

**UPLAND**  
REAL ESTATE GROUP, INC.



# KINDERCARE

2036 County Road D East | Maplewood, MN | 55109

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*Look Upland. Where Properties & People Unite!*

**NET LEASED DISCLAIMER**

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



- KinderCare is on a Corporate Lease with a recent 5-Year Extension. Original Lease commenced in 1982.
- Nearby retailers include Maplewood Mall ( 100+ stores), Costco, Sam’s Club, Chick-Fil-A, Culver’s, Caribou Coffee, Starbucks, Aldi, Hobby Lobby, Raising Cane’s and much more.
- Excellent demographics with a 5-mile average household income of \$113,119 and population of 192,339.
- KinderCare currently operates 2,300+ locations across 39 states, largest private early childhood educator in the US.
- KinderCare is located near I-694 where traffic counts average 82,227 VPD and White Bear Ave where traffic counts average 33,000 VPD.
- Pan Asian Center at Maplewood Mall: A 400,000+ sq. ft. regional shopping, dining, and entertainment hub is redeveloping much of Maplewood Mall, with a full opening scheduled by 2027.
- Maplewood is a suburb located approximately 10 miles east of St. Paul and 16 miles east of Minneapolis.



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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$1,411,430
<b>CAP</b>	7.00%
<b>NOI</b>	\$98,800
<b>RENT/SF</b>	\$16.00
<b>RENT ADJUSTMENTS</b>	
<b>YEAR 1 (Extension):</b>	\$98,800.00
<b>YEARS 2-5 (Extension):</b>	2% Annual Inc.
<b>OPTION 1 (5 Yrs):</b>	2% Annual Inc.
<b>OPTION 2 (5 Yrs):</b>	3% Annual Inc.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2036 County Road D East Maplewood, MN
<b>BUILDING SIZE</b>	6,175 Square Feet
<b>LOT SIZE</b>	1.15 Acres
<b>COUNTY</b>	Ramsey
<b>YEAR BUILT</b>	1980

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM</b>	4 Years and 5 Months
<b>RENT EXTENSION COMMENCEMENT</b>	09/01/2025
<b>LEASE EXPIRATION</b>	08/31/2030
<b>RENEWAL OPTIONS</b>	Two 5-Year



**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.  
Original Lease commenced 9/14/1982.

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2025 POPULATION</b>	8,647	68,692	192,339
<b>2030 POPULATION</b>	8,570	69,427	196,004
<b>2025 MEDIAN HOUSEHOLD INCOME</b>	\$86,073	\$87,149	\$85,039
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$103,485	\$111,403	\$113,119

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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<b>PROPERTY</b>	KinderCare
<b>TENANT</b>	KinderCare Learning Centers LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Not Rated
<b>WEBSITE</b>	<a href="https://www.kindercare.com/">https://www.kindercare.com/</a>



**KinderCare learning Centers, LLC is the tenant on the lease with over 2,300 locations across 39 states and the District of Columbia.**

KinderCare Learning Center is an American operator of for-profit child care and early childhood education. 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 with over 200,000 children enrolled in more than 2,300 early childhood education community centers, 600+ before-and-after school programs, and over 100 employer-sponsored centers. KinderCare focuses on providing pre-kindergarten education, where medical care or delinquency correction is not a major element. These establishments may or may not have substantial educational programs. These establishments generally care for pre-kindergarten or preschool children, but may care for older children when they are not in school.

KinderCare strives to help families build confidence for their child's life. Their programs give children a foundation they can build on. Wherever they go after they leave KinderCare, they'll be ready to think bigger, feel stronger, and aim higher. A child's world gets a little bigger every time they step— or crawl, or roll, or hop!—into a KinderCare classroom. At KinderCare they can build a skyscraper, cook an imaginary feast, or heal a teddy bear's runny nose. Education is about more than knowledge. Its about helping children develop the social and emotional skills they'll use for the rest of their lives. Every KinderCare classroom is a mini-community where every child succeed on their own terms. KinderCare teachers do more than teach— they nurture every child, paying attention to each child's unique needs.



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KinderCare is located in Maplewood, Minnesota, a suburb located approximately 10 miles east of St. Paul and 16 miles east of Minneapolis. This property is located near I-694 where traffic counts average 82,227 VPD and White Bear Ave with traffic counts of 33,000 VPD. Nearby retailers include Maplewood Mall with 100+ stores, Costco, Sam’s Club, Aldi, Caribou Coffee, Starbucks, Chick-Fil-A, Raising Cane’s, and much more. Maplewood is also home to 3M Headquarters, a Fortune 500 Company.

Maplewood, Minnesota, nestled in the greater Twin Cities metropolitan area, offers a blend of suburban comfort and access to natural attractions. One of its highlights is the Maplewood Nature Center, a haven for outdoor enthusiasts. This center provides opportunities for hiking, wildlife viewing, and educational experiences, featuring wetland exhibits, gardens, and trails. It's a fantastic spot for families and individuals looking to connect with nature within a city setting.

Beyond the nature center, Maplewood provides a variety of recreational and entertainment options. The Maplewood Mall serves as a central hub for shopping and dining, and it also houses unique attractions like Sustainable Safari, where visitors can interact with a variety of animals.

Maplewood's proximity to other Twin Cities attractions means residents and visitors have easy access to a wider range of cultural and entertainment venues. From regional parks to events in neighboring Saint Paul and Minneapolis, there's always something to do. Whether you're interested in exploring the outdoors, enjoying retail experiences, or venturing into the broader metropolitan area, Maplewood serves as a convenient and enjoyable base.



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## MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines’ second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the “2023 Best National University Rankings” list. (U.S. News & World Report)
- Lake Superior, located on Minnesota’s North Shore, is the world’s largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).

**5.7 Million**

MINNESOTA POPULATION

**3.0 Million**

MINNEAPOLIS / ST. PAUL  
METRO AREA POPULATION

**11,842**

# OF LAKES OVER 10 ACRES

**69,200**

MILES OF RIVERS & STREAMS

**\$16.6 Billion**

REVENUE GENERATED FROM TOURISM



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**RANKINGS**

- #1** Friendliest State  
(2024 World Population Review)
- #2** Best State for Economic Opportunity  
(2023 U.S. News & World Report)
- #3** Best State to Raise A Family  
(2024 WalletHub)
- #3** Fortune 500 Companies Per Capita  
(MN.Gov)
- #5** Overall Best State in America  
(2023 U.S. News & World Report)
- #10** Best State to Live In  
(2023 WalletHub)

**HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS**



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**THE UPLAND ADVANTAGE**

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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**PROVEN SUCCESS RECORD**

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers