



FOR LEASE

Operating Childcare Center

2302 W Colter St, Suite B,
Phoenix, AZ 85015

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Menlo Group
COMMERCIAL REAL ESTATE

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Executive Summary

Page 2



OFFERING SUMMARY

Available SF:	8,015 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	4.38 Acres
Year Built:	2000
Building Size:	82,484
Zoning:	R-3A

PROPERTY OVERVIEW

Move-In Ready Childcare Center located in A New Leaf's newest Homeward Bound Apartments at the NWC of Colter Street and 23rd Avenue. This 8,015 SF fully built-out childcare center is located in Phoenix, Arizona right off the I-17 freeway and is surrounded by retail and business amenities.

PROPERTY HIGHLIGHTS

- Move-In Ready Operating Childcare Center
- Licensed Capacity of 73 (Infants - 5 years)
- Approximately 8,015 SF
- For Lease: \$18 PSF NNN
- FF&E Negotiable
- Confidential - Do not disturb Tenant
- Located within A New Leaf's newest Homeward Bound Apartments
- Easy Access to I-17 Freeway
- Close Proximity to Retail & Business Amenities

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Center Information

Page 3



STRONG FOUNDATIONS CHILDCARE AND EDUCATION CENTER

Strong Foundations Childcare and Education Center has been in operation since 1990. With a mission to prepare children for future academic and life-long success, Strong Foundations focuses on providing emotionally supportive environments and high quality early experiences to help children develop attachment, initiative, and self-regulation skills, and create a strong foundation for learning and resiliency.

Strong Foundations holds a 5-Star Quality First rating.

CENTER INFORMATION

Hours of Operation	7:00am - 5:30pm Monday - Friday
Current Enrollment	36
Licensed Capacity	73 (Self limit enrollment to 58 per Early Head Start contract; however, capacity can be increased to 101 per ADHS)
Scholarships Offered	Quality First, DES
Attendance Policy	Weekly tuition is not based on attendance

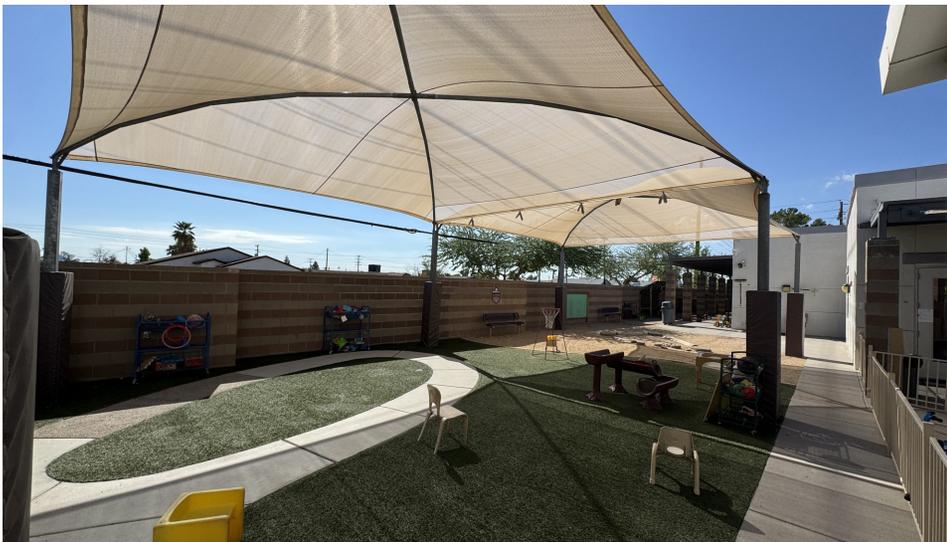
TUITION RATES

Infants (6 weeks - 1 year)	\$224/week
Toddler (1 year - 3 years)	\$220/week
Preschool (3 years - 5 years)	\$180/week

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Additional Photos



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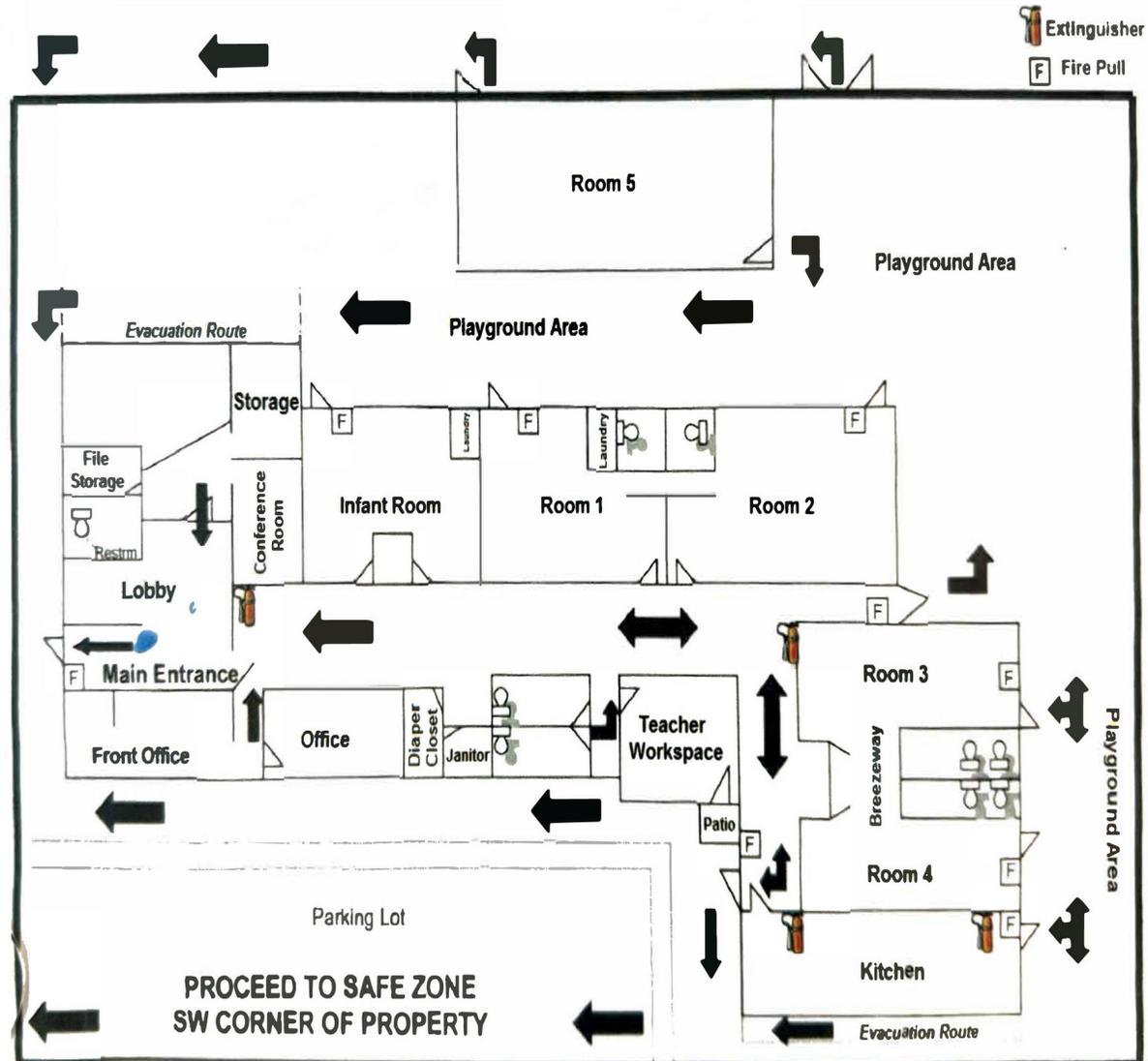
Additional Photos



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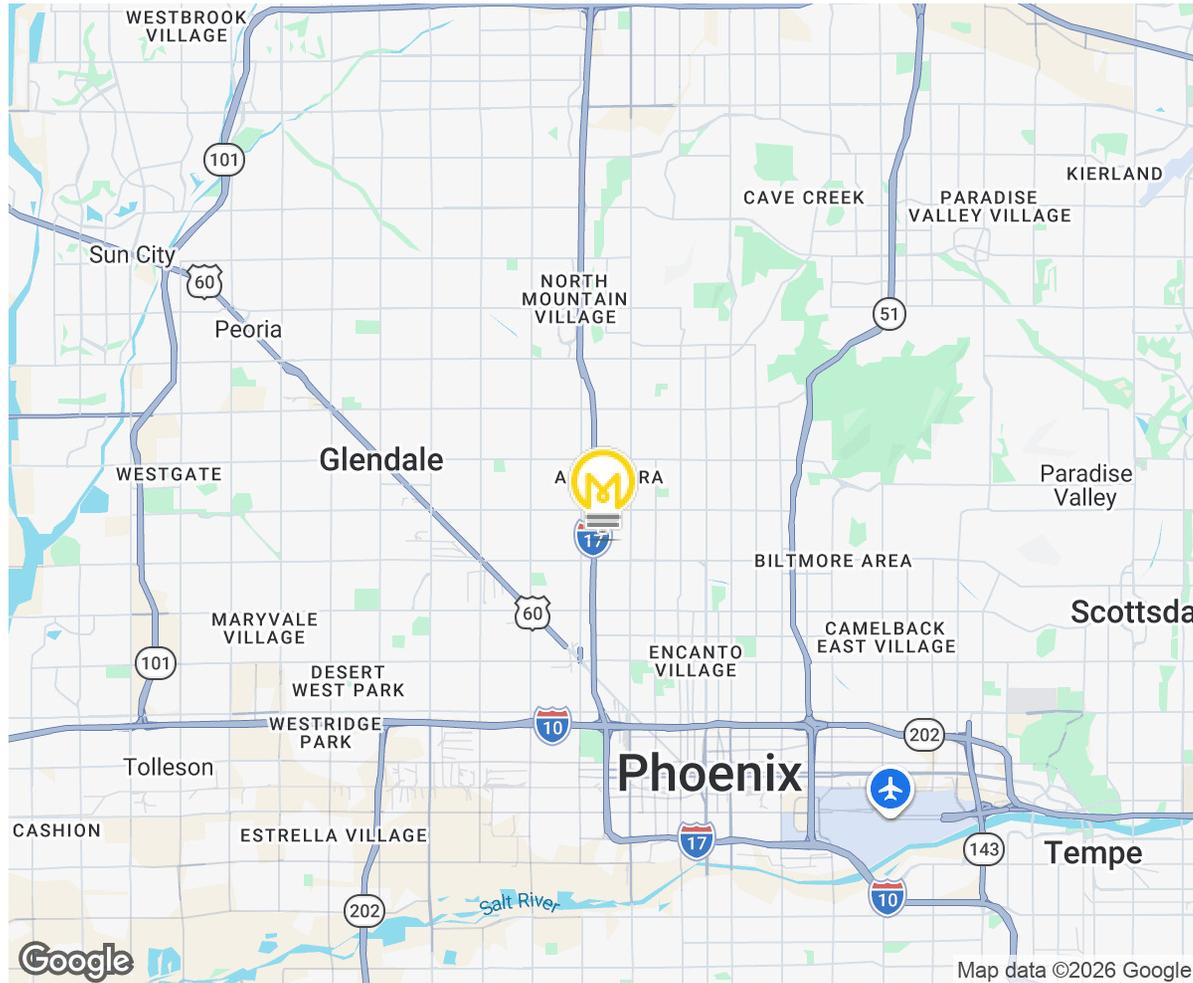
Floor Plan



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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	9,360	71,747	190,070
Total Population:	29,785	196,368	501,045
Average HH Income:	\$61,044	\$79,332	\$83,518