



Turnkey Specialty School

3202 E Mountain View Road, Phoenix, Arizona 85028 • Maricopa County

10,945 SF BUILDING AREA	3.85 AC TOTAL SITE	2 STORIES	50 PARKING SPACES	1994 YEAR BUILT	C-2 / R1-10 ZONING
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The Offering

A rare opportunity to acquire a turnkey, purpose-built specialty school and community center in one of Northeast Phoenix's most established, high-income submarkets. The two-story, ±10,945 SF building sits on a 3.85-acre corner parcel with SR-51 (Piestewa Freeway) exposure and includes ±2.14 acres of separately zoned excess land offering expansion or residential development upside. Improved and operating as a licensed childcare and early-education facility, the property is move-in ready for continued educational, institutional or community use.

- **Purpose-built school interior:** multiple classrooms, indoor gym, observation rooms, children's and ADA restrooms, break room, and a second-floor office suite
- **Passenger elevator** serving both floors, plus central HVAC (rooftop units), fire sprinklers and alarm / access control
- **Secured outdoor amenities:** shaded playgrounds, turf play fields and a learning garden
- **50 on-site parking spaces** (4.57 per 1,000 SF) with corner ingress and egress
- **±2.14-acre R1-10 excess land:** expansion or residential development potential of up to six lots per appraisal
- **Class C masonry construction,** built 1994, all public utilities, nearly level site and Flood Zone X



INTERIOR, CLASSROOM AND ACTIVITY SPACE

FOR MORE INFORMATION, PLEASE CONTACT

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Location & Access

HARD CORNER + FREEWAY EXPOSURE

E Mountain View Road and N 32nd Street, with direct SR-51 (Piestewa Freeway) frontage

ESTABLISHED CORRIDOR

Paradise Valley Village and the Shea Boulevard area, minutes to Loop 101, Scottsdale and Paradise Valley

SCHOOL DISTRICT

Paradise Valley Unified School District

MARKET DEPTH

Supply-constrained childcare submarket supported by a strong dual-income household base

Demographics

2025 EST.	1 MI	3 MI	5 MI
Population	7,969	77,023	250,675
Households	3,332	34,074	106,065
Avg. HH Income	\$154K	\$119K	\$127K

Source: third-party market data compiled in property appraisal. Figures approximate.

±2.14 Acres

Excess land, separately zoned R1-10, held for expansion or residential development of up to six lots.