

2506

N DOBSON ROAD
CHANDLER, AZ

PRESCHOOL/CHILD CARE

SUNSHINE PRESCHOOL & CHILD CARE

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LEV ROSE
COMMERCIAL REAL ESTATE

TCN
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REAL ESTATE SERVICES



OFFERING DETAILS

SALE PRICE	Call For Pricing
LEASE RATE	\$27/SF NNN
PRICE/SF	\$320/SF
BUILDING SIZE	±2,811 SF
LOT SIZE	±18,740 SF
PARCEL	302-79-038C
ZONING	PAD
PARKING	Pull-Thru Drop-Off Access

PROPERTY HIGHLIGHTS

- Build Out Includes: Reception, Office, 6 Learning Rooms, Full Kitchen, 3 Restrooms (5 Toilets)
- Fully Fenced Shaded Playground, Fenced Courtyard for Garden or Play Area
- Fully Licensed Preschool - Vacated 10/31/24
- Fenced Storage Area with Shed
- Excellent Dobson Rd Frontage Location with Easy Ingress/Egress
- Paved Asphalt Parking with 8 Stalls Including Two Designated Handicapped
- Building and Monument Signage Available
- Access to Loop 101 within Minutes via Elliot and Warner Rds



AERIAL OVERVIEW

W. ELLIOT RD

LOOP
101

SITE

N. DOBSON ROAD

W. WARNER RD

ESORTA
FITNESS

STARBUCKS
COFFEE

One
STOP
Nutrition

JACK
IN THE
BOX

CVS
pharmacy

Sweet
Time

URBANH
- VIETNAMESE CA PHO -
SANH PHU DRINKS & DESSERTS

BOBA

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	14,610	132,625	377,119
2028	14,527	132,408	379,489



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,862	52,617	146,700
HH GROWTH 2023-2028:	-0.1%	0%	0.1%



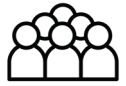
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$94,163	\$98,914	\$95,976
MEDIAN	\$83,808	\$78,975	\$74,583

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



CHANDLER CITY OVERVIEW



276K +
TOTAL POPULATION



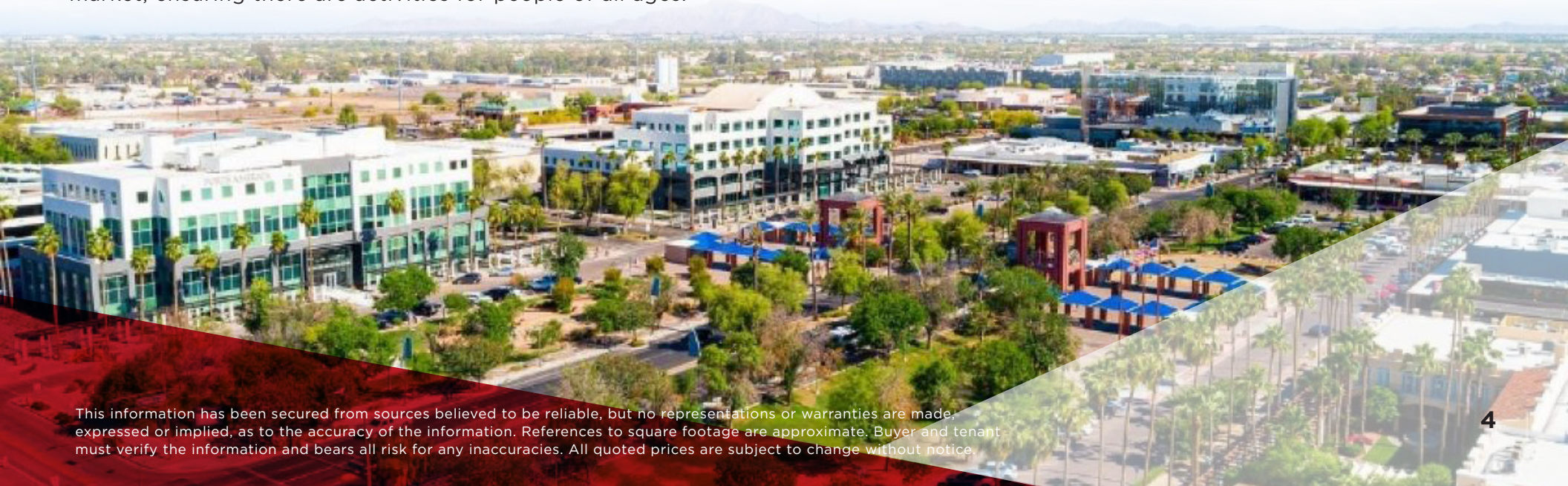
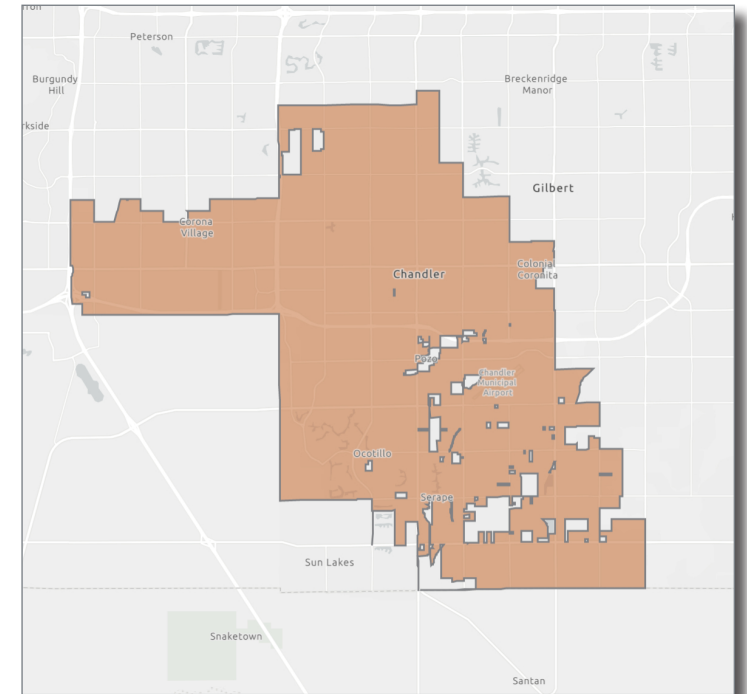
\$126K +
AVG HH INCOME

EXPANDING POPULATION

Chandler, Arizona is the 4th largest city in the state and spans over 65 miles. Chandler has consistently been one of the fastest growing cities in the United States since the 1990s. There are over 100,000 households currently and the city has approved various multi and single family developments to continue to accommodate to its growing population.

EMPLOYMENT AND RECREATION

Chandler's leading employers include Intel, Wells Fargo Bank, Chandler Unified School District, Bank of America, and Dignity Health which provide over 28,000 jobs to the city combined. Recreation in Chandler provides its residents and visitors with plenty of options of entertainment that include hiking, biking, horse back riding, golfing, dining, shopping, and more. Downtown Chandler hosts a number of annual events that range from bar crawls to weekly farmers market, ensuring there are activities for people of all ages.



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