Menlo Group
COMMERCIAL REAL ESTATE

FOR SALE: CHILD CARE / SCHOOL BUILDING

1236 S Stapley Dr Mesa, AZ 85204

Asking Price: $2,450,000

Owner/User Opportunity

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

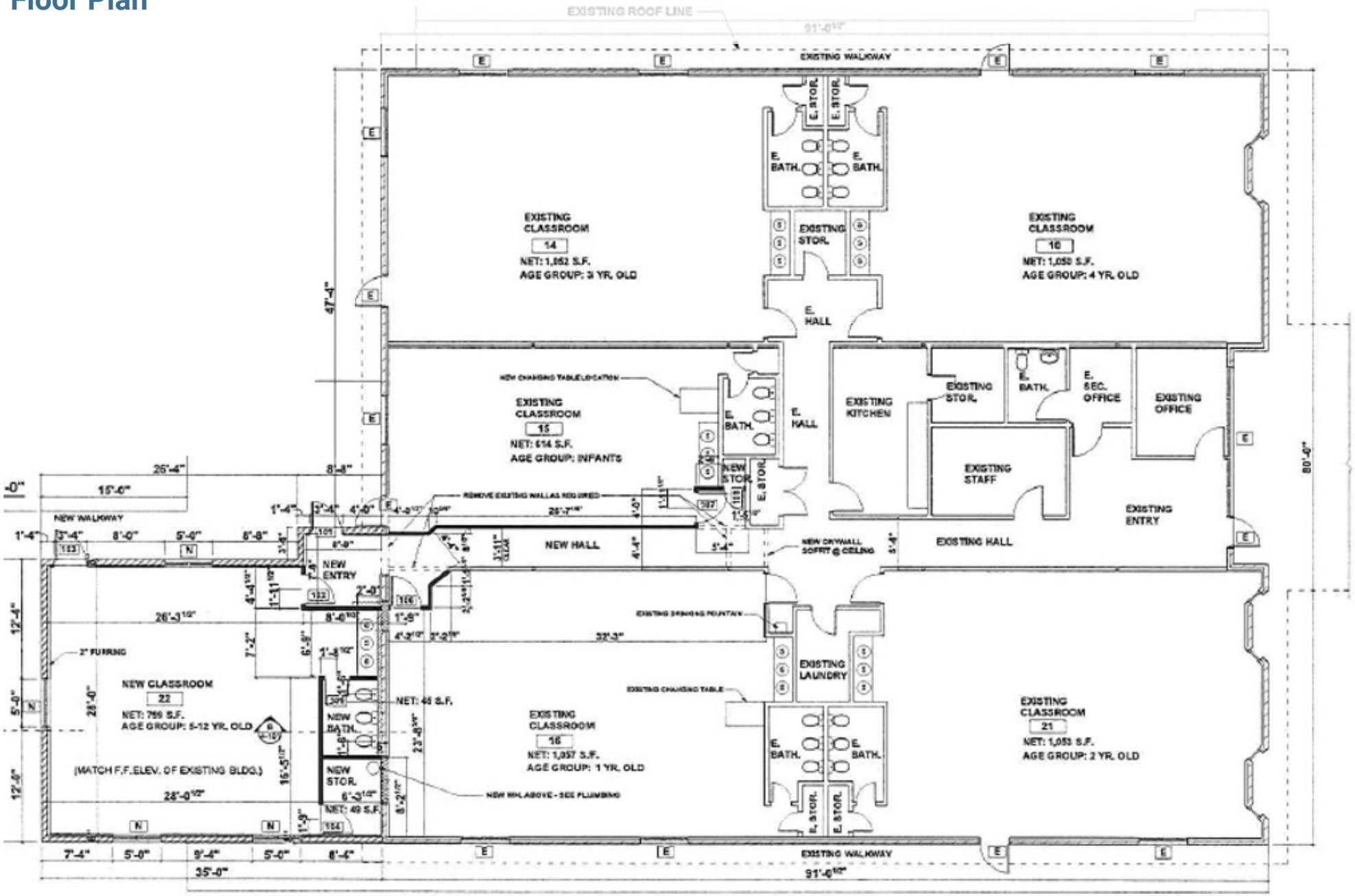
- Owner/User Opportunity
- Existing Child Care Property - Do Not Disturb Tenant
- +/- 8,400 SF functional school floor plan and layout
- Freestanding, One-Story Building
- Sits on .70 acres of dedicated parking and Two (2) outdoor playgrounds
- Licensed capacity is 203 (infants - school age)
- Built 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

Exterior Photos

Floor Plan

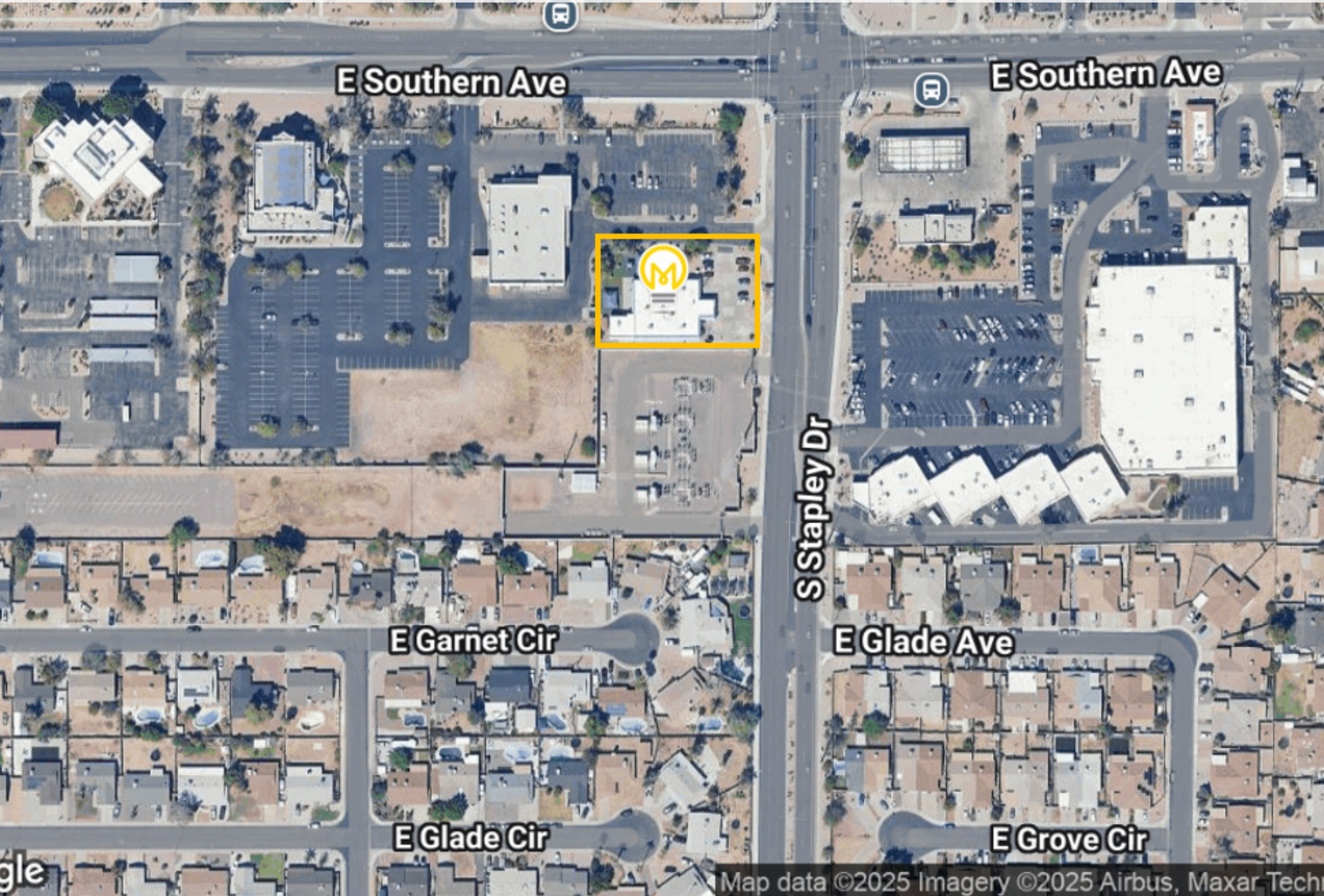


FIRST FLOOR PLAN

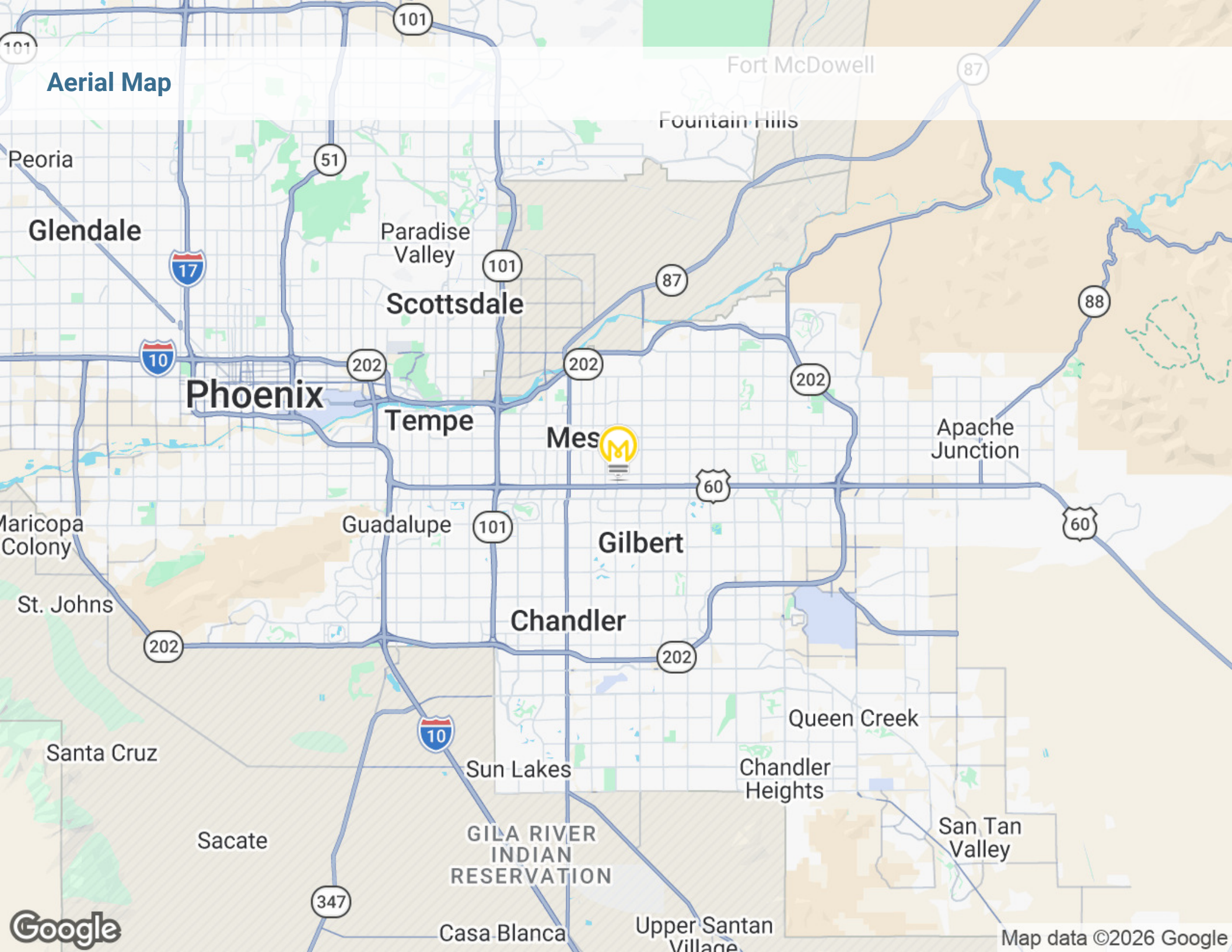
3/16" = 1'-0"

N

Parcel Map


E Southern Ave
E Southern Ave
S Stapley Dr
E Garnet Cir
E Glade Ave
E Glade Cir
E Grove Cir
Map data ©2025 Imagery ©2025 Airbus, Maxar Techn

Aerial Map


Fort McDowell
Fountain Hills
Peoria
Glendale
Paradise Valley
Scottsdale
Phoenix
Tempe
Mes
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
Casa Blanca
Upper Santan Village
101
51
17
10
202
87
88
60
347
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