

Owner User Daycare

1652 E Elliot Rd | Gilbert, AZ 85234

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Alex DeSoto

FVP & Director

(714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)



Zach Stevens

Associate

(602) 922-3427

zach.stevens@matthews.com

License No. SA712608000 (AZ)

David Harrington

Broker of Record

Broker Lic. No. BR715518000 (AZ)

Firm Lic. No. CO701910000 (AZ)

MATTHEWS™





Table of Contents

- 04 Property Overview
- 07 Valuation Overview
- 09 Market Overview

Property Overview

Owner User Daycare
1652 E Elliot Rd Gilbert, AZ 85234



Investment Highlights

Property Highlights

Turnkey Owner/User Childcare Facility

- Rare opportunity to acquire a ±10,414 SF freestanding childcare facility well suited for an owner/operator or corporate platform seeking immediate operational capability.

Premier Phoenix MSA Location | Gilbert, AZ

- Strategically located within the Phoenix MSA, a top-10 U.S. metropolitan area supported by sustained population growth, strong employment fundamentals, and continued in-migration of families. Gilbert has experienced population growth exceeding 40% since 2010 and is consistently recognized among the fastest-growing and most affluent suburbs in Arizona.

Compelling Childcare-Oriented Demographics

- The surrounding trade area is characterized by dense, affluent residential neighborhoods, with over 345,000 residents within a 5-mile radius and average household incomes exceeding \$214,000 within 3 miles—well above national averages and supportive of premium childcare services.

Purpose-Built Child Care Real Estate

- The property features an existing classroom layout and dedicated outdoor play areas specifically designed for early childhood education use, minimizing retrofit risk and enabling an accelerated path to operations.

Recession-Resilient Industry Fundamentals

- Early childhood education remains an essential service for working households. The trade area generates more than \$298 million in annual spending on education and daycare services within a 5-mile radius, underscoring durable demand supported by local demographics.





SW

Mesquite Elementary
±580 Students

Gilbert High School
±2,334 Students

Val Vista Marketplace



Val Vista Place
Neighborhood

YOGASPOT



Spring Creek
Neighborhood



TUTOR TIME
CHILD CARE | LEARNING CENTERS
Subject Property



Val Vista Meadows
Neighborhood

Valuation Overview

1652 E Elliot Rd
Gilbert, AZ 85234

±10,414 SF

GLA

±1.30 AC

Lot Size

2001

Year Built

±40

Parking Spaces

\$2,950,000

List Price

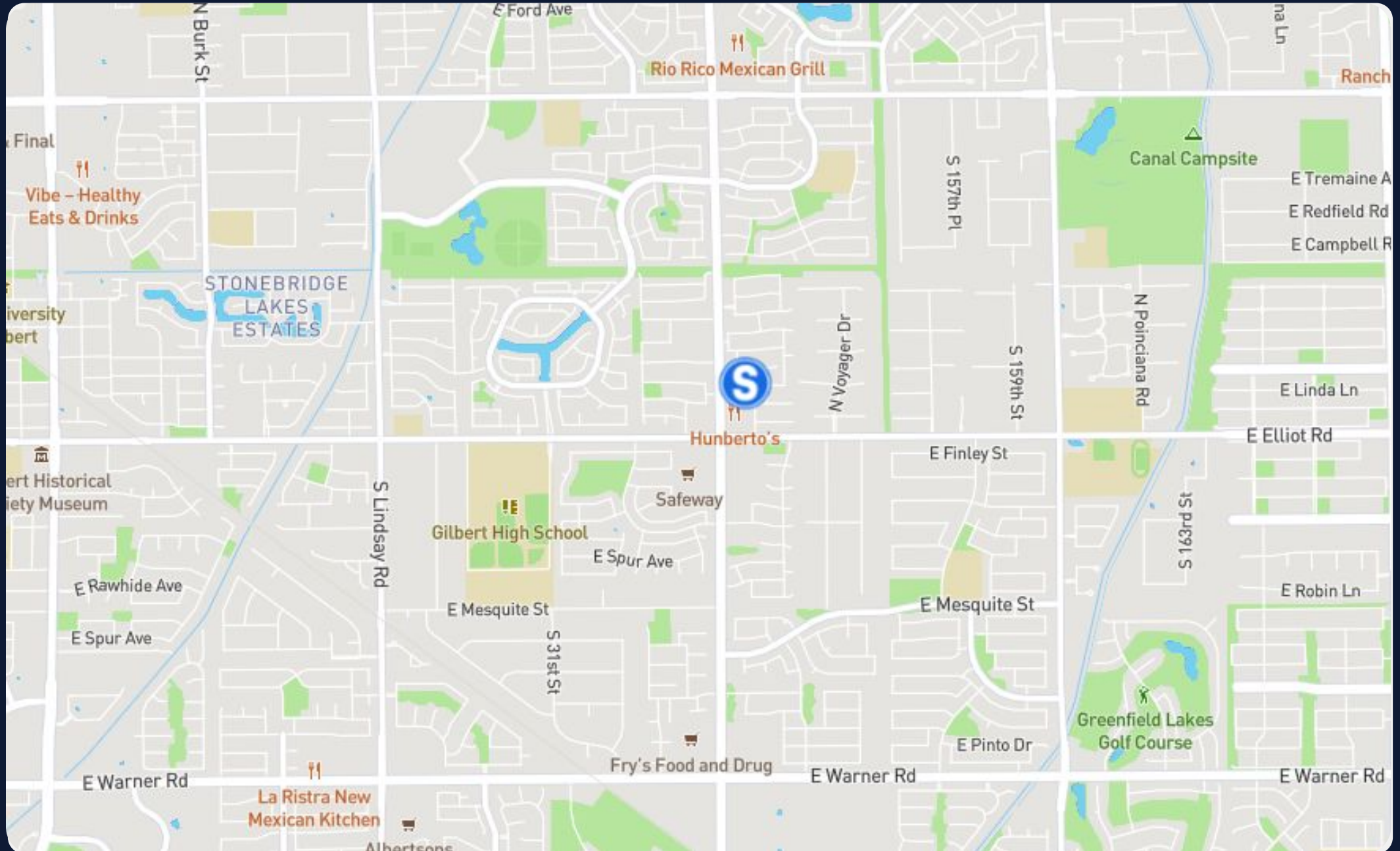


Property Photos



Market Overview

Owner User Daycare
1652 E Elliot Rd Gilbert, AZ 85234



Gilbert, AZ

Market Demographics



275,000
Total Population

\$110,000
Median HH Income

95,000
of Households

67%
Homeownership Rate

145,000
Employed Population

44.0%
% Bachelor's Degree

34
Median Age

\$510,000
Median Property Value

Local Market Overview

Gilbert is a rapidly growing town located in the southeast Phoenix metropolitan area and is known for its strong residential appeal, modern infrastructure, and well-planned communities. The market is characterized by newer housing stock, a high concentration of owner-occupied homes, and a population made up largely of working professionals and families. Gilbert is widely recognized for its quality of life, strong school systems, and continued expansion of commercial and mixed-use developments.

Gilbert continues to be one of the strongest growth markets in the Phoenix metro, supported by steady in-migration and ongoing residential development. The local economy benefits from a strong base of professional employment, higher household incomes, and a well-educated workforce. Retail, healthcare, education, and business services remain key drivers, and the area continues to attract new investment due to its demographics, housing demand, and regional job growth.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	13,776	126,550	345,165
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,591	44,730	129,876
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$150,356	\$150,343	\$132,691

Phoenix, Arizona MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

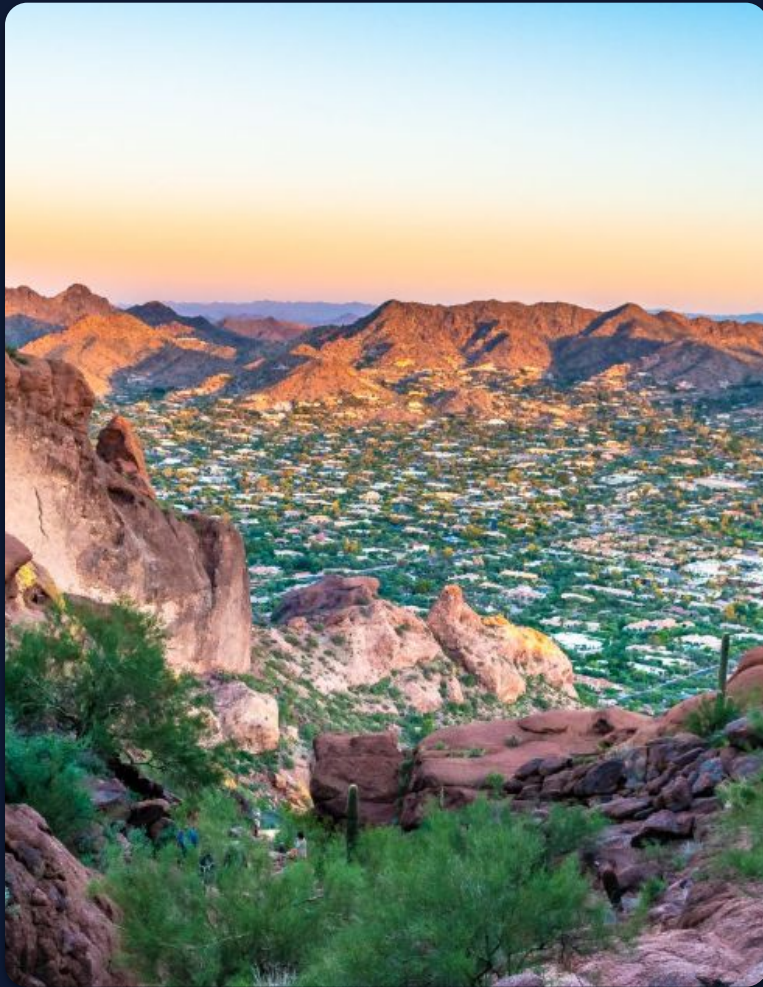
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



Phoenix – The Southwest’s Destination For Dynamic Growth



Phoenix MSA Accolades & Rankings

#10

Largest MSA in the U.S.
- U.S. Census Bureau

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1

Top Growth Metro In
U.S. 2020-2020

#4

Largest population
growth in the U.S.
- AZ Big Media

#3

Best U.S. Metro for
Manufacturing
- Niche

#7

Best startup cities in
America
- AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city’s thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here’s what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

MATTHEWS™

Exclusively Listed By

Zach Stevens

Associate

(602) 922-3427

zach.stevens@matthews.com

License No. SA712608000 (AZ)

Alex DeSoto

FVP & Director

(714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)

David Harrington | Broker of Record | Broker Lic. No. BR715518000 (AZ) | Firm Lic. No. CO701910000 (AZ)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1652 E Elliot Rd, Gilbert, AZ, 85234 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.