



COMMERCIAL REAL ESTATE · CHANDLER, ARIZONA

1151 W Ray Road

Chandler, AZ 85224

Vacant Day Care Facility · Owner-User or Repositioning Opportunity

LIST PRICE

\$3,200,000

\$301.60 / SF

BUILDING SIZE

10,610 SF

Single-Story

LOT SIZE

2.167 AC

94,403 sq ft

ZONING

C-O

Commercial Office

YEAR BUILT

2001

Extensively Renovated



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Amber Monaco

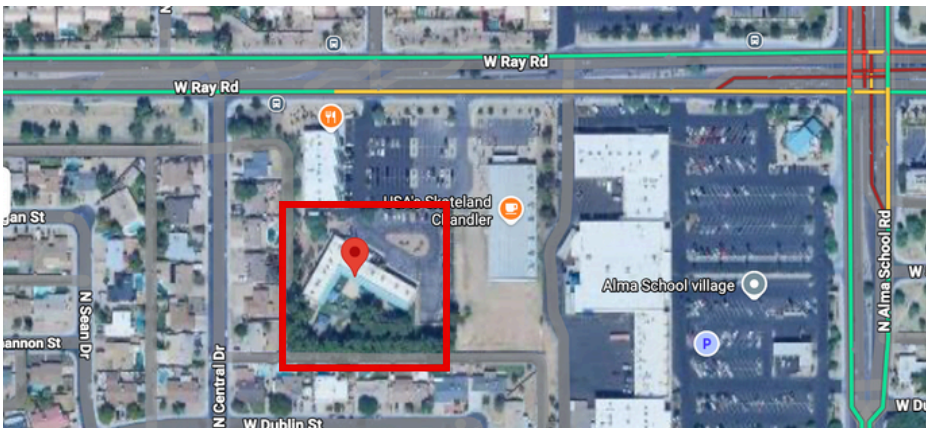
VP at The Firm

(845) 492-9501

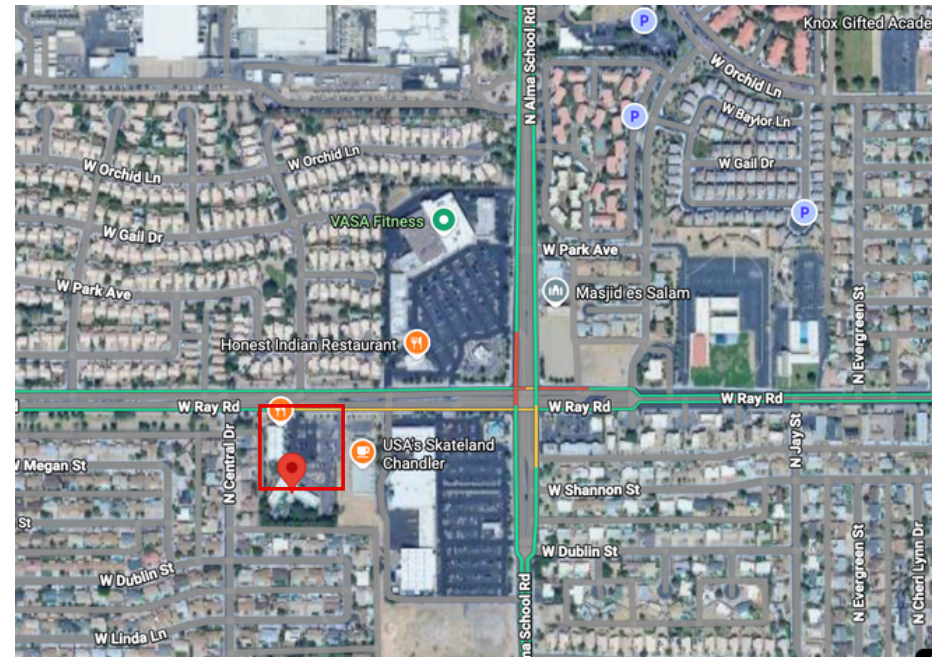
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Offering Summary



PROPERTY DETAILS	
Address	1151 W Ray Rd, Chandler AZ 85224
Previous Use	Day Care Center
APN	302-48-860
Occupancy	Vacant
Zoning	C-O (Commercial Office)
Year Built	2001
Building Size	10,610 SF
Lot Size	2.167 AC / 94,403 SF
PRICING	
List Price	\$3,200,000
Price Per SF	\$301.60



Investment Highlights

1151 W Ray Road presents a rare opportunity to acquire a fully built-out, extensively renovated commercial facility in one of the East Valley's most active submarkets — offering immediate utility for an owner-user or a compelling repositioning play for investors targeting service, medical, educational, or community-oriented tenants.

Turnkey — \$273K+ in Recent Improvements

New roof, LED lighting, LVT flooring, parking lot refurbishment, and fresh paint 2023–2025. Move-in ready from day one.

2+ Acre Site with Rare Outdoor Amenities

Large backlot with shade structures, splashpad, and multiple playgrounds — highly differentiated in the Chandler market.

Strong Demographics & Household Incomes

Dense, family-oriented neighborhood with above-average household incomes along a primary Chandler arterial.

Purpose-Built Infrastructure

Commercial kitchen, ADA-compliant layout, security system, multiple classroom and activity rooms, and dedicated outdoor play areas.

Flexible Repositioning Potential

C-O zoning supports medical, wellness, private education, tutoring, therapy, faith-based, and professional office conversions.

Excellent Regional Connectivity

Direct Loop 202 access. Minutes from top-rated schools, major employment hubs, and established retail corridors.

Building Specifications

New Roof — June 2023

Full commercial roof replacement.

LED Lighting Retrofit — June 2023

Full facility energy-efficient upgrade.

New LVT Flooring — August 2023

Luxury vinyl tile installed throughout.

Parking Lot Refurbishment — 2025

Full resurfacing and restriping.

Interior Paint — August 2025

Complete interior repaint throughout.

Commercial Kitchen

Fully equipped commercial-grade kitchen.

Fully ADA Compliant

Meets all ADA accessibility requirements throughout.

Security System & Alarms

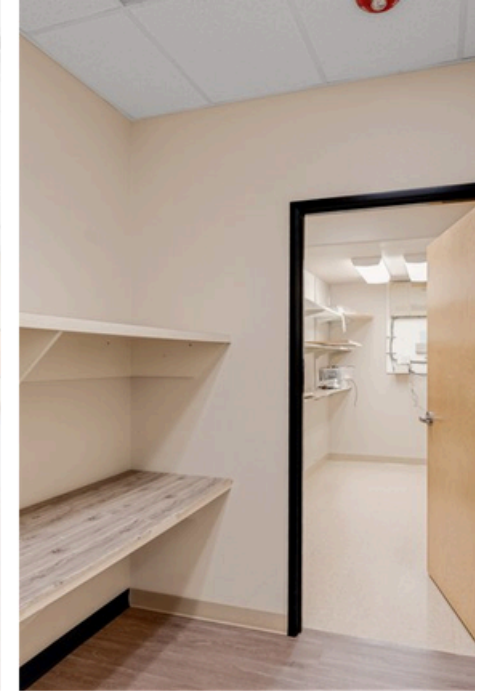
Commercial security system installed throughout.

Outdoor Back Lot

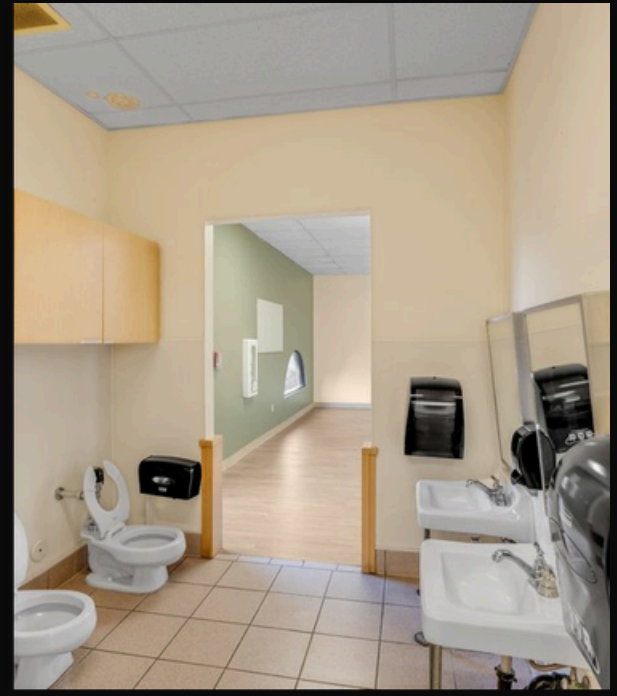
Splashpad, playgrounds, covered shade structures.

TOTAL CAPITAL IMPROVEMENTS (2023–2025)

\$273,000+



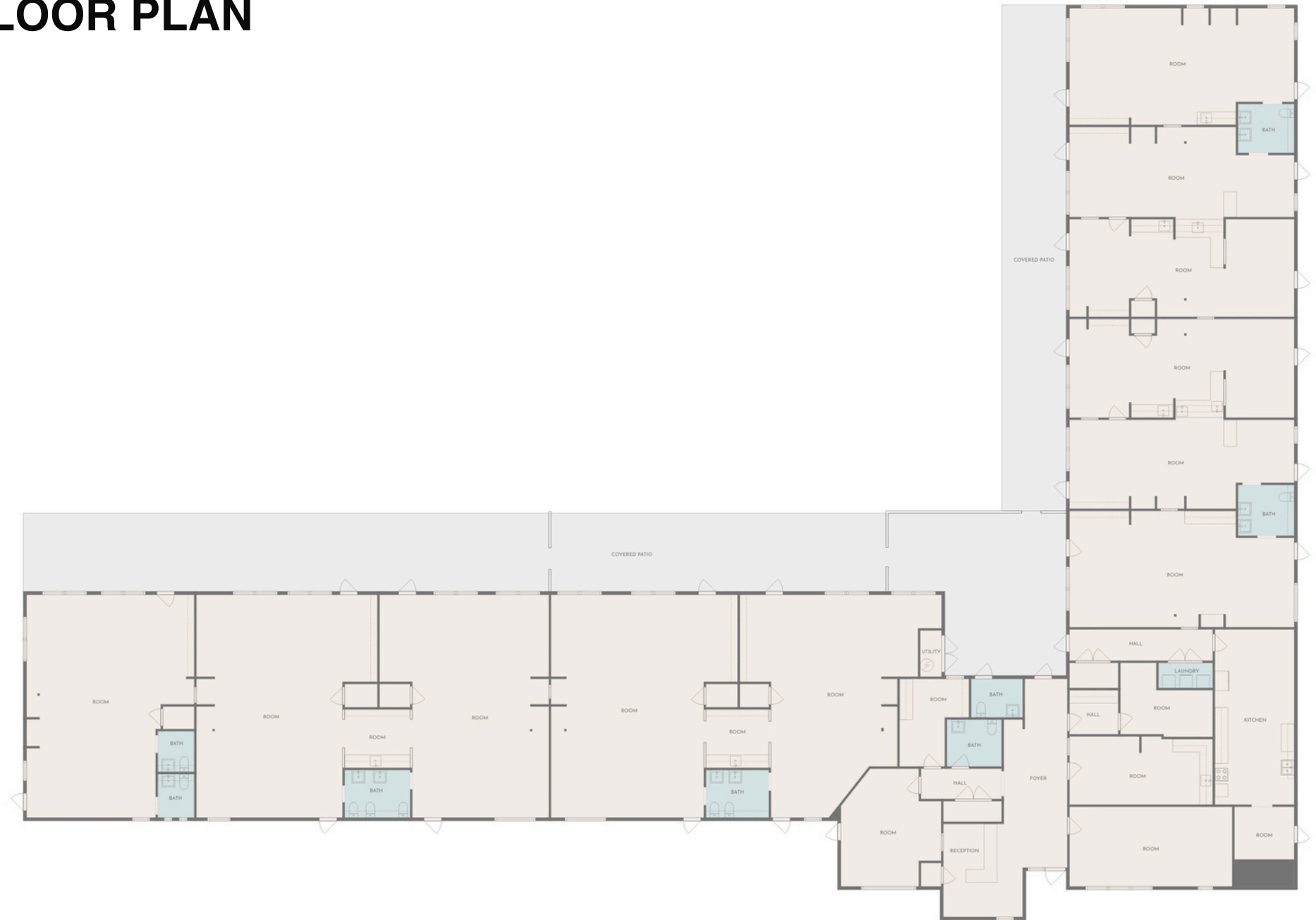
Interior Photography



Interior Photography

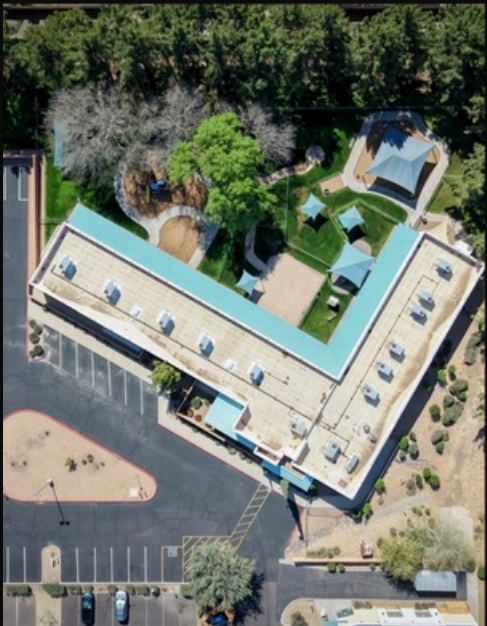


FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Aerial & Exterior Photography



Property Highlights

1151 W Ray Road is strategically positioned along one of Chandler's most traveled east-west corridors, offering high daily traffic, established neighborhood density, and direct freeway access.

The property's 2.16-acre lot, mature landscaping, and distinctive building presence create a recognizable commercial asset ideal for owner-users or investors repositioning into a high-demand service category.

- 1 Positioned along Ray Road — a primary east-west arterial with significant daily traffic counts.
- 2 Dense residential base ideal for childcare, education, medical, or community service uses.
- 3 Convenient Loop 202 access and nearby arterials for excellent regional connectivity.
- 4 Above-average household incomes, stable demographics, and strong service-sector demand.
- 5 Proximity to top-rated schools, major employers, and neighborhood retail.

NEARBY

- ✓ Loop 202 Freeway
- ✓ Major Retail Corridors
- ✓ Medical Facilities
- ✓ Chandler Unified Schools
- ✓ Employment Centers
- ✓ Community Parks



The Valley of the Sun

Chandler, Arizona

Chandler is consistently ranked among the top US cities for business growth and quality of life. As one of the Phoenix Metro's fastest-growing municipalities, Chandler has attracted major corporate headquarters, a thriving tech corridor, and a highly educated workforce. The Southeast Valley submarket benefits from well-established infrastructure, strong schools, and a resident base that actively supports local services and community-oriented businesses.

\$4B+

Annual Consumer Spending

4.8M

Metro Population

>2,000

Sq Miles (Metro)

#2

Sunniest US City

Market Drivers

- Sustained population growth from California and other higher-cost metros
- Major employers: Intel, Wells Fargo, PayPal, and leading tech and finance firms
- Family-driven demand for childcare, education, and wellness remains consistently high
- Above-average household incomes support specialty operators and service businesses
- Limited inventory of move-in-ready facilities creates meaningful competitive advantage



Chandler, AZ · 1151 W Ray Road

283,132
City Population

2026 estimate · +2.1% since 2020

\$110,284
Median HH Income

25% above AZ state average

\$133,000
Avg Household Income

Source: ESRI Business Analyst 2023

38.9 yrs
Median Age

Comparable to Phoenix Metro avg

281,243
Daytime Population

City of Chandler 2024 estimate

96.4%
Employment Rate

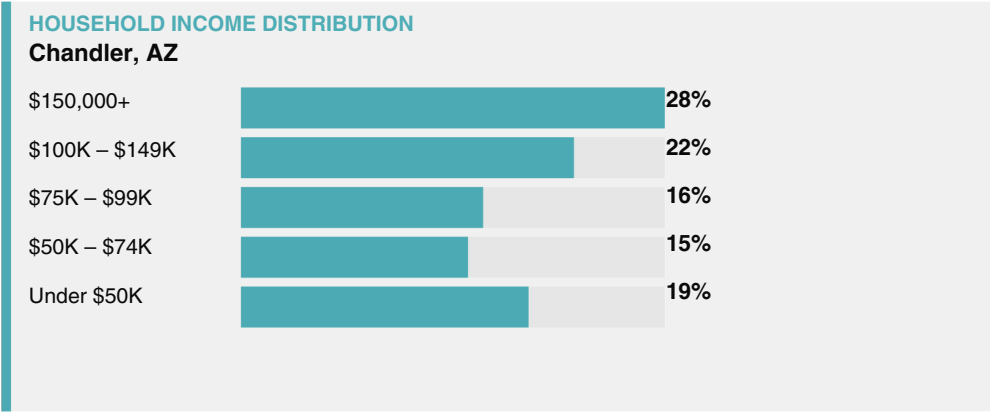
151,526 active workforce residents

50.7%
Bachelor's Degree+

Highly educated resident base

7.6%
Poverty Rate

Well below AZ avg of 11.7%



KEY MARKET INDICATORS

- Population Growth:** Chandler has grown 59% since 2000, with 2026 projections at 283,132 residents — one of AZ's fastest-growing cities.
- Income Strength:** Avg household income of \$133,000 is 25%+ above the Phoenix Metro average, signaling strong consumer spending power.
- Family Profile:** 68.1% of households are families with children, driving consistent demand for childcare, education & youth services.
- Education Level:** 50.7% hold a Bachelor's degree or higher — a highly educated base supporting premium service operators.

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All maps, site plans, lot lines, boundaries, and dimensions shown are approximate and for illustrative purposes only. Prospective buyers must conduct their own independent investigations to verify all aspects of the Property.

Prospective buyers are advised to rely solely on their own due diligence — including legal, zoning, engineering, environmental, financial, and construction investigations — and consult their own advisors prior to entering any agreement.

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REAL ESTATE AT THE FIRM

For More Information, Please Contact



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