

# Owner User Preschool | Daycare Opportunity

1830 N Country Club Dr | Mesa, AZ 85201

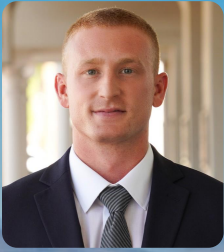


**Operating Preschool & Daycare**

**Please Do Not Disturb the Tenant or Employees**

**MATTHEWS™**

# Exclusively Listed By

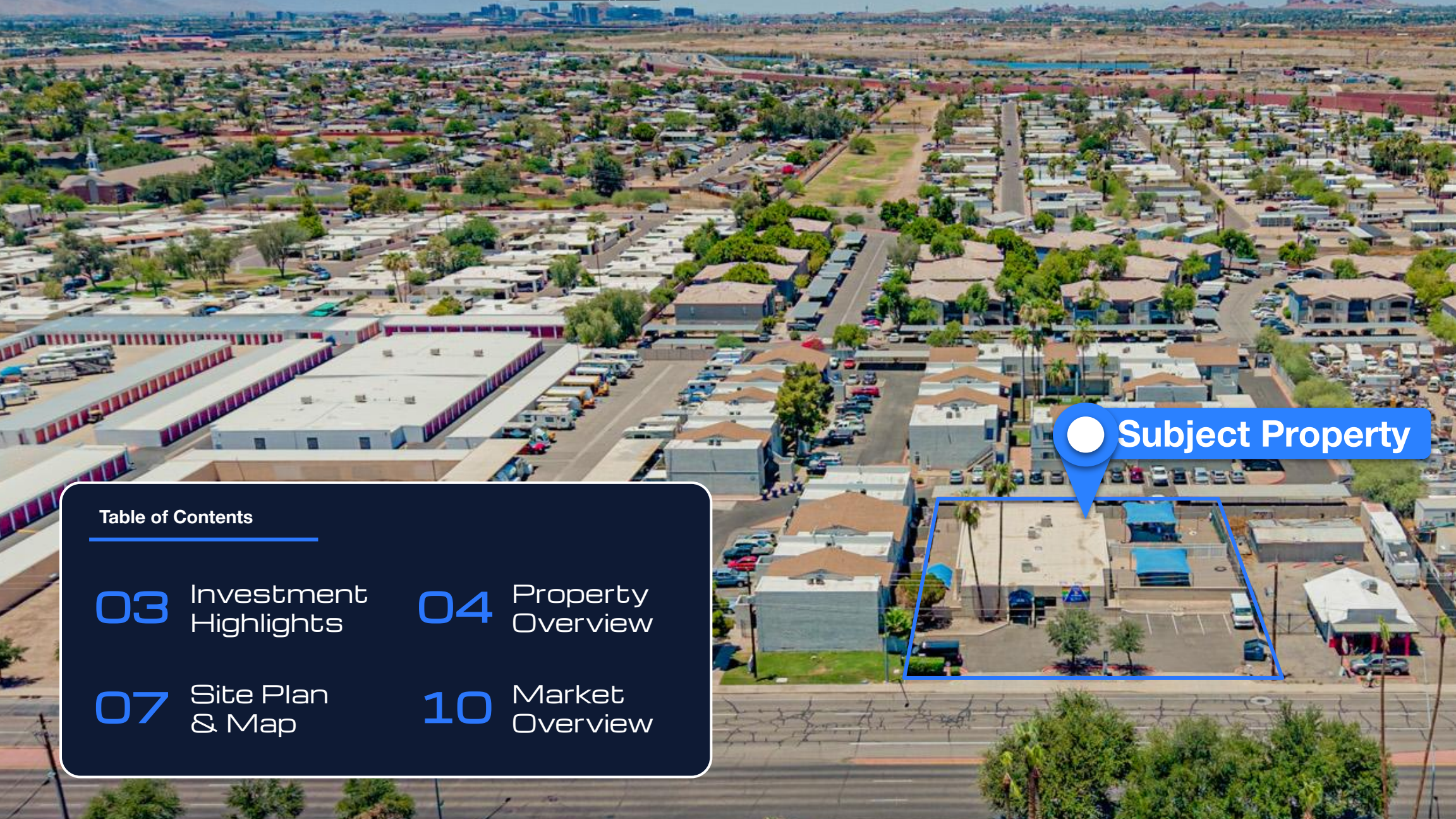


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**Subject Property**

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# Investment Highlights

## Turnkey Owner User Childcare Facility

Opportunity to acquire a ±4,786 SF freestanding childcare facility located along N. Country Club Drive, a major Mesa thoroughfare experiencing more than 24,000 vehicles per day. The property benefits from convenient access to Loop 202, US-60, Downtown Mesa, and surrounding residential communities, making it well-positioned for an owner/operator seeking immediate occupancy or an existing child care provider looking to expand within Mesa and the East Valley.

## Purpose-Built Childcare Real Estate

Originally designed and operated as a childcare facility, the property features an existing classroom layout, administrative offices, and dedicated outdoor play areas.

## Compelling Childcare Demographics

The surrounding trade area is supported by more than 280,525 residents and over 113,000 households within a 5-mile radius. The area continues to benefit from strong household formation and population growth, creating long-term demand for childcare, preschool, and early education services.

## Flexible Occupancy Opportunity

The property offers flexibility for a variety of educational and childcare users, including daycare operators, early childhood education providers, after-school programs, tutoring concepts, and other educational or office uses.

## Recession-Resistant Industry Fundamentals

Early childhood education and childcare services remain essential for working families and have historically demonstrated resilience through economic cycles. Continued population growth throughout Mesa and the broader East Valley supports sustained demand for quality childcare providers for years to come.



# Property Overview

Owner User Preschool | Daycare  
1830 N Country Club Dr Mesa, AZ 85201



**1830 N Country Club Dr**  
Mesa, AZ 85201

## **Owner User**

Investment Opportunity

**1986**

Year Built

**±23,300 VPD**

N Country Club

**±39,200 VPD**

W Mckellips Rd

## **Dense Residential**

Mesa Corridor



# Investment Overview

**\$1,350,000**

List Price

**±4,786 SF**

GLA

**±0.46 AC**

Lot Size





**N Country Club ± 23,300 VPD**



**River People Health Center**  
 River People Health Center  
 ±300 Employees

**Little Dealer Little Prices**  
 a Campers Inn RV company



**Vista Del Sol**  
 ±493 Homes



**Seyenna Vistas**  
 ±407 Homes



**Luxe 1930**  
 ±205 Homes



± 108,600 VPD **202**

W Mckellips Rd ± 39,200 VPD

**Subject Property**

**Country Club Commons Apts.**  
 ±70 Units

**Rise On Country Club**  
 ±272 Units

W Juniper St



N Country Club ± 25,500 VPD

**Northwest Point Business Park**  
 ±600 Total Employees



**Hohokam Stadium**  
2014 \$26.9 Million Renovation  
±10,500 Capacity



**Mesa Country Club**  
Golf Course

**Ramblewood Condos**  
±348 Units

**Country Club Greens Apts.**  
±68 Units

**Banner Corporate Center Mesa**  
±1,200 Total Employees

**The Waylon Desert Haven**  
±92 Units

**Country Club Verandas**  
±348 Units

W McLellan Rd

**Whitman Park**  
±0.3 Miles Away



**Rise On Country Club**  
±272 Units

**Subject Property**

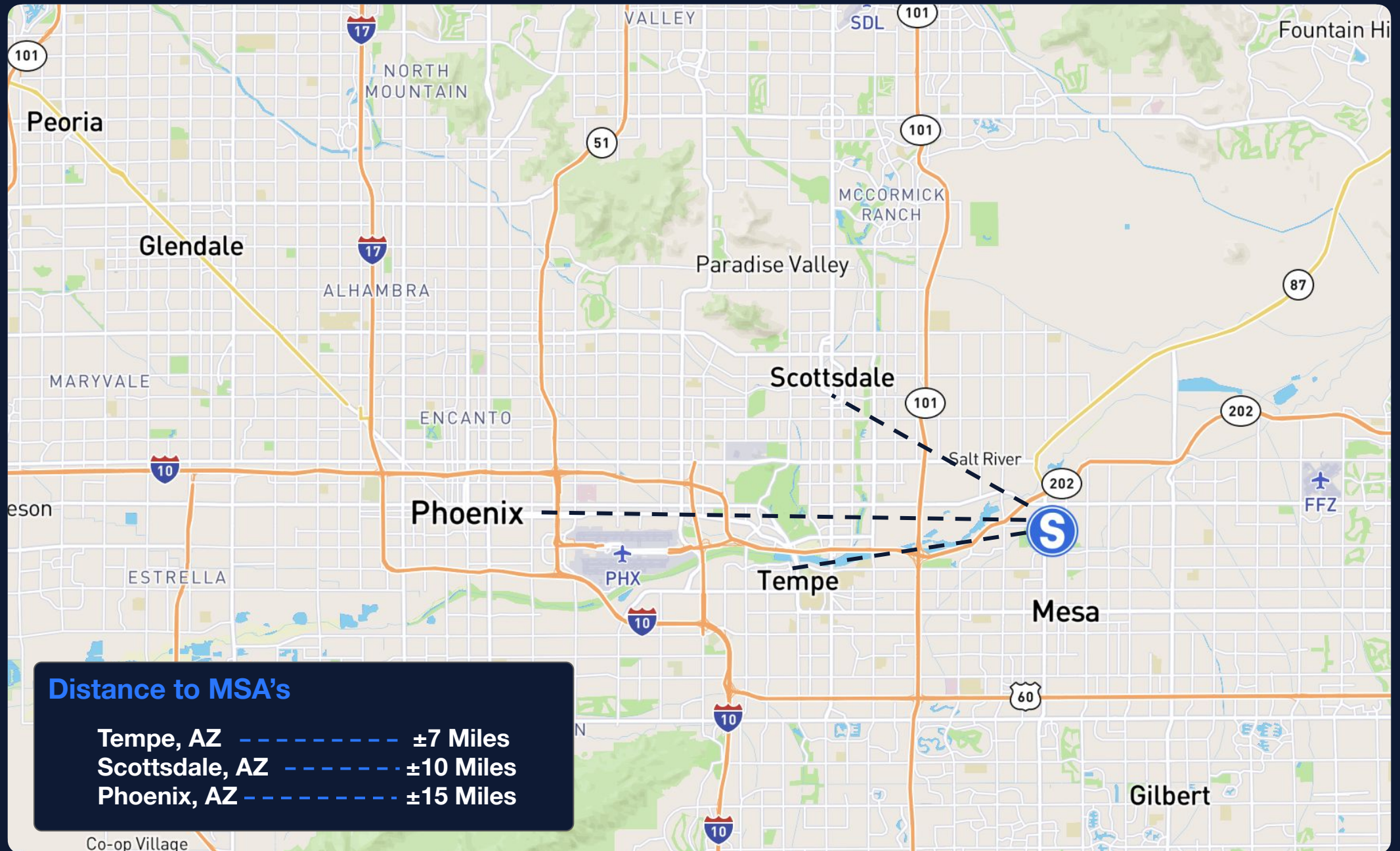
N Country Club ±23,300 VPD

**Country Club Commons Apts.**  
±70 Units

# Market Overview

Preschool | Daycare

1830 N Country Club Dr Mesa, AZ 85201



# Mesa, AZ

**504,258**  
Total Population

**\$69,266**  
Median HH Income

**178,463**  
# of Households

**63.7%**  
Homeownership Rate

**241,000**  
Employed Population

**26.8%**  
% Bachelor's Degree

**36.9**  
Median Age

**\$365,300**  
Median Property Value



## Local Neighborhood Overview

Mesa, Arizona, the third-largest city in the state and part of the greater Phoenix metropolitan area, continues to experience steady population growth driven by strong in-migration, relative housing affordability, and a diverse economic base. The area surrounding North April Circle benefits from its proximity to major transportation corridors including U.S. Route 60 and Loop 202, providing convenient access to major employment hubs throughout the East Valley and downtown Phoenix. The neighborhood is characterized by established residential communities, accessible retail amenities, and proximity to outdoor recreation, making it an attractive location for a broad renter demographic.

The immediate submarket is supported by a balanced mix of employment sectors including healthcare, education, aerospace, and technology, with major employers such as Banner Health, Boeing, and Mesa Public Schools located nearby. Continued investment in infrastructure and redevelopment throughout Mesa has enhanced the area's livability and long-term growth prospects. With strong rental demand driven by population expansion and affordability relative to neighboring cities like Tempe and Scottsdale, the subject property is well-positioned to benefit from stable occupancy levels and ongoing rental rate growth.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	13,616	82,894	279,417
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,165	32,251	113,056
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$92,352	\$102,660	\$105,235



Representative Photo



Representative Photo



Representative Photo

# Nearby Attractions

**±1.6 Miles Away From SP**

## Hohokam Stadium

Hohokam Stadium is a renowned sports venue and the spring training home of the Athletics. The stadium attracts baseball fans from across the region each year and serves as a community gathering place for sporting events and special activities.

**±1.4 Miles Away From SP**

## Mesa Country Club

Mesa Country Club is one of the area's premier private clubs, offering an exceptional golf experience along with dining, social events, and recreational amenities. Its beautifully maintained course and long-standing reputation make it a valued destination for golfers and residents alike.

**±1.0 Mile Away From SP**

## Lehi Sports Park

Lehi Sports Park offers a variety of recreational opportunities with sports fields, playgrounds, open green spaces, and walking areas. The park serves as a popular destination for youth athletics, outdoor activities, and family gatherings throughout the year.

**±0.6 Mile Away From SP**

## Whitman Elementary School

Whitman Elementary School is a well-established educational institution serving local families in the Mesa community. The school provides a supportive learning environment focused on academic achievement and student development.

# Phoenix, AZ

Phoenix stands out as a top U.S. multifamily market, driven by strong population growth, in-migration, and a rapidly expanding economy. Supported by affordability advantages and major investment in technology and semiconductor industries, the market continues to attract renters and sustain

long-term demand. A diversified employment base and pro-business environment further enhance its appeal to both residents and investors. As one of the leading Sunbelt markets, Phoenix is well-positioned for continued multifamily growth and institutional investment.

**5.25M+**  
Total Population

**1.3% Growth**  
In Population Annually

**#4 U.S Metro**  
For Population Growth

**59,100+** Residents  
Added in 2025

Source: U.S. Census Bureau, CoStar Group



# Employment

Phoenix's employment market continues to demonstrate strong, broad-based growth, supported by sustained population inflows and ongoing business expansion. The region benefits from a diversified economic base, which has helped position it among the top U.S. metros for job growth and long-term economic stability. Continued corporate investment and workforce growth are expected to support steady employment expansion across the market.

## 2025 Statistics

**2.5M+**

Total Workforce Base

**1.4%**

Employment Growth

## Household Growth


38K Housing Units Added  
in 2024 • **Highest in the U.S.**

**60K+ New Residents**  
(2024-2025)

Source: BLS, BEA, Census, AZOEO, GPEC, CoStar Group

## Top Employers

Employees in Greater Phoenix

 Banner Health 46,000+ Employees

 ARIZONA 41,000+ Employees

 Walmart 35,000+ Employees

 amazon 35,000+ Employees

 ASU 35,000+ Employees

 intel 12,000+ Employees

 WELLS FARGO 12,000+ Employees



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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 1830 N Country Club Dr, Mesa, AZ, 85201 ("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.

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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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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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