



OFFERING MEMORANDUM

MONTESSORI PRIVATE EDUCATIONAL FACILITY

*Established, Income-Producing
Childcare Asset in Goodyear, AZ
Licensed for Pre-K through 4th Grade*

629 N SARIVAL AVE, GOODYEAR, AZ 85338

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Mathews**

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*Exclusively
Listed by*

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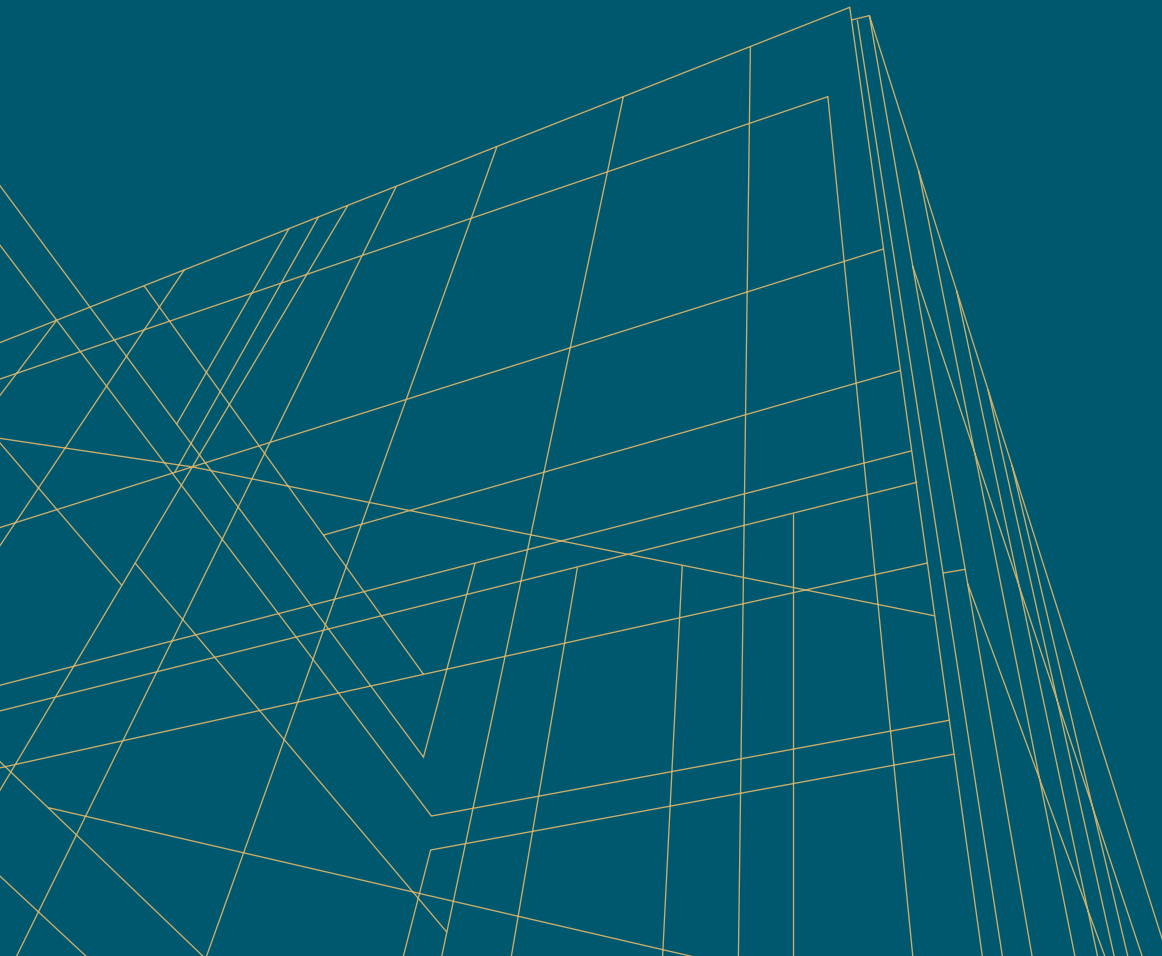
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EXECUTIVE SUMMARY

Section 01

PREMIER EDUCATIONAL FACILITY FOR SALE IN GOODYEAR, AZ

ESTABLISHED EXCELLENCE & VERSATILE CAMPUS LAYOUT

Unique opportunity to acquire a premier educational asset at 629 N Sarival Avenue in Goodyear, Arizona, currently home to a flourishing private Montessori school community with a 17-year track record of academic excellence.

This ±5,177 SF facility is situated on a sprawling ±1.7-acre lot, providing an expansive and secure environment for its comprehensive preschool through fourth-grade educational programs, and room to grow. With a strong annual student waiting list and a legacy of dedicated individual ownership, the building is optimized for high-quality instruction and stable, long-term operations in an idyllic serene setting. The single-story

facility offers a rare combination of established brand equity and physical scalability.

HIGH-GROWTH LOCATION & SUPERIOR DEMOGRAPHICS

Strategically located in the booming Goodyear submarket, within a 5-mile radius the property enjoys a strong local economy with median household income of \$103,319, an anticipated population surge of ±20% by 2031, average Household Income of ±\$103,319, and ±1.8% retail vacancy rate. This asset represents a high-performing investment in a suburban cluster where demand for quality childcare and education remains a top priority. Positioned conveniently +/-1 mile off I-10, this is a foundational opportunity in one of Arizona's most dynamic growth corridors.



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

ADDRESS	629 N Sarival Ave, Goodyear, AZ 85338
RECORDED OWNER	Eva Foster
PARCEL	500-10-730
BUILDING SIZE	5,177 SF
LAND SIZE	73,965 SF (1.70 AC)
YEAR BUILT	1985
STORIES	1
TAXES (2024)	\$0.64/SF
SALE PRICE	\$2,800,000

EIGHT

CLASSROOMS AVAILABLE

\$2,800,000

SALE PRICE

PROPERTY & BUSINESS HIGHLIGHTS



EXPERIENCED MONTESSORI LEADERSHIP

Privately owned and operated for 17 years by experienced director and Montessori-trained classroom teacher, open to remaining post-sale.



CONSISTENT ENROLLMENT

Strong demand with full capacity and waiting list every year.



BELOW MARKET ADVANTAGE

Below-market tuition of \$1500/month for full-time enrollment.



GREAT CAPACITY WITH EXPANSION POTENTIAL

Licensed for 65 children for Pre-K through Kindergarten. First through Fourth Grade Upper Elementary capacity additional.



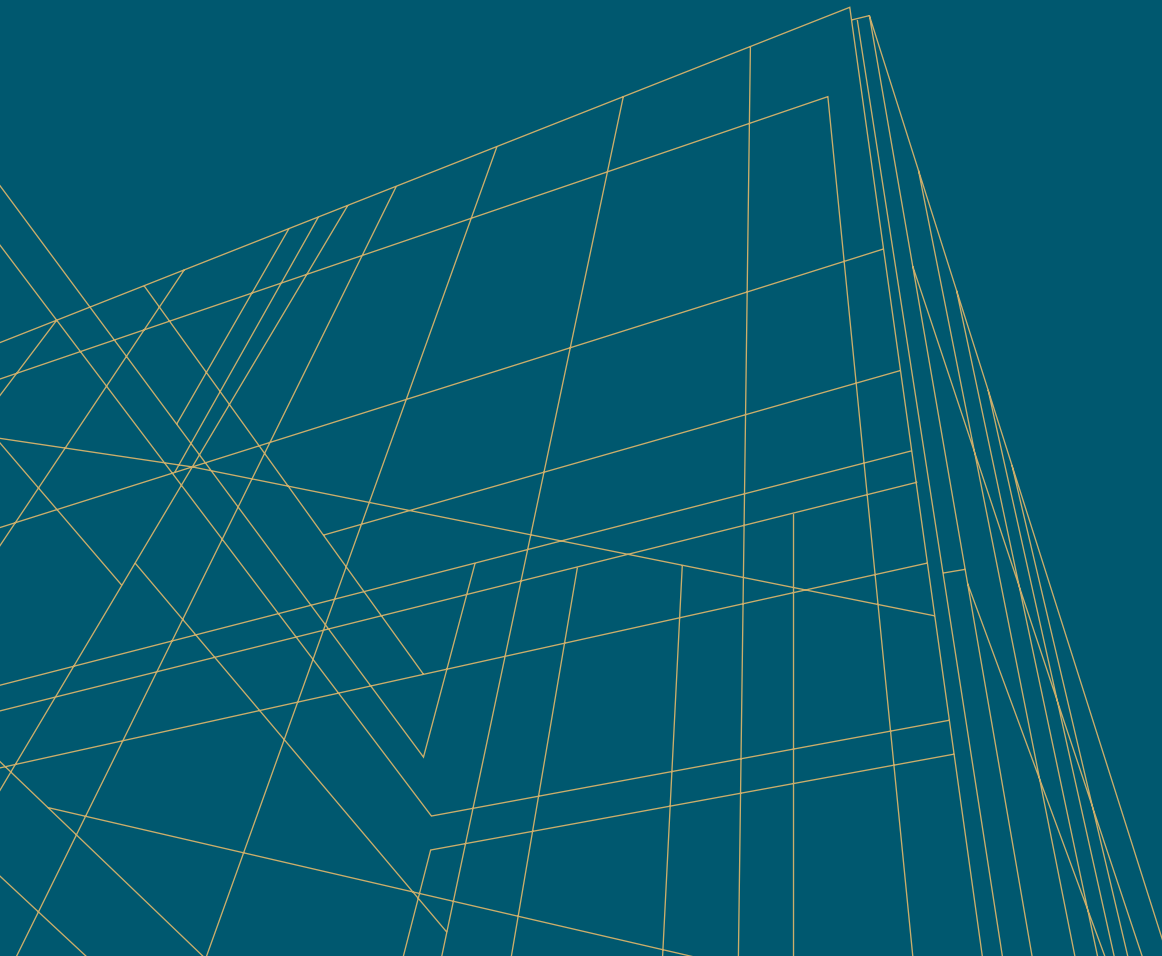
PRIME LOCATION IN HIGH-GROWTH AREA

Situated on ±1.7 acres in supply-constrained Goodyear, one of the fastest growing cities in Phoenix Metro..



EXPANSIVE CAMPUS STYLE PROPERTY

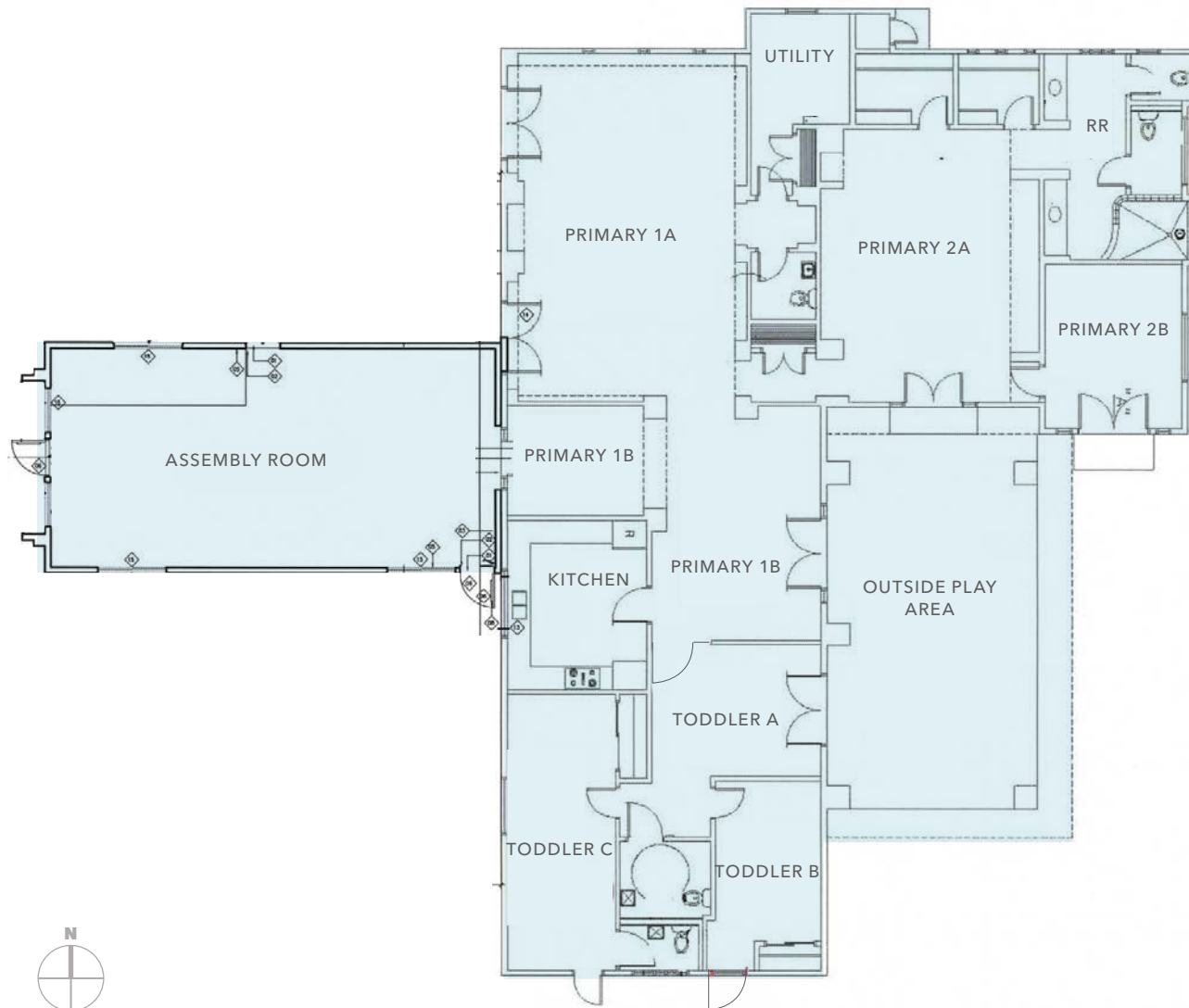
Campus-style configuration with Main Center, Upper Elementary, and nearly 2 acres of outdoor play yard space in the front and back.



PROPERTY OVERVIEW

Section 02

FLOOR PLAN



±5,177 SF

TOTAL SIZE

EIGHT

CLASSROOMS

±1.7 AC

LAND SIZE

EXPANSION OPPORTUNITY
EXCESS LAND AVAILABLE FOR FUTURE GROWTH



OPERATING LICENSE



ARIZONA DEPARTMENT
OF HEALTH SERVICES

Palm Valley Montessori L.L.C.
Palm Valley Montessori L L C
629 North Sarival Avenue
Goodyear, AZ 85338

The facility above is licensed to operate as a CHILD CARE FACILITY. This license has been issued under the authority of Title 36, Chapter 7.1, Article 1, Arizona Revised Statutes and pursuant to Department of Health Services' Rules, is not transferable and is valid only for the location identified above.

THIS CERTIFICATE IS NOT TRANSFERABLE

Child Care Center License Number: CDC-15044

Effective Date: August 01, 2026

Amended Date:

Anniversary Date: July 31, 2027

☒ Full-Day Care

☒ Part Day Care

☐ Infant Care

☒ School-Age Child Care

☐ Evening/Nighttime Care

☐ Weekend Care

☐ One-year-old Care

☒ Two-year-old Care

☒ 3/4/5-year-old Care

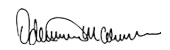
Total Capacity: 65

HEALTH AND WELLNESS FOR ALL ARIZONANS

PURSUANT TO A.R.S. §41-1092.11 (A), UPON SUBMITTAL OF A TIMELY AND SUFFICIENT APPLICATION
THIS LICENSE WILL REMAIN IN EFFECT UNTIL REISSUED OR REVOKED
TO BE FRAMED AND DISPLAYED IN A CONSPICUOUS PLACE



Recommended By: Margaret Bernal
Bureau Chief



Issued By: Odette Colburn, Deputy Director

OVERVIEW

LICENSE NAME	Palm Valley Montessori LLC
LICENSE NUMBER	CDC-15044
TYPE	Child Care Facility
AGES	2 years - 6 years
EFFECTIVE DATE	08/1/2026
EXPIRING	7/31/2027
LICENSED CAPACITY	65

VALUE PROPOSITION

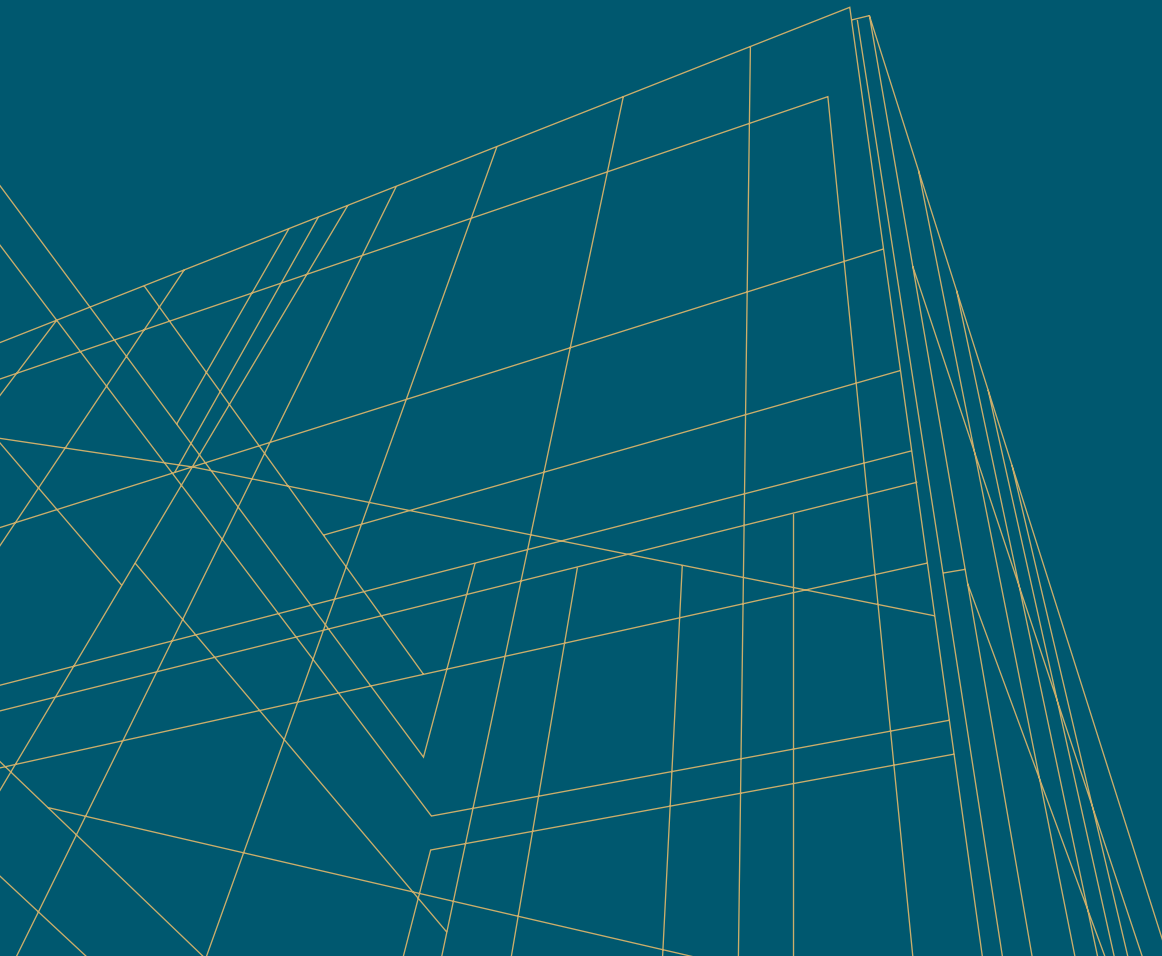
Premier highly specialized Montessori educational facility

Immediate in-place cashflow

Strong enrollment demand

Realize tax benefits of real estate ownership

Growth potential through additional programming such as before and after-school care, summer school, and developing additional classrooms



LOCATION OVERVIEW

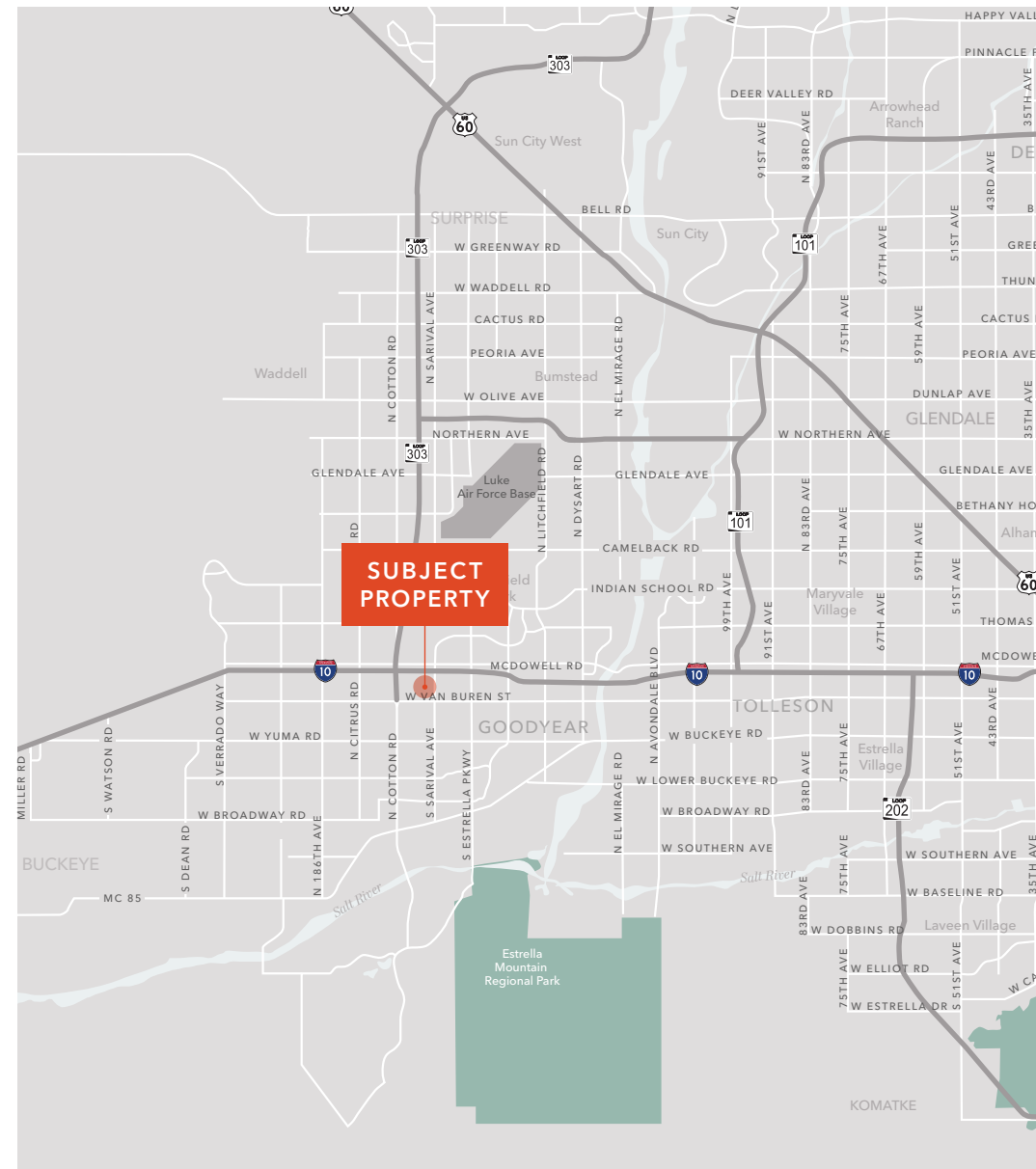
Section 04

WEST VALLEY OVERVIEW

The founder and president of Arizona Strategies, Karrin Taylor Robson, says there are a few essential ingredients needed to create the perfect recipe for great communities: transportation and infrastructure, education, healthcare, quality of life and a robust, competitive workforce. Guess what community has all these ingredients – and all the proverbial perfect seasoning? It's the West Valley, where the average household income ranges between \$64,634 to \$100,000, outdoor recreational hot spots span 3,000 square miles, more than 20 schools (and growing) offer programming to local students and businesses, a skilled labor pool of roughly 1 million residents reside along the I-10 and Loop 303 and a bustling, expanding entertainment mecca boosts an already burgeoning economy.

Many other prominent voices of the West Valley echo and elaborate upon Robson's community recipe analogy. And it's more than fitting for the fastest-growing region in Maricopa County. "Over the next 25 years, 49.5 percent of the growth in Maricopa County will occur in the West Valley," says Sintra Hoffman, WESTMARC president and CEO. That's proof alone, that whatever is baking in the West Valley not only has the right ingredients, but also the opportune alignment in leadership in the kitchen, which the West Valley most certainly possesses.

The collaborative efforts of Avondale, Buckeye, Goodyear, Glendale, Peoria, Surprise and sister West Valley cities have made the entire region a competitive force in attracting skilled labor, new business and unique entertainment opportunities. "Places like Mesa and Phoenix aren't competition for the West Valley," Robson says, "Austin, Seattle, and Denver are who we compete with now."



GOODYEAR AT A GLANCE

A distinct advantage for the city of Goodyear is that it draws from the third largest labor pool in the western U.S. Goodyear boasts a 1.56 million workforce that gives area businesses a leg up in recruiting qualified talent. Companies like Amazon and Cancer Treatment Centers of America chose Goodyear in part because of the strength and skill of our people. Goodyear's workforce is adept in various sectors including aerospace, advanced manufacturing, medical services, and logistics/distribution. When you choose our city for business, you simultaneously choose a formidable workforce that can help shape the future of your company.

Nestled near the Estrella Mountains and a mere 20 minutes west of downtown Phoenix, Goodyear offers all the advantages of a growing community, with all the cultural and entertainment resources that the Phoenix metro area has to offer.

ABUNDANT LOCAL AMENITIES

Scenic mountain views, desert vistas, wide open spaces, golf courses, lakes, parks and palm-lined streets have already attracted residents who are among the most affluent and best educated in the state.

TOP 10 EMPLOYERS BY NUMBER OF JOBS

5,488	Amazon	950	Macy's & Bloomingdale's Logistics
2,400	UPS	818	Sub-Zero, Wolf, and Cove
1,850	Factor	709	City of Hope
1,309	Abrazo Healthcare	488	Andersen Windows
1,000	Chewy	450	FIGS

122,569

POPULATION
(2026)

39.7

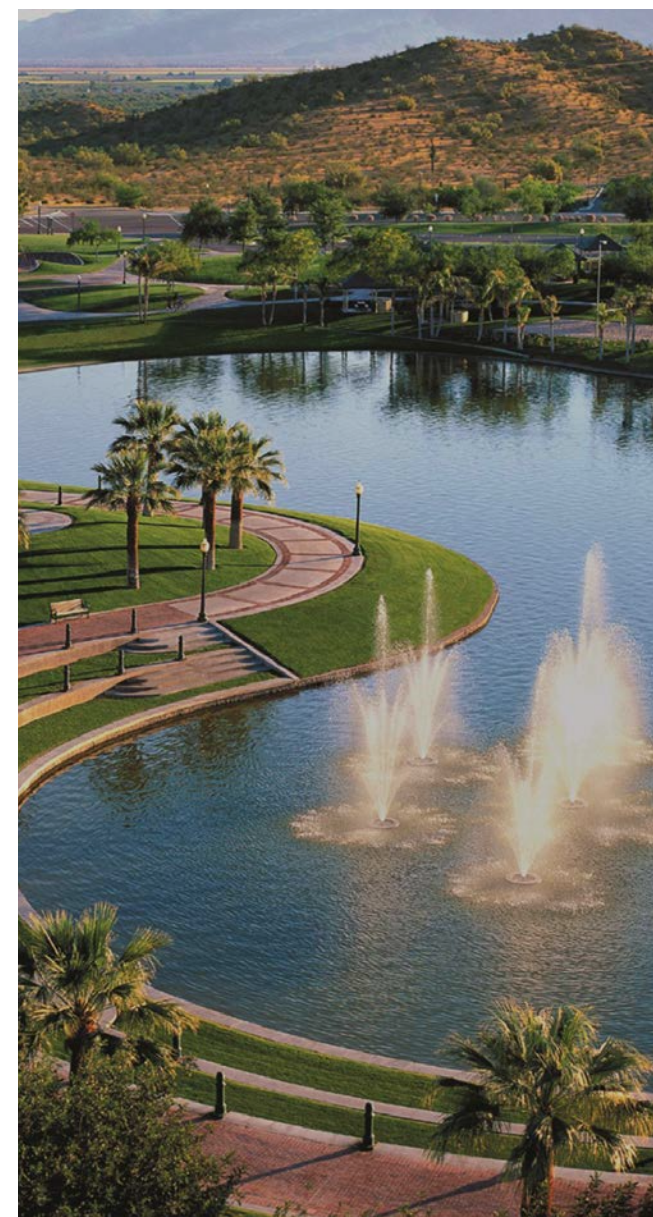
MEDIAN AGE
(2026)

\$134,556

AVERAGE HH INCOME
(2026)

46,967

TOTAL HOUSEHOLDS
(2026)



LOCATION OVERVIEW

INTERSTATE
10

LOOP
303

SUBJECT
PROPERTY

W VAN BUREN ST

COPPER TRAILS
ELEMENTARY
SCHOOL

WILDFLOWER
ELEMENTARY
SCHOOL

YUMA RD

DESERT EDGE
HIGH SCHOOL

CALYPSO AT
BALLPARK VILLAGE

YUMA RD

GYR PHOENIX GOODYEAR AIRPORT

MLB SPRING TRAINING

KIDDER MATHEWS

N ESTRELLA PKWY

S BULLARD AVE

LITCHFIELD RD

W MCDOWELL RD

INTERSTATE
10



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	15,779	73,919	152,713
2030 PROJECTION	19,095	85,069	168,969
2020 CENSUS	13,535	58,978	129,035
PROJECTED GROWTH 2025 - 2030	4.2%	3.0%	2.1%
MEDIAN AGE	34.0	39.3	37.1
AGE UNDER 5 YEARS	6.3%	5.0%	5.6%

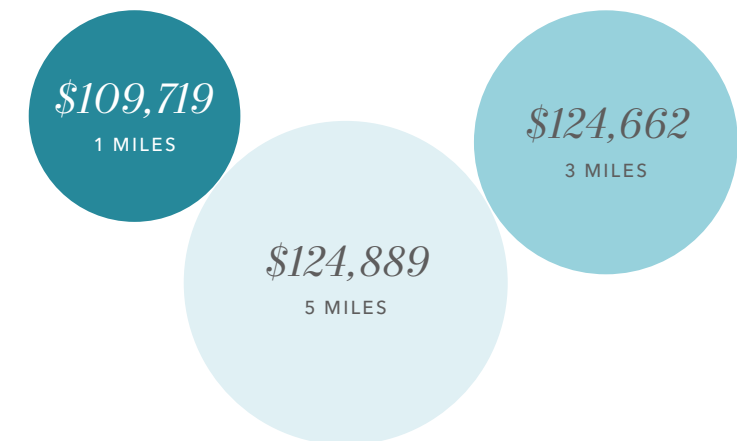
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN HH INCOME	\$94,708	\$99,871	\$101,444
2025 PER CAPITA INCOME	\$37,259	\$45,584	\$43,399
TOTAL BUSINESSES	381	1,556	4,172
TOTAL EMPLOYEES	1,978	11,289	32,036

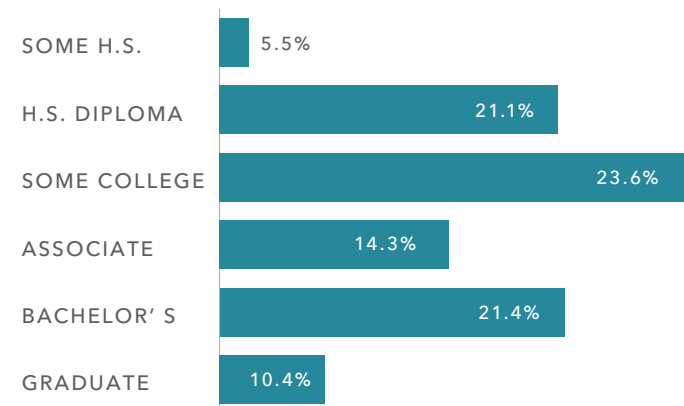
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 TOTAL	5,355	26,978	52,971
2030 PROJECTED	6,629	31,946	60,007
2020 CENSUS	4,350	19,757	42,463
GROWTH 2025 - 2030	4.8%	3.7%	2.7%

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2026, Sites USA



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