



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**

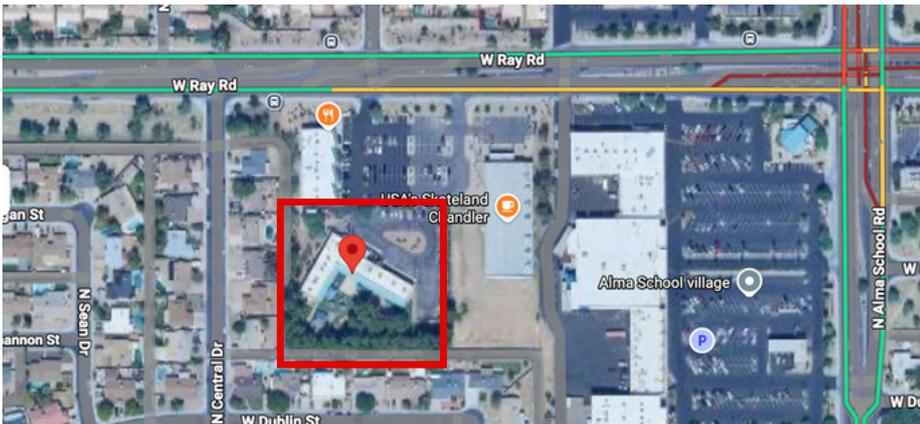
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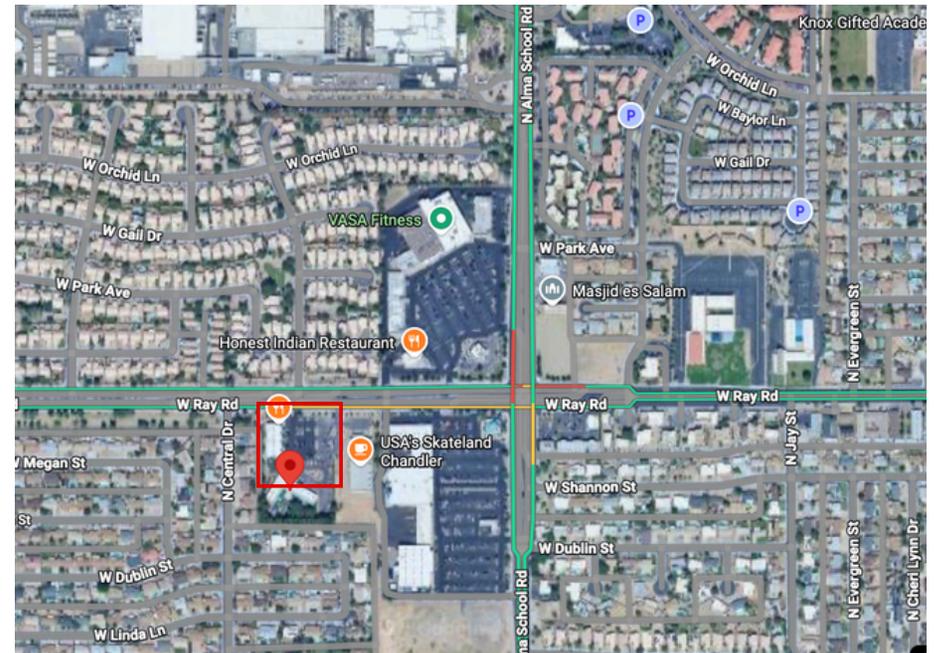
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# Offering Summary



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**

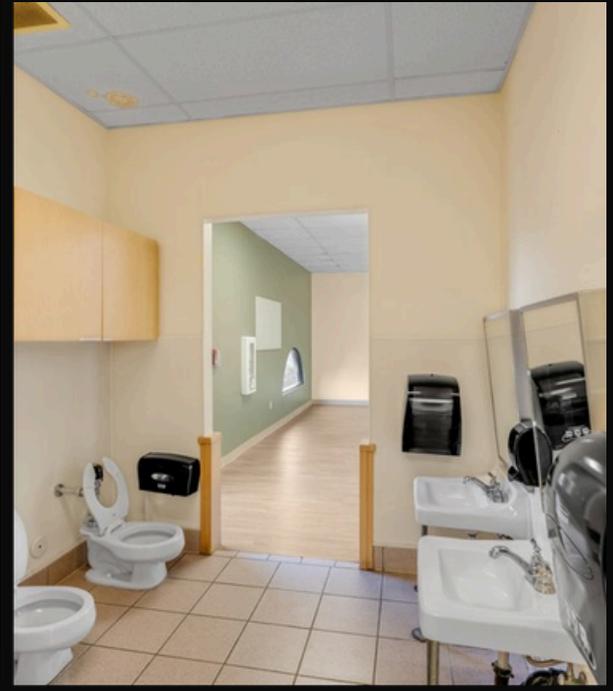
Splashpad, playgrounds, covered shade structures.

**TOTAL CAPITAL IMPROVEMENTS (2023–2025)**

**\$273,000+**



# Interior Photography



# Interior Photography



# 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

Source: U.S. Census Bureau ACS 2024 · City of Chandler Community Profile

**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

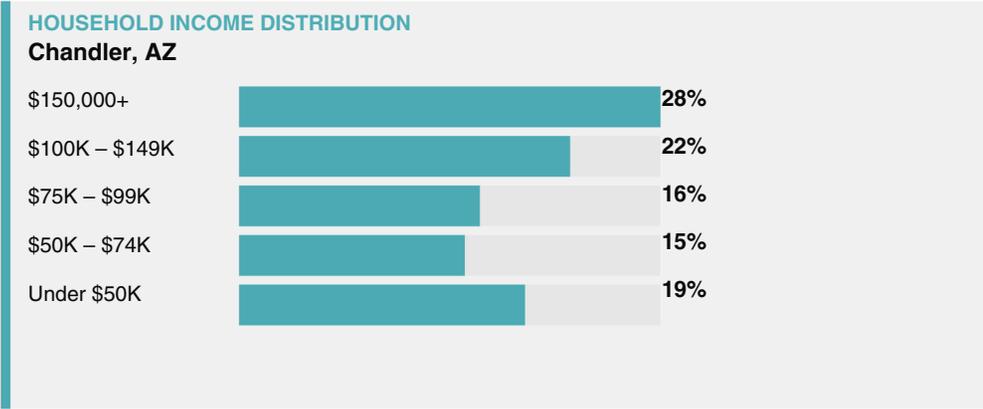
151,526 active workforce residents

**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.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

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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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