

# Owner User Daycare

1652 E Elliot Rd | Gilbert, AZ 85234

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



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## 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

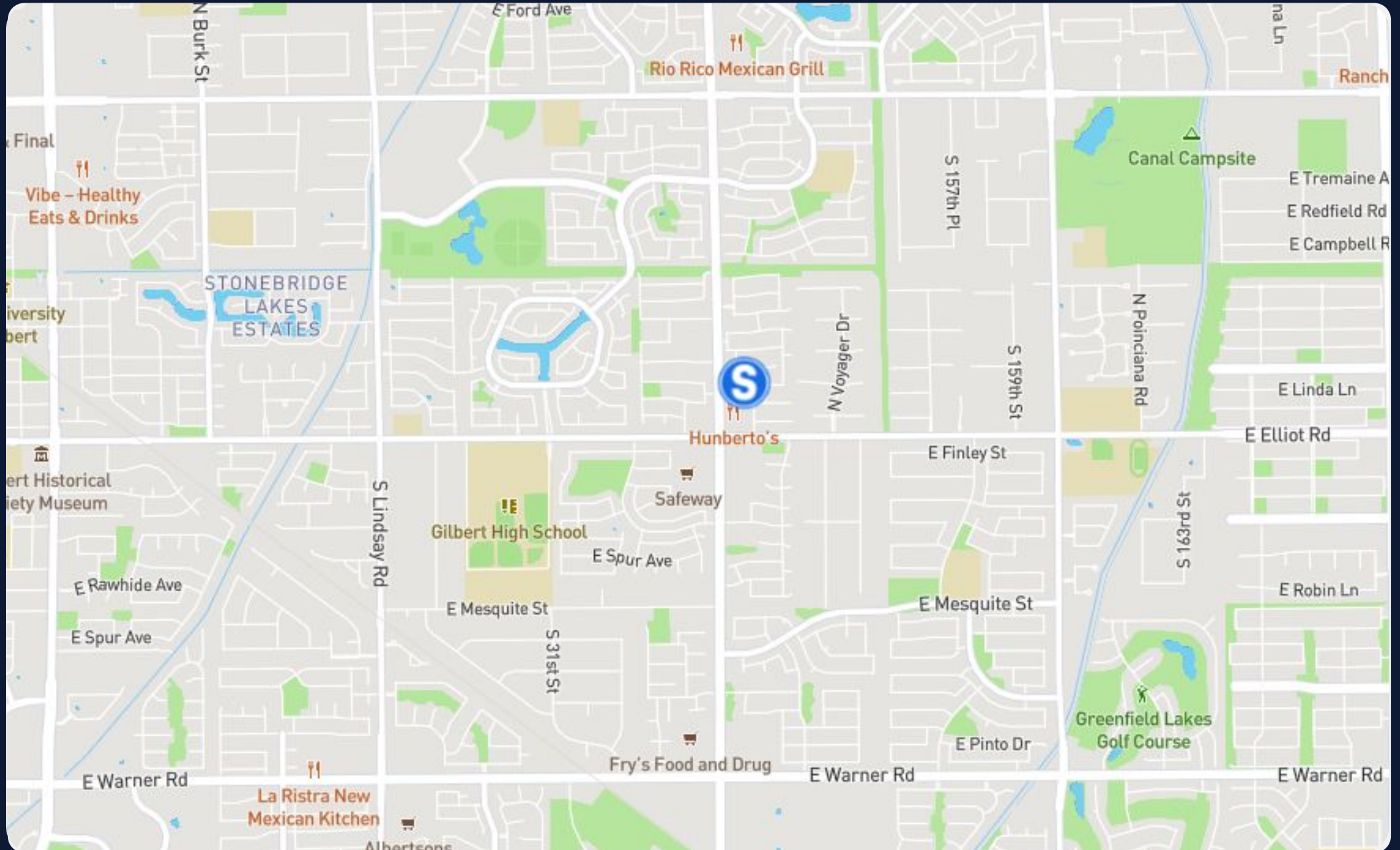


# Property Photos



# 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**

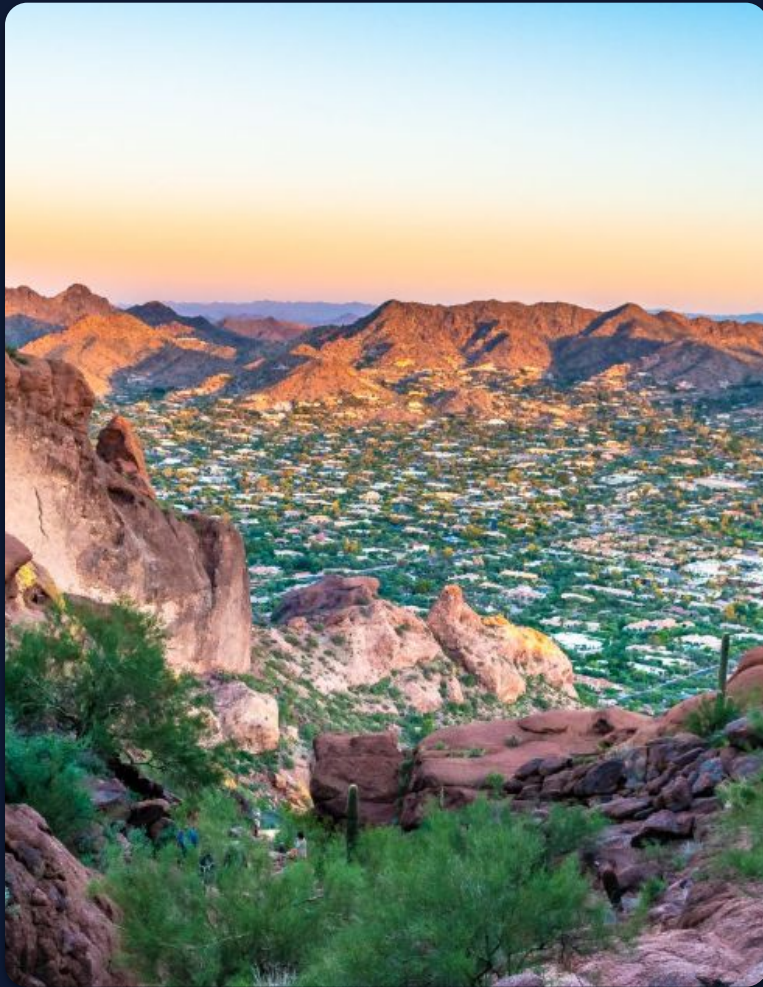
Gross Domestic Product  
(GDP) in 2023

**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

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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.

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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.

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