

OFFERING MEMORANDUM

KinderCare

Tucson, AZ (Phoenix-Mesa CSA)





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Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Inquiries by residents and properties owners of the State are to be made to Scott Reid.

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



Corporate Guaranty

from KinderCare Learning Companies, Inc. (NYSE: KLC)



Emerging Tech & Innovation Hub

100+ Tech Giants & Startups at Tech Parks Arizona



200,000 Population

within a 5-Mile Radius

- New 15-Year NNN Lease to KinderCare with a Corporate Guaranty
 - 2% Annual Rental Escalations Throughout Primary Term & Options
 - No Landlord Responsibilities
 - Tenant Reimburses for Property Management
- Below Market Rent Positions Tenant for Continued Long-Term Success
 - Low Occupancy Cost Supports Sustainable Operations for Childcare Learning Center
- KinderCare (NYSE: KLC) is a Leading Provider of Early Childhood Education and Care
 - Operates More Than 2,700 Sites Across 41 States and D.C.
- Established Tenant with Long Term Operating History – At this Site for Over Two Decades
- Strategically Positioned Just Off Highly Trafficked E Broadway Boulevard (40,005 ADT)
 - Major Commercial Corridor and East-West Arterial that Leads Directly to Downtown Tucson (9 Miles)
- Easily Accessible Suburban Location with Dense Population Base
 - Population Exceeding 200,000 within a 5-Mile Radius with an Average Household Income of \$97,618
- 6 Miles from Davis-Monthan Air Force Base
 - ~11,000 Military & Civilian Personnel
 - Estimated \$3 Billion Regional Economic Impact
- 9 Miles from The University of Arizona
 - 56,000+ Students & 3,300+ Faculty Members



- 14 Miles from Tucson International Airport (TUS)
 - Serves 4+ Million Passengers Annually
- Emerging Technology & Innovation Hub
 - 12 Miles from 1,267-Acre UA Tech Park, One of the Nation's Premier Research Parks with 85+ Companies
 - 11 Miles from Tech Park at The Bridges, 65-Acre Innovation Campus with ~5,000 Employees




\$2,546,000

6.50% CAP RATE

7.49% BLENDED RETURN OVER PRIMARY TERM

[View on Map ↗](#)

ANNUAL RENT		
Year	Annual Rent	Return
Year 1	\$165,466	6.50%
Year 2	\$168,775	6.63%
Year 3	\$172,151	6.76%
Year 4	\$175,594	6.90%
Year 5	\$179,106	7.04%
Year 6	\$182,688	7.18%
Year 7	\$186,342	7.32%
Year 8	\$190,068	7.47%
Year 9	\$193,870	7.62%
Year 10	\$197,747	7.77%
Year 11	\$201,702	7.92%
Year 12	\$205,736	8.08%
Year 13	\$209,851	8.24%
Year 14	\$214,048	8.41%
Year 15	\$218,329	8.58%
Years 16-20	(Option 1)	2% annual rent increases
Years 21-25	(Option 2)	2% annual rent increases
Years 26-30	(Option 3)	2% annual rent increases

 LOCATION	8425 E Old Spanish Trail, Tucson, AZ 85710
 LOT SIZE	±0.46 acres or ±20,145 square feet
 IMPROVEMENTS	±3,893 square foot facility for KinderCare with ±3,674 square foot outdoor playground space
 YEAR BUILT	1971
 PARKING	±13 parking spaces
 TENANT	KinderCare Education LLC
GUARANTOR	KinderCare Learning Companies, Inc.
LEASE TERM	15 years
RENT COMMENCEMENT	March 24, 2026
INITIAL ANNUAL RENT	\$165,466
RENTAL INCREASES	2% annual
RENEWAL OPTIONS	Three (3) 5-year options
CAM	Tenant is responsible
TAXES	Tenant is responsible
INSURANCE	Tenant is responsible
HVAC	Tenant is responsible
ROOF & STRUCTURE	Tenant is responsible
 FINANCING	Delivered free and clear of permanent financing

*Tenant pays a "Tenant Reimbursement Amount" monthly in addition to base rent equal to expenses plus 1% of base rent plus taxes. Expenses include property management, maintenance, repair, replacement, insurance or operation of the Premises.

KinderCare Learning Centers



Over 2,700 Locations Across 41 States & D.C.; 50+ Year Operating History

Proprietary Early Foundations® Curriculum Designed Around Whole-Child Development

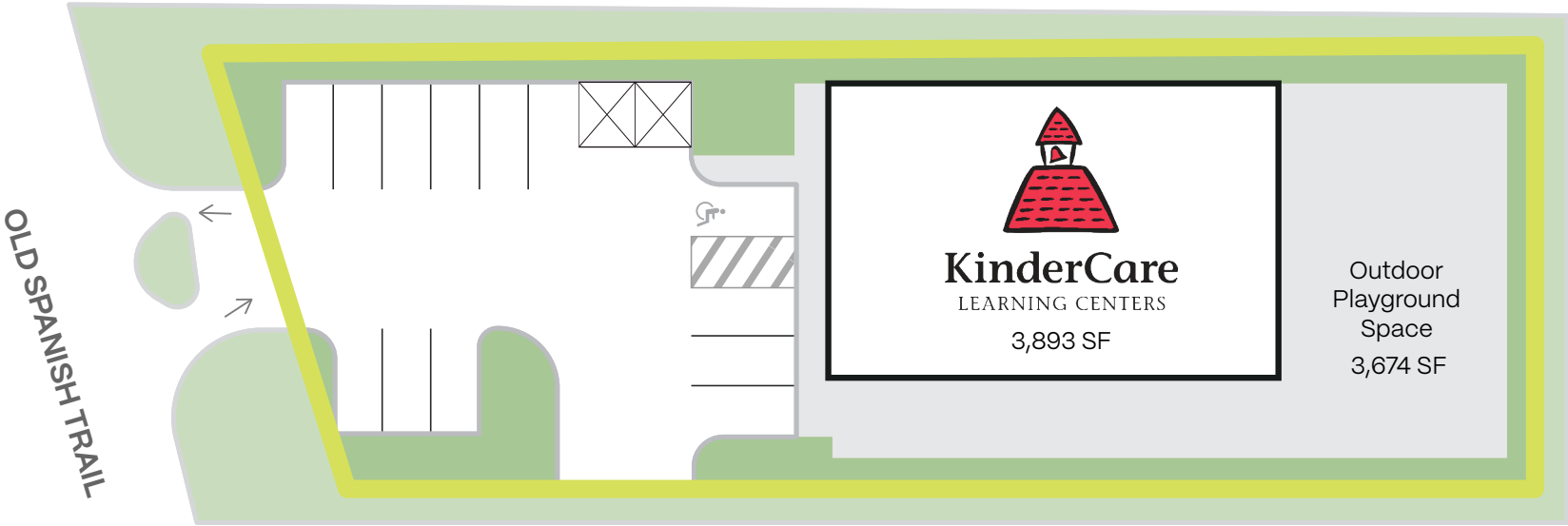
KinderCare Learning Centers is one of the largest and most established providers of early childhood education and care in the United States, with more than five decades of operating history. The company operates over 2,700 early learning centers and programs across 41 states and the District of Columbia, serving families with children ranging from infants to school-aged students. KinderCare’s research-based Early Foundations® curriculum is designed around whole-child development, integrating early literacy, STEM fundamentals, creative arts, physical activity, and social-emotional learning to build strong academic and developmental foundations. Its programs are structured to ensure children are not only safe and supported, but actively progressing toward key milestones that prepare them for elementary school and long-term success.

Headquartered in Lake Oswego, Oregon, KinderCare maintains a strong emphasis on operational consistency, safety protocols, teacher training, and national accreditation standards, reinforcing its reputation as a high-quality, institutional-grade operator within a highly fragmented sector. In October 2024, KinderCare completed its initial public offering on the New York Stock Exchange under the ticker "KLC," enhancing its access to capital and positioning the company for continued expansion and long-term growth within the early education industry.

KinderCare Education LLC, the entity behind the lease, is a wholly owned subsidiary of **Kinder Care Learning Companies, Inc.**, the Guarantor.

For additional information, visit www.kindercare.com











LA FITNESS
DOLLAR TREE
ACE
The hottest place

RINCÓN PLAZA
SAFeway
O'Reilly AUTO PARTS
Walgreens

Kindercare
LEARNING CENTERS

Davis-Monthan
Air Force Base
(11,000 Military & Civilian Personnel)

STORWise
SELF STORAGE

WFW
VETERANS OF FOREIGN WARS

Domino's Pizza

DISCOUNT TIRE

SHERWIN-WILLIAMS

Signature
HEATING AND COOLING
TUCSON OPTOMETRY CLINIC

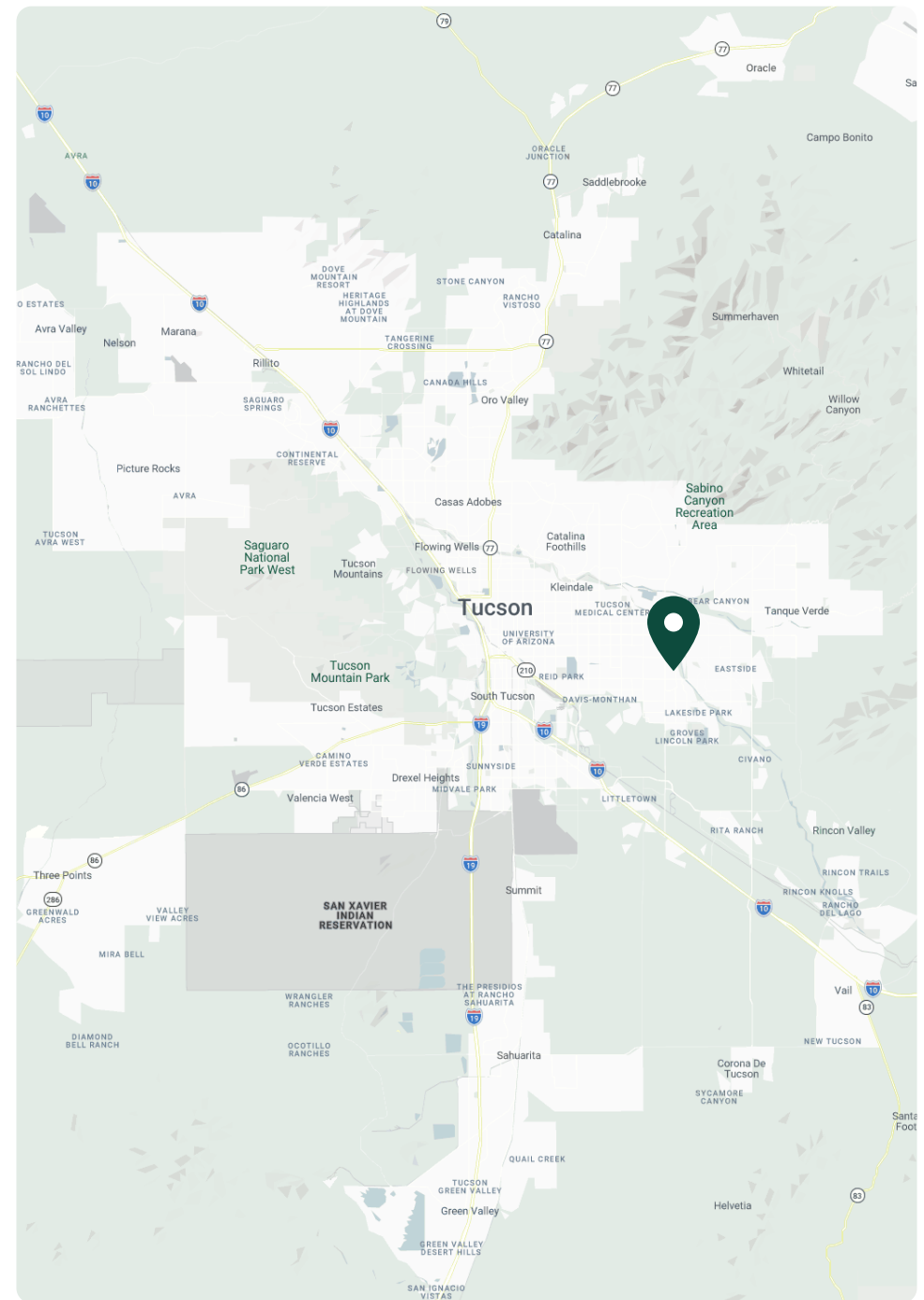
Emerging Technology and Innovation Hub

Tucson, located in Pima County, is the second-largest city in Arizona and serves as the economic and cultural center of Southern Arizona. The Tucson metropolitan area has a population exceeding 1 million residents and continues to experience steady long-term growth driven by a favorable cost of living and expanding employment opportunities. Known for its scenic Sonoran Desert setting, mountain views, and more than 300 days of sunshine annually, Tucson is widely regarded as one of the most desirable cities in the Southwest for both residents and businesses seeking quality of life, outdoor recreation, and year-round accessibility.

The regional economy is diverse and anchored by aerospace and defense, higher education, healthcare, technology, logistics, and government employment. Major employers include the University of Arizona, Raytheon Missiles & Defense, Davis-Monthan Air Force Base, Banner Health, Tucson Medical Center, Amazon, and more. Davis-Monthan Air Force Base remains one of the region's largest economic drivers, while the University of Arizona serves as a major research institution and talent pipeline.

Tucson has also emerged as an increasingly attractive technology and innovation hub. The city has attracted expansion in sectors such as optics, bioscience, software development, advanced manufacturing, and aerospace engineering. Innovation centers such as UA Tech Park and Tech Parks Arizona continue to support startup activity, research commercialization, and corporate investment, helping position Tucson as one of the more promising growth markets in the Southwest.

The area is further strengthened by strong transportation infrastructure and lifestyle amenities. Tucson International Airport provides national connectivity, while Interstates 10 and 19 connect the region to Phoenix, Southern California, and Mexico. Tucson is also internationally recognized for its culture, cuisine, and outdoor attractions, including Saguaro National Park, Sabino Canyon, Mount Lemmon, and a vibrant historic downtown.



The subject property is strategically positioned just off highly trafficked E Broadway Boulevard (40,005 ADT), a major commercial corridor and east-west arterial providing direct access to Downtown Tucson (9 miles). The site benefits from an easily accessible suburban location within a dense residential trade area and a large surrounding population base, with more than 200,000 residents within a 5-mile radius and an average household income of \$97,618.

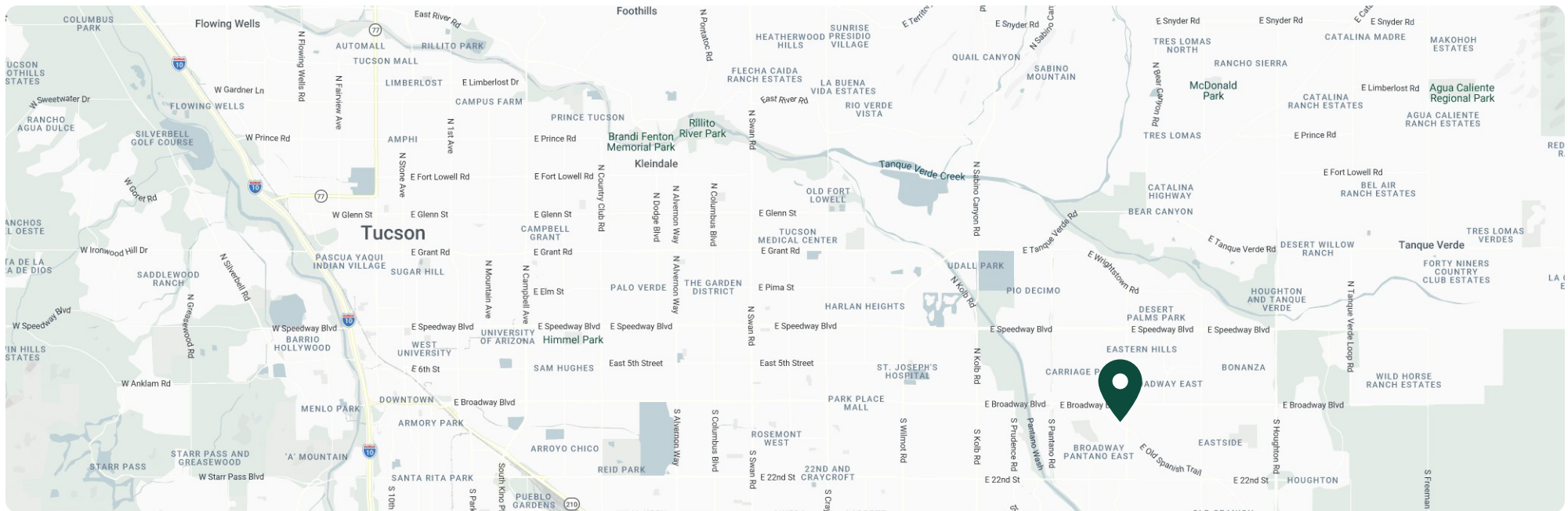
The property sits adjacent to Berkshire Village, a Walmart Neighborhood Market-anchored shopping center featuring Taco Bell, Bank of America, Baskin-Robbins, and more. Other neighboring tenants include Bowlero, QuikTrip, Wells Fargo, Domino's, Sherwin-Williams, Discount Tire, Chase Bank, Home Depot, Kohl's, Ashley Furniture, Broadway East Plaza (featuring Harbor Freight, McDonald's, Burger King, and more), and Broadway Plaza, anchored by Sprouts Farmers Market with PetSmart, Carl's Jr., and additional tenants. Just 3 miles west along E Broadway is Park Place Mall, featuring Cinemark, Dillard's, Total Wine, H&M, Ulta Beauty, Old Navy, and more.

Additional area traffic drivers include Sahuaro High School, St. Augustine Catholic High School, Rollin T. Gridley Middle School, Joseph W. Magee Middle School, Anna Henry Elementary, Harold Steele Elementary, Jesse Owens Park and Sports Field, Sherwood Professional Terrace, Ott Family YMCA, Rolling

Hills Golf Course, Rolling Hills Park, and Camino Seco Business Plaza.

The site also benefits from proximity to several major institutional and employment anchors. The property is approximately 6 miles from Davis-Monthan Air Force Base, home to approximately 11,000 military and civilian personnel with an estimated regional economic impact of \$3 billion. It is also 9 miles from the University of Arizona, which serves more than 56,000 undergraduate and graduate students, employs over 3,300 faculty members, offers more than 150 undergraduate degree programs, and competes in NCAA Division I athletics as a member of the Big 12 Conference.

Additionally, the property is 12 miles from UA Tech Park, one of the nation's premier research parks and a thriving technology community anchored by the University of Arizona, with Raytheon, IBM, Verizon, Citi, and many more. The campus is home to more than 85 companies, spans over 1,267 acres and 2 million square feet, and employs thousands, making it one of the region's largest employment centers. The property is also 11 miles from Tech Park at The Bridges, a newer 65-acre University of Arizona innovation campus in central Tucson with approximately 5,000 employees on site. In addition, the site is approximately 14 miles from Tucson International Airport (TUS), which serves more than 4 million passengers annually.



201,778



2025 Total Population

\$381,363



Average Home Value

\$97,618



Average Household Income

📍 8425 E Old Spanish Trail, Tucson, AZ 85710



Population Summary	1 Mile	3 Miles	5 Miles
2025 Total Population	18,272	111,763	201,778
2030 Total Population	18,263	111,091	201,347
Household Summary			
2025 Total Households	8,956	52,426	91,984
2030 Total Households	9,089	52,978	93,311
2025 Average Household Income	\$69,899	\$92,405	\$97,618
2025 Average Home Value	\$304,490	\$350,538	\$381,363

Major Employers in Tucson	# of Employees
University of Arizona	11,235
Davis–Monthan Air Force Base	11,000
Raytheon Missile Systems	9,600
State of Arizona	8,524
Tucson Unified School District No. 1	7,134
Pima County	7,023
Banner University Health Care	6,542
U.S. Customs and Border Patrol	6,470
Freeport–McMoran Copper & Gold Inc.	5,800
Wal–Mart Stores, Inc	5,400



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