

Retail | For Sale

CBRE

4120 E Ranch Circle N

Phoenix, AZ 85044

±7,542 SF Freestanding Former Retail Daycare Center on ±0.92 acres



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For Sale



Property Features

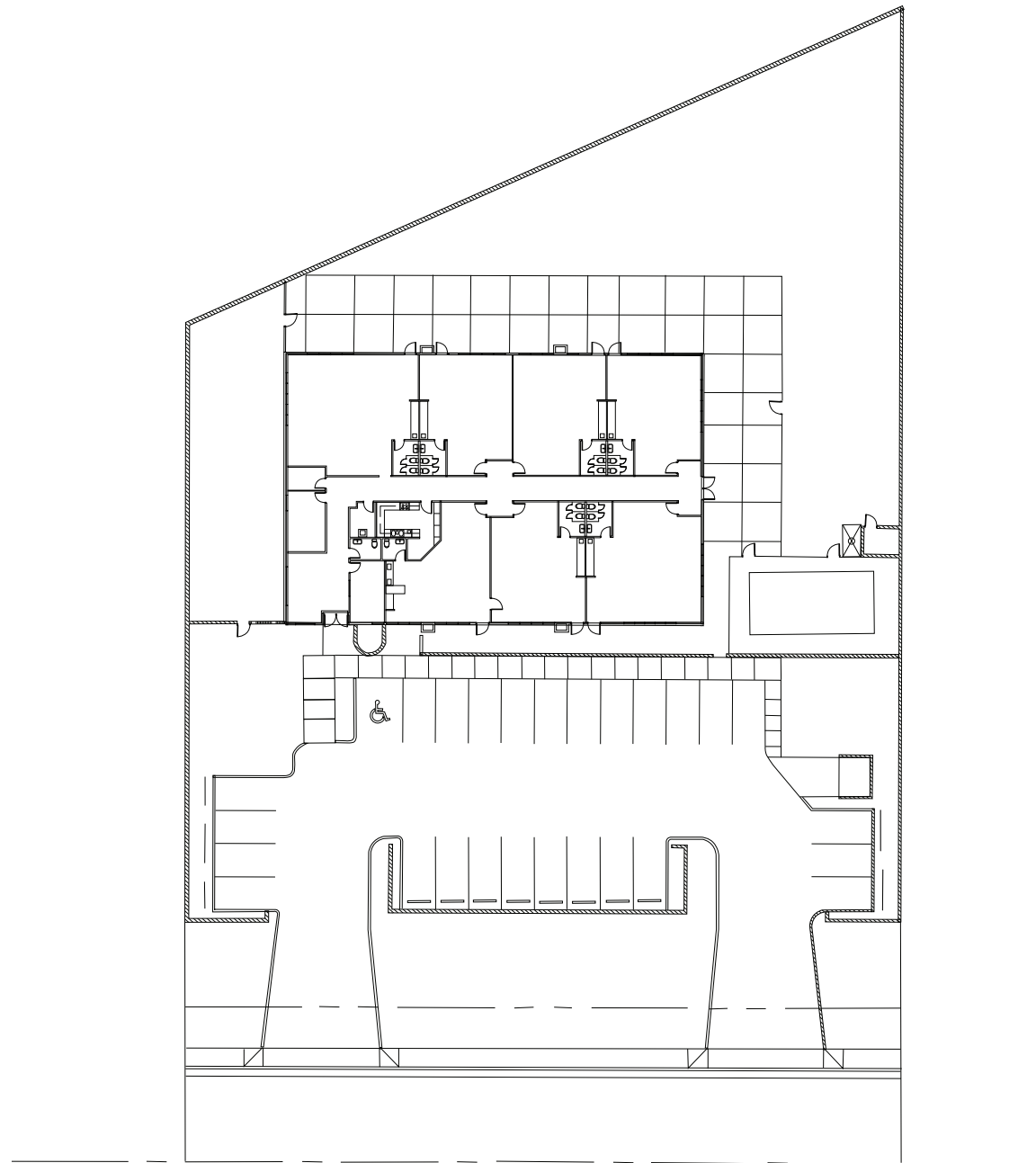
- + ±7,542 SF freestanding retail daycare center on ±0.92 acres
- + Existing tenant has vacated and not in default with a remaining term of approximately two years
- + M-H Zoning
- + Parking Ratio 3.05/1,000
- + Positioned in the thriving Ahwatukee submarket, home to over ±17,000 residents
- + Less than two miles from the I-10 and Loop 202 freeways
- + Great opportunity for a daycare center, school, medical office, salon suites, and more!

Demographics

	1 mile	3 miles	5 miles
2025 Population	17,070	72,605	185,326
2025 Households	7,077	30,642	75,162
Daytime Population	15,209	98,206	205,650
Average Household Income	\$150,283	\$150,716	\$146,194

Site Plan

For Sale



RANCH CIRCLE NORTH DRIVE



Contact Us

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