



FOR LEASE

Operating Childcare Center

115 E Tonto St,
Phoenix, AZ 85004

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Menlo Group
COMMERCIAL REAL ESTATE

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Executive Summary

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OFFERING SUMMARY

Available SF:	11,473 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.66 Acres
Year Built:	1965
APN:	112-25-132
Zoning:	DTC-CENTP

PROPERTY OVERVIEW

Freestanding Move-In Ready Childcare Center located at East Tonto Street and South 2nd Street. This 11,473 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 With Kitchen
- Licensed Capacity of 123 (Infants - 5 years)
- Approximately 11,473 SF
- For Lease: \$18 PSF NNN
- FF&E Negotiable
- Confidential - Do not disturb Tenant
- Located at East Tonto Street and South 2nd Street
- Easy Access to I-17 Freeway
- Close Proximity to Retail & Business Amenities

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Center Information

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PHOENIX DAY JANIS MERRILL CHILDCARE AND EDUCATION CENTER

Phoenix Day Janis Merrill Childcare and Education Center has proudly served families in the Valley for more than 100 years. Phoenix Day focuses on each child's unique characteristics, developmental needs, and interests to support their growth and development. All classrooms are immersion-based bilingual environments, exposing children to Spanish and English. This mix of students offers a diversity of language, culture, and backgrounds – greatly enriching the educational experience for all children.

Phoenix Day holds a 3-Star Quality First rating.

CENTER INFORMATION

Hours of Operation	6:30am - 6:00pm Monday - Friday
Current Enrollment	70
Licensed Capacity	123 (Self limit enrollment to 100)
Scholarships Offered	Quality First, DES
Attendance Policy	Weekly tuition is not based on attendance

TUITION RATES

Infants (6 weeks - 1 year)	\$300/week
Toddler (1 year - 3 years)	\$280/week
Preschool (3 years - 5 years)	\$250/week

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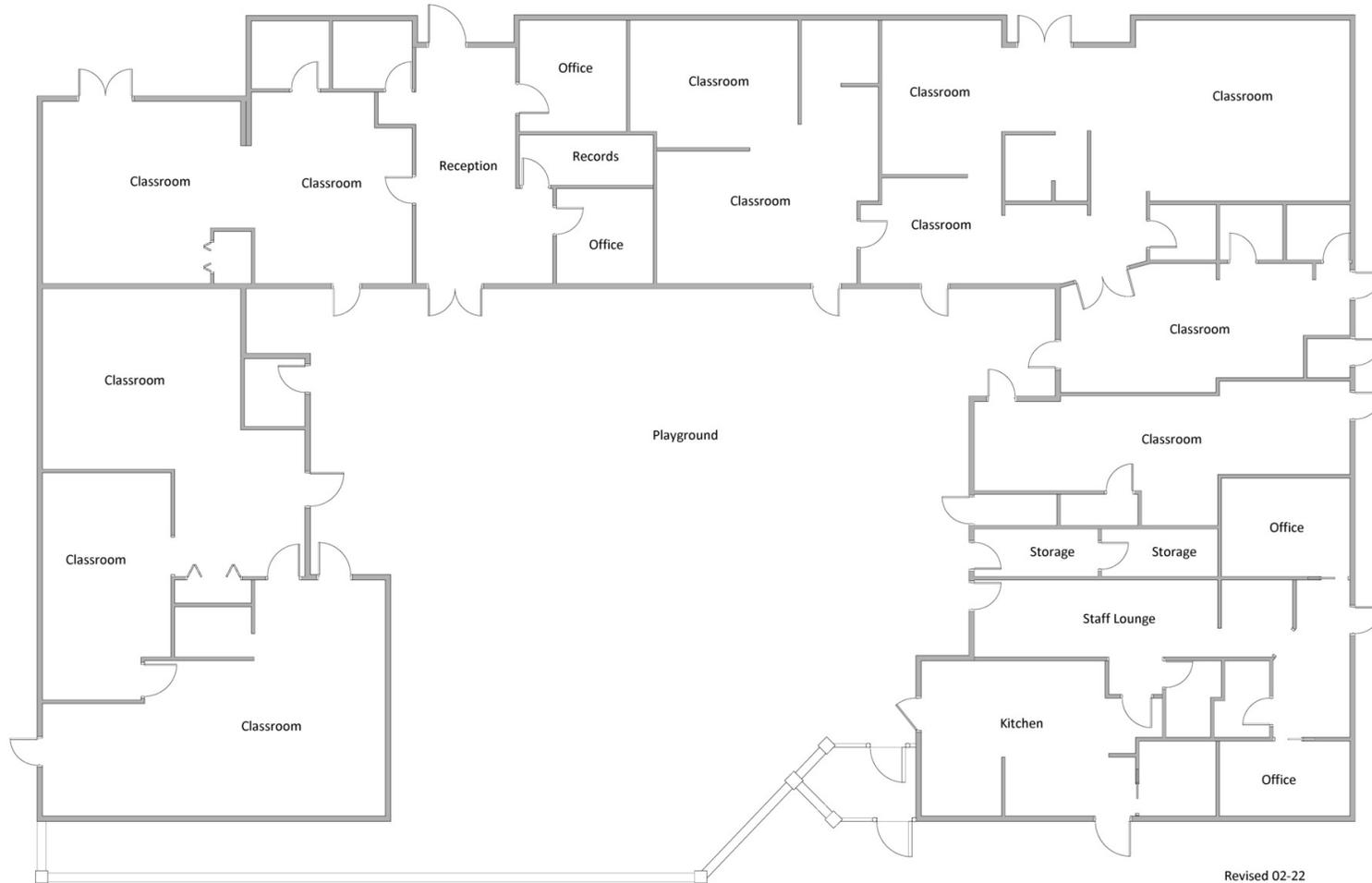
Additional Photos



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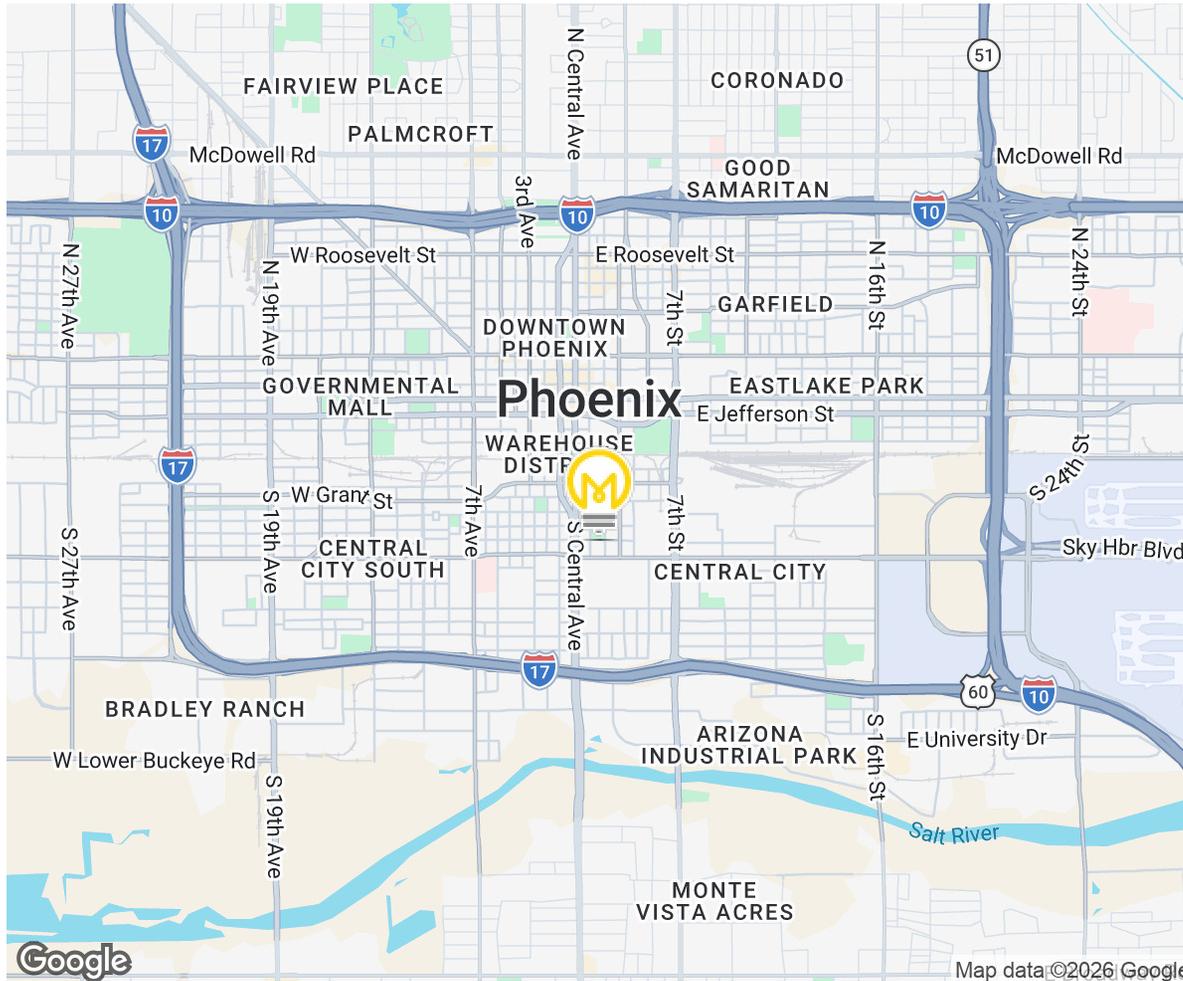
Floor Plan



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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	4,214	35,682	126,977
Total Population:	12,129	92,079	350,878
Average HH Income:	\$63,959	\$73,568	\$77,585