



Menlo Group
COMMERCIAL REAL ESTATE



FOR SALE: CHILD CARE / SCHOOL BUILDING

1236 S Stapley Dr Mesa, AZ 85204

For Lease: \$19.00 PSF NNN

For Sale: \$2,450,000

Owner/User Opportunity

Exclusively listed by:

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PROPERTY SUMMARY

LEASE RATE:	\$19.00 PSF NNN
ASKING PRICE (SALE):	\$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 - For Sale or Lease
- 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



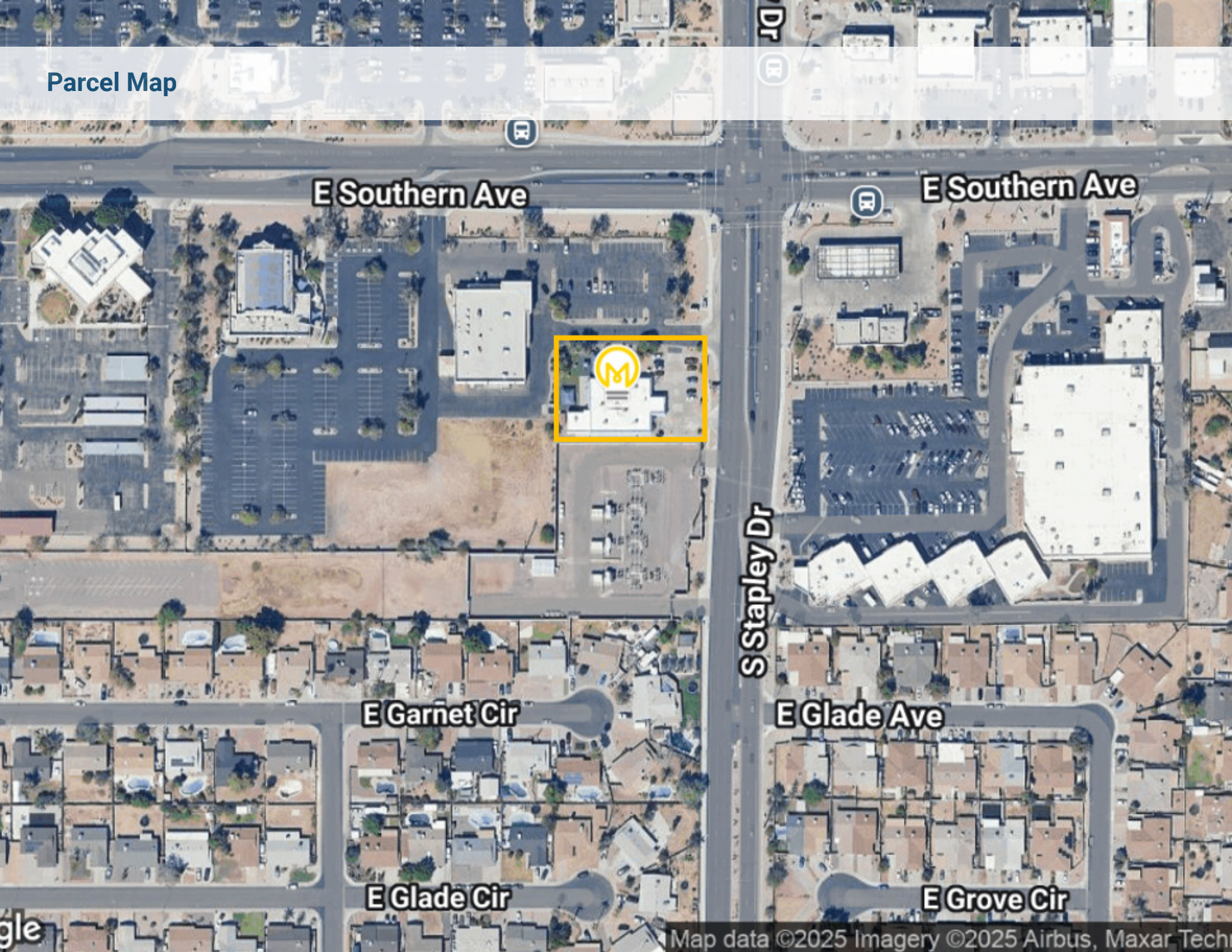
Property Photos



Exterior Photos



Parcel Map



E Southern Ave

E Southern Ave

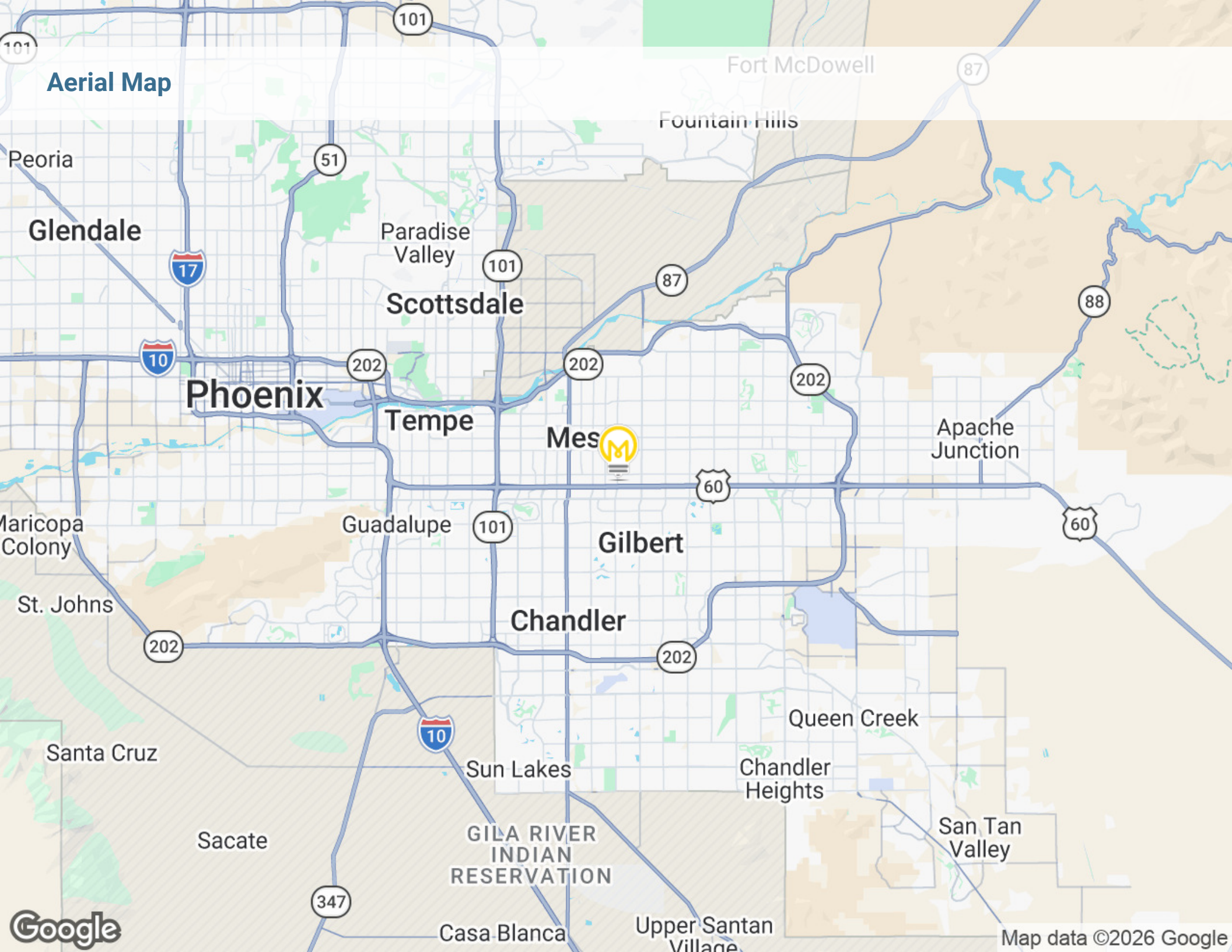
E Garnet Cir

E Glade Ave

E Glade Cir

E Grove Cir

S Stapley Dr



Aerial Map

Fort McDowell

Fountain Hills

Peoria

51

Paradise Valley

101

87

Glendale

17

Scottsdale

88

Phoenix

202

202

202

Tempe

Mesa

Apache Junction

60

Maricopa Colony

Guadalupe

101

Gilbert

60

St. Johns

202

Chandler

202

Santa Cruz

Queen Creek

Sacate

Sun Lakes

Chandler Heights

GILA RIVER INDIAN RESERVATION

San Tan Valley

347

Casa Blanca

Upper Santan Village

Google

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