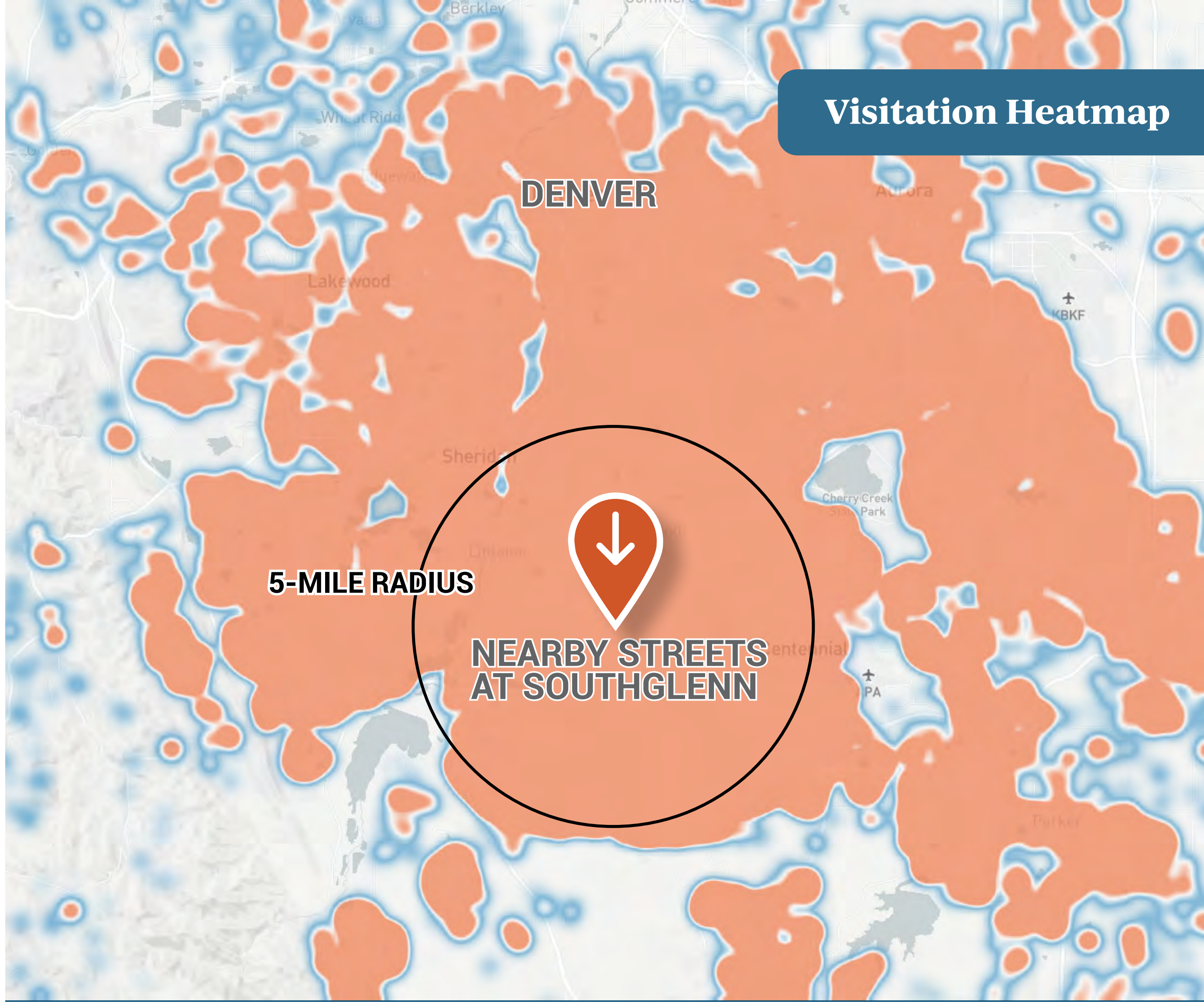
	1-MILE	3-MILES	5-MILES
Average	$139,152	$170,680	$159,473
Median	$110,393	$119,170	$117,950

The nearby Streets at SouthGlenn, anchored by Whole Foods, is **ranked in the 94th percentile (top 6%) of shopping centers nationwide** based on the number of visits the last 12 months, drawing **high foot traffic** near the subject property

4.4M Visits
OVER PAST 12 MONTHS AT THE STREETS AT SOUTHGLENN

47 Minutes
AVERAGE DWELL TIME AT THE STREETS AT SOUTHGLENN

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months.** Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Centennial, CO

RANKED ONE OF THE SAFEST COMMUNITIES IN COLORADO

A Denver Suburb

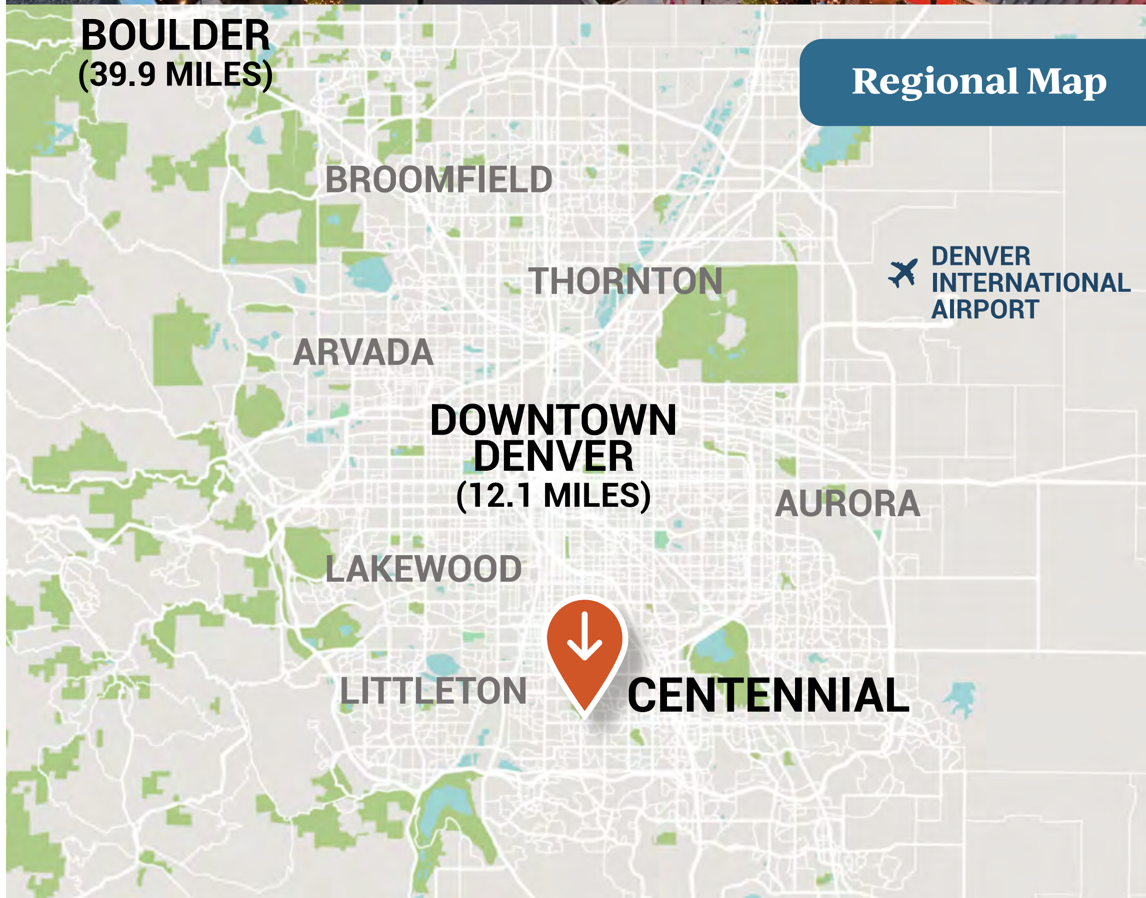
- Centennial is located in Arapahoe County, just 11 miles south of Denver with an estimated population of 110,208 residents
- Incorporated in 2001, Centennial is one of Colorado's newest cities and ranks as the tenth-largest city in the state, spanning 29.6 square miles
- Ranked the #1 Best Place to Live in Colorado by *U.S. News & World Report* in its 2025–2026 national rankings (2025)
- The Centennial Airport is the nearest non-commercial airport to downtown Denver, which is also the third busiest non-commercial carrier airport in the country
- One of the main attractions include the award-winning, 11-acre Centennial Center Park, located near the Centennial Civic Center
- Streets at SouthGlenn is a premier mixed-use destination, offering a variety of shopping, dining, living and working options

Denver: The Mile High City

- Denver is the capital and most populous city in Colorado with a population exceeding 700,000 residents
- The Denver MSA had a gross domestic product of $196.7 billion in 2020, making it the 18th largest metropolitan area economy in the U.S.
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- There are 11 four-year public and private colleges and universities in the Denver metro

3 Million
DENVER MSA ESTIMATED POPULATION

$311.8 B
DENVER MSA GDP



Surrounding Retail

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