



Menlo Group
COMMERCIAL REAL ESTATE



1494 S Gilbert Road, Gilbert, AZ 85233

Vacant, Move-In Ready Childcare Center
For Lease

Exclusively listed by:

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PROPERTY DESCRIPTION

Introducing a vacant, move-in ready childcare center available for lease at 1494 South Gilbert Road in Gilbert, Arizona. Ideally positioned along the high-traffic Gilbert Road corridor just north of Ray Road, this approximately 7,280-square-foot facility presents a prime opportunity for an experienced operator to establish or expand within the highly desirable East Valley market. Zoned C-C by the City of Gilbert, the property benefits from strong surrounding demographics, nearby retail and business amenities, and convenient access to both the Loop 202 freeway and SR 87.

PROPERTY FEATURES

- Vacant, Move-in Ready Childcare Center
- Abundant Outdoor Play Areas
- For Lease: \$28 PSF NNN
- +/- 7,280 SF Building
- Positioned on 1.23 Acres
- Licensable for over 150 children (Infants - School Age)
- Features 8 Classrooms, Multiple Private Offices, a Welcoming Reception Area, a Dedicated Breakroom, and Adequate Restrooms Throughout
- Ample Parking
- Zoned C-C, City of Gilbert
- Near Retail and Business Amenities
- Close Proximity to the Loop 202 freeway and SR 87



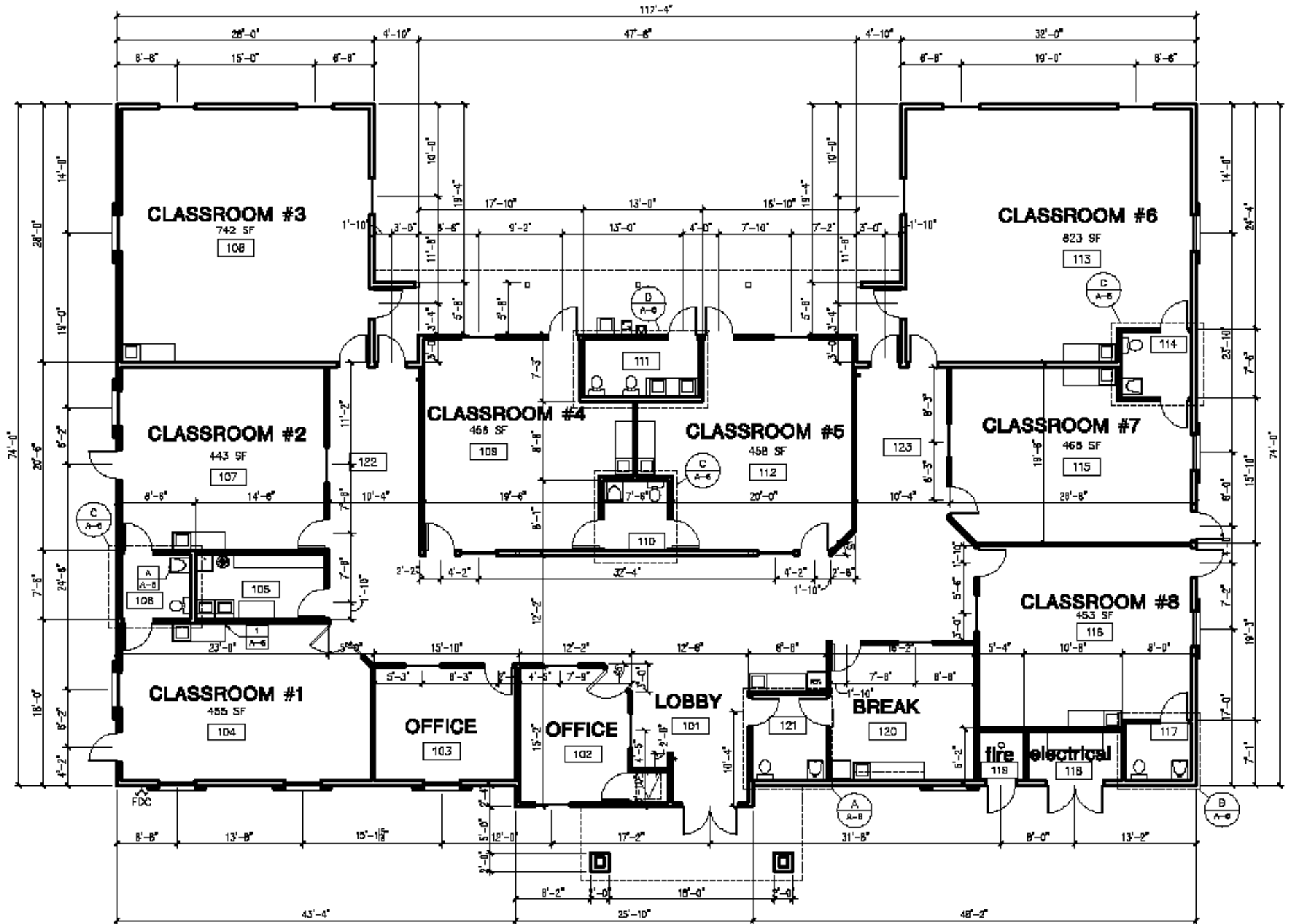
Additional Photos



Additional Photos



Floor Plan



Retailer Map



SITE



- Nearby Businesses / Retail:**
- Gilbert Veterinary Hospital
 - Gilbert School of Music
 - Burrito Express Gilbert
 - Domino's Pizza
 - MidFirst Bank
 - Gilbert Civic Center
 - Arizona Equine Medical & Surgical Centre
 - Town Square Dental & Orthodontics
 - Legend Flooring
 - EoS Fitness
 - Lucky Strike Gilbert
 - Tap N Tikka
 - Mythical Coffee Roasters
 - Regal Gilbert
 - Cleanse Modern Day Spa
 - Goodyear Auto Service



Food Mart



S Gilbert Rd

W Ray Rd

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,559	128,578	329,056
Average Age	38.3	37.1	36.2
Average Age (Male)	39.7	36.0	35.2
Average Age (Female)	38.7	38.3	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,770	46,848	119,073
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$148,749	\$126,812	\$127,084
Average House Value	\$529,857	\$478,546	\$488,230

2023 American Community Survey (ACS)

