



Menlo Group



CHILDCARE CENTER FOR SALE

3620 W Greenway Rd Phoenix, AZ 85053

Vacant, Multi-Building Facility

Exclusively listed by:

Grafton Milne, SIOR, CCIM
grafton@menlocre.com
480.659.1777

CONFIDENTIALITY & DISCLAIMER



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

SALE PRICE	\$3,500,000
SALE PRICE PSF	\$205.88
TOTAL BUILDING SIZE	17,064 SF
LOT SIZE	51,939 SF
PROPERTY TYPE	Childcare
APN	207-15-024B
ZONING	R-3 / C-2
NUMBER OF BUILDINGS	6

PROPERTY HIGHLIGHTS

- Vacant, Multi-Building Childcare Facility for Sale
- Licensable for Up to 249 Children
- Located on a 1.19-Acre Site with Ample Playground Areas and an Adjacent Residential Home
- Turnkey opportunity for a childcare operator to establish, relocate, or expand, or for an owner-user looking to grow and operate their business in a well-positioned area
- Split-Zoned R-3 and C-2 by the City of Phoenix
- Excellent Accessibility with Convenient Access to Loop 101 and I-17
- Near Established Retail, Residential, and Business Amenities

Additional Photos



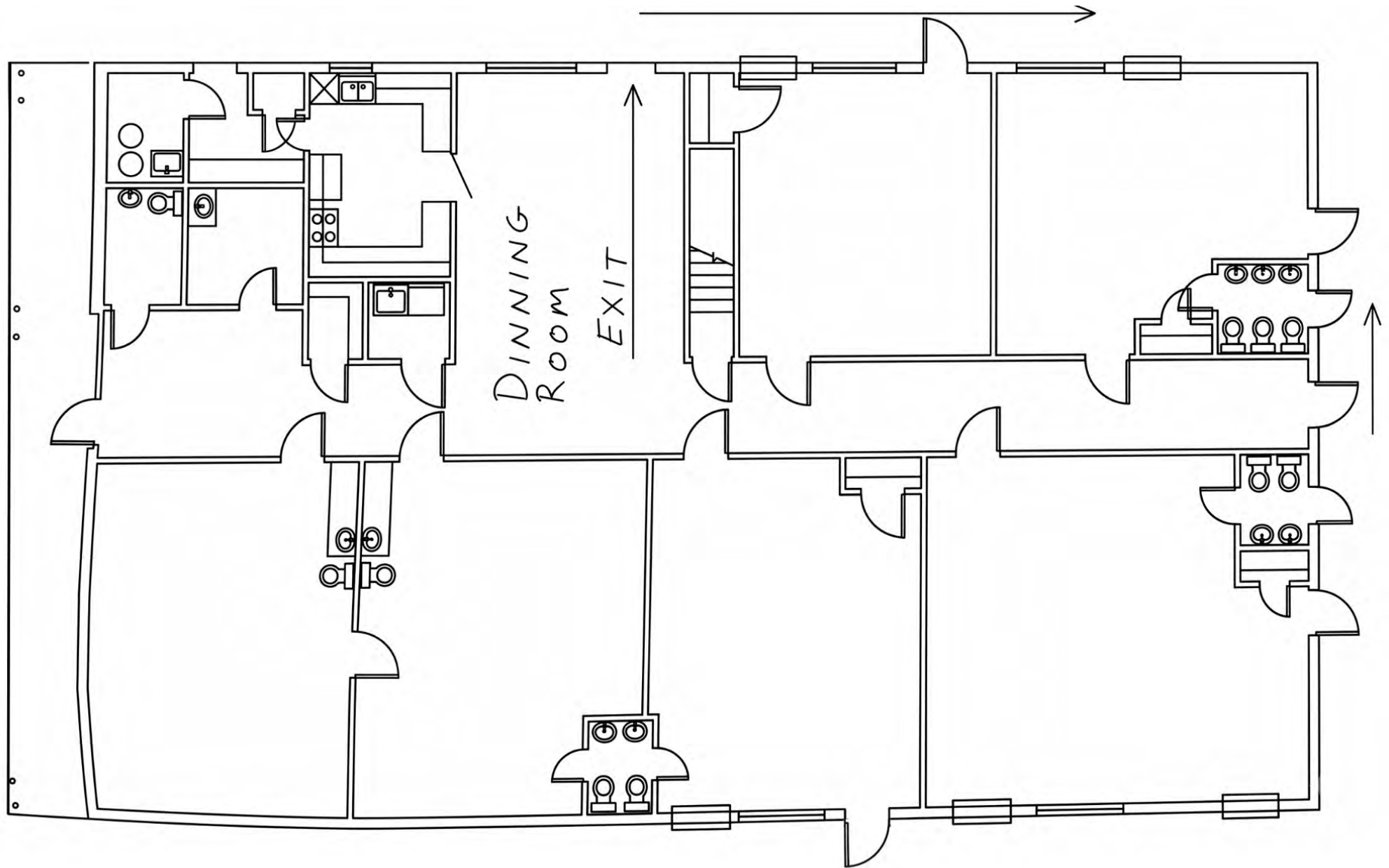
Additional Photos



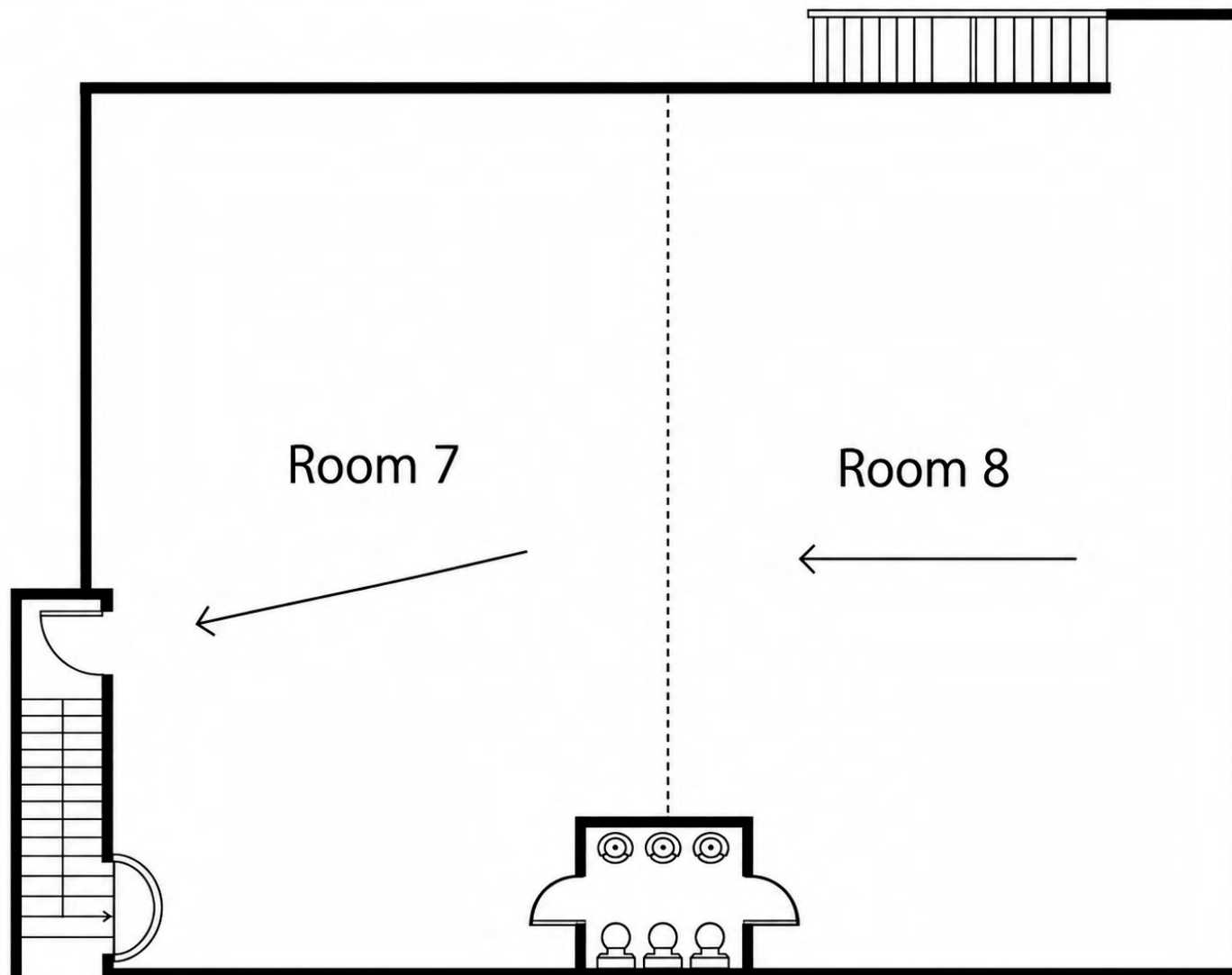
Additional Photos



Floor Plan - Main Building



Floor Plan - Main Building Basement



Aerial Map



*Excess playground area (located approximately beyond the dotted boundary line) may be subject to a lot split, rezoning, and/or a lease agreement to allow for continued use.

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,751	148,512	367,889
Average Age	39.0	38.1	38.2
Average Age (Male)	36.2	36.6	37.1
Average Age (Female)	41.7	39.7	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,887	57,135	142,461
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$101,485	\$92,598	\$94,201
Average House Value	\$346,762	\$343,760	\$365,662

2023 American Community Survey (ACS)

