



Menlo Group  
COMMERCIAL REAL ESTATE



## CHILD CARE / SCHOOL BUILDING FOR SALE

1236 S Stapley Dr Mesa, AZ 85204

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DO NOT DISTURB TENANT  
Move-in Ready Freestanding Mesa Building

*Exclusively listed by:*

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## PROPERTY SUMMARY

ASKING PRICE:	\$2,450,000.00
PRICE PSF:	\$291.67 PSF
PROPERTY TYPE:	Freestanding Commercial
PROPERTY SUBTYPE:	Child Care or School
BUILDING SIZE:	+/- 8,400 SF
LOT SIZE:	28,358 (0.70 Acres)
APN:	139-14-006T
PROPERTY TAXES (2025):	\$7,405.94

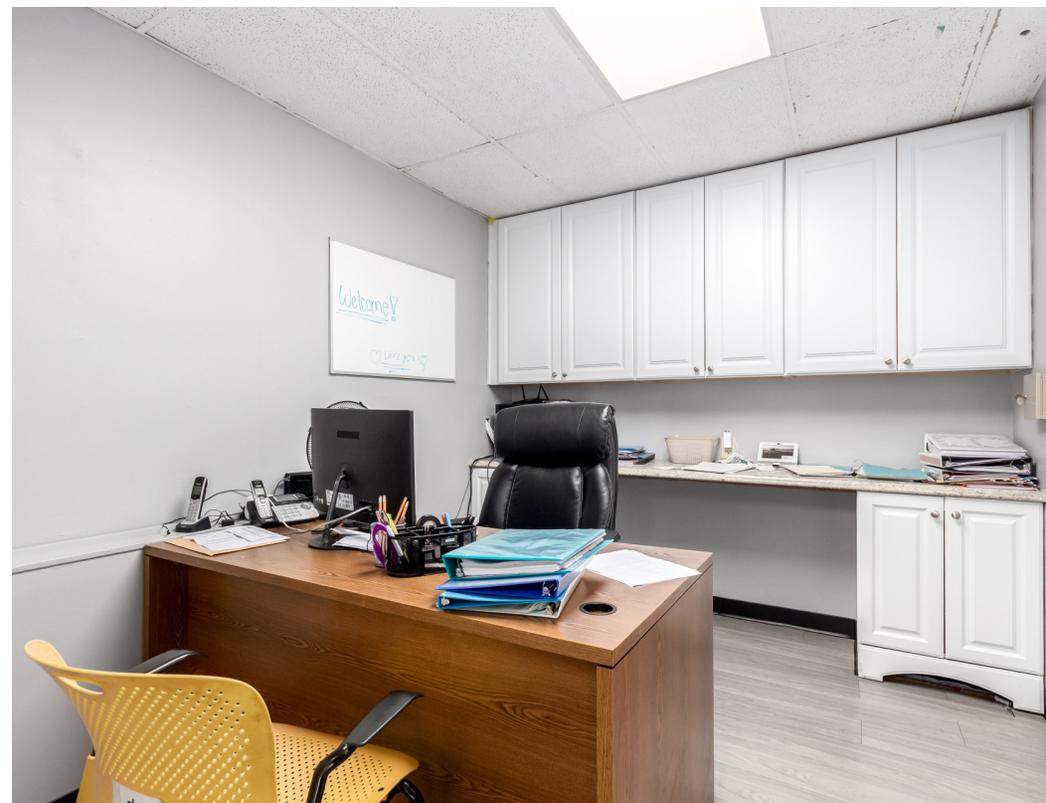
## PROPERTY HIGHLIGHTS

- Existing Child Care Property - Do Not Disturb Tenant
- +/- 8,400 SF functional school floor plan and layout
- Freestanding, One-Story Building
- Sits on .70 acres of dedicated parking and Two (2) outdoor playgrounds
- Licensed capacity is 203 (infants - school age)
- Built in 1982
- APN 139-14-006T
- Zoning: LC (Limited Commercial) City of Mesa
- Excellent visibility along Stapley Drive with +/- 35,000 VPD
- Less than one (1) mile from US 60
- Surrounded by a mix of national and regional tenants

# Property Photos



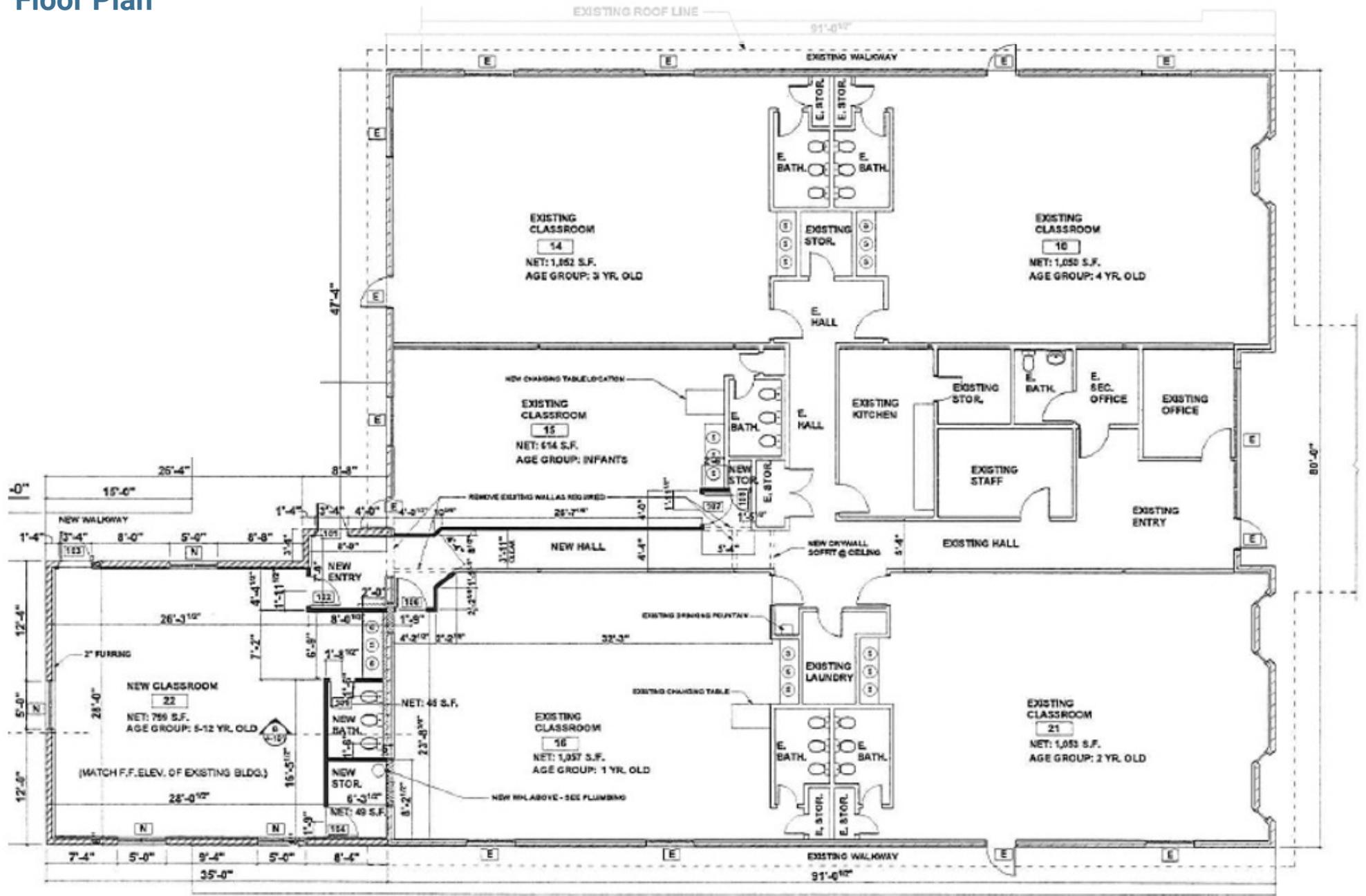
# Property Photos



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# Floor Plan

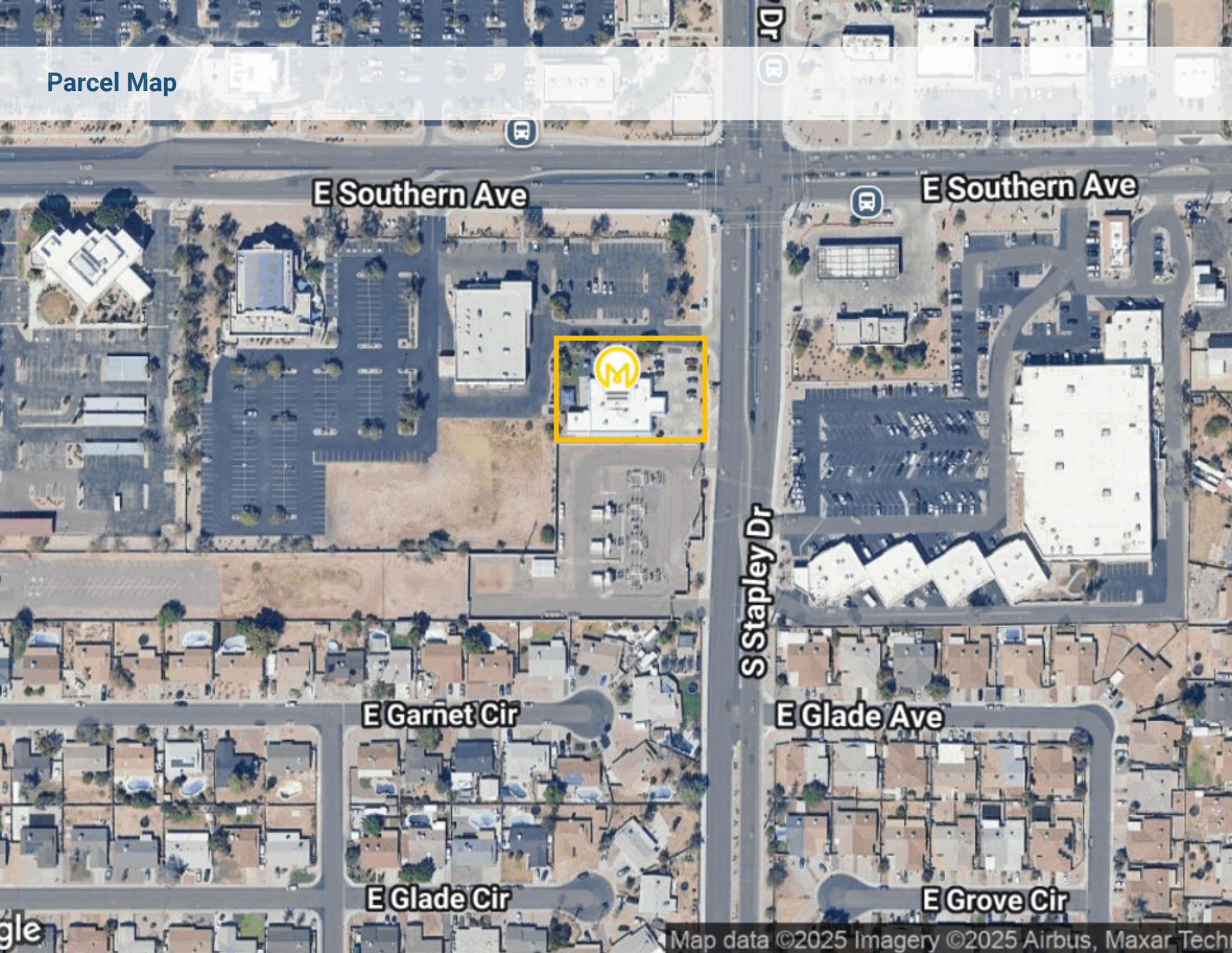


FIRST FLOOR PLAN

3/16" = 1'-0"



Parcel Map



**E Southern Ave**

**E Southern Ave**



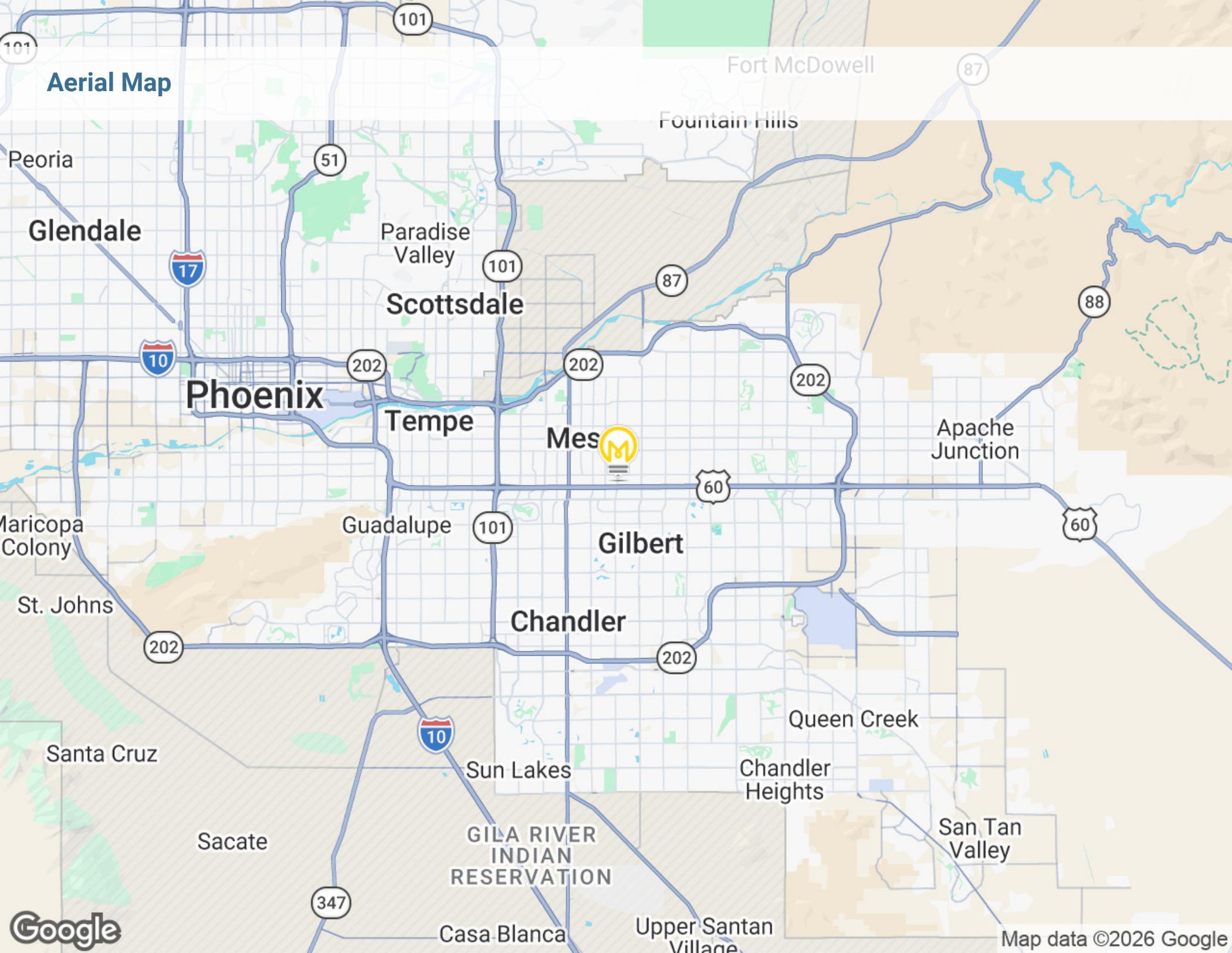
**S Stapley Dr**

**E Garnet Cir**

**E Glade Ave**

**E Glade Cir**

**E Grove Cir**



Aerial Map

Fort McDowell

Fountain Hills

Peoria

Glendale

Paradise Valley

Scottsdale

Phoenix

Tempe

Mesa

Apache Junction

Maricopa Colony

Guadalupe

Gilbert

St. Johns

Chandler

Queen Creek

Santa Cruz

Sun Lakes

Chandler Heights

Sacate

GILA RIVER INDIAN RESERVATION

San Tan Valley

Google

Map data ©2026 Google

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