

FOR SALE OR LEASE

7570 SOUTH WILLOW DRIVE

±7,560 SF Former Childcare Facility Available

TEMPE, AZ 85283

±35,525 VPD



SUBJECT PROPERTY

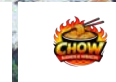
±33,094 VPD

DAYSRING UNITED METHODIST CHURCH

E ELLIOT RD

S MCCLINTOCK DR

FRY'S GAS STATION



KIDDER.COM

REALTY INCOME

km Kidder Mathews

*Fully Built Out Former
Childcare Facility Available
For Sale or Lease in Tempe.*

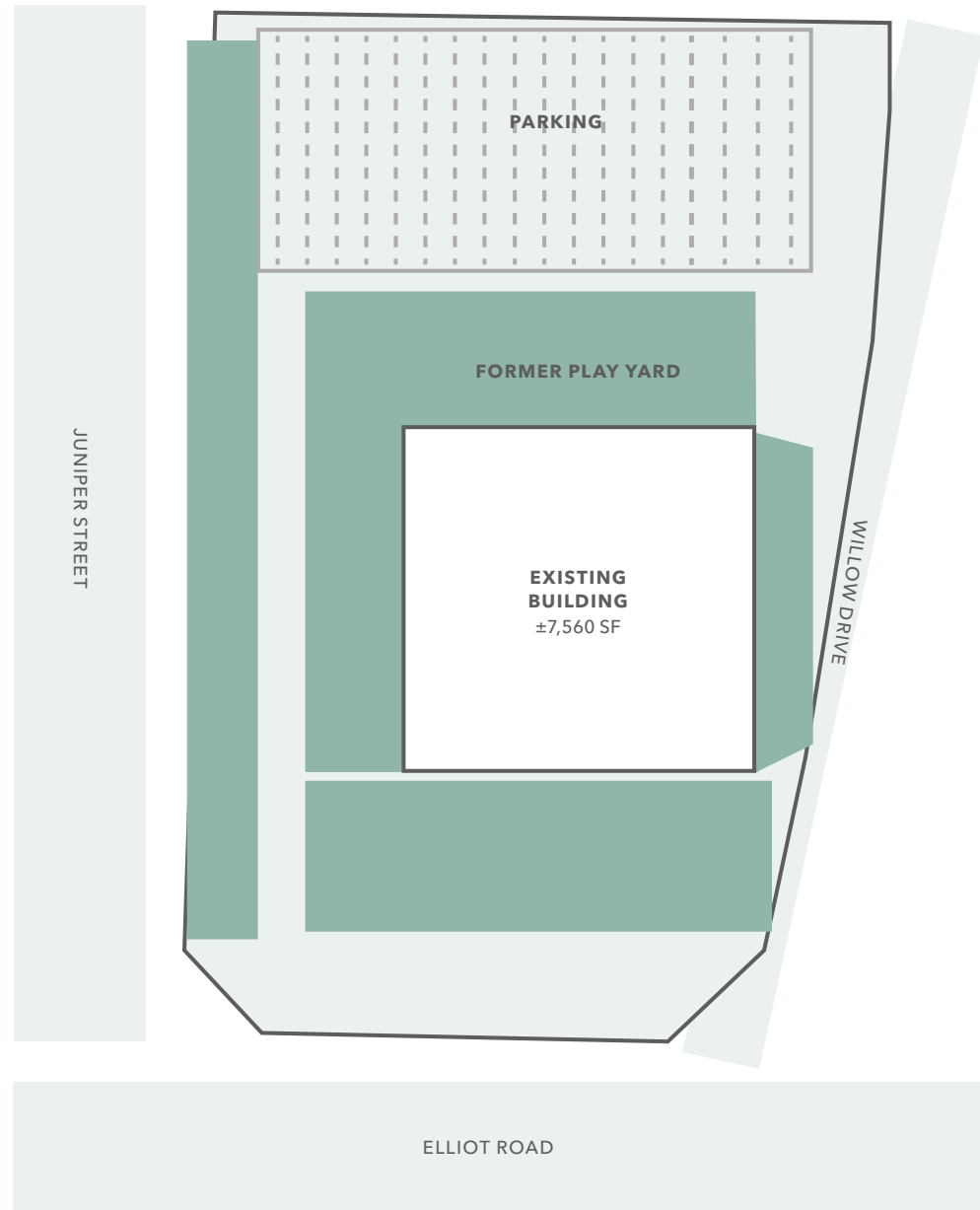
ADDRESS	7570 S Willow Dr Tempe, AZ 85283
PARCEL #	308-05-004
BUILDING SIZE	±7,560 SF
LAND AREA	±39,993 SF (±0.92 AC)
YEAR BUILT	1987
ZONING	RO, City of Tempe

±7,560 SF

AVAILABLE

±39,993 SF

LAND AREA (±0.92 AC)



7570 SOUTH WILLOW DR



PROPERTY HIGHLIGHTS

Turnkey childcare facility with existing preschool buildout and outdoor play area

Flexible zoning designation allows for childcare, behavioral health, medical and office uses

Excellent visibility along Elliot Rd ($\pm 33,094$ VPD)

Convenient access to Loop 101 (± 1.5 mi) and I-10 (± 3.2 mi)

Dense, high-income south Tempe trade area with a strong daytime employment base

± 13 MIN

DRIVE TO I-10

± 4 MIN

DRIVE TO LOOP 101



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 POPULATION	11,973	130,299	367,530
TOTAL BUSINESSES	844	7,408	21,075
TOTAL EMPLOYEES	5,617	60,617	205,552

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	43.5	37.5	35.1
% FEMALE	50.4%	49.7%	48.5%
% MALE	49.6%	50.3%	51.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 HOUSEHOLDS	4,600	50,251	152,276
AVERAGE HOUSEHOLD INCOME	\$179,958	\$146,203	\$121,214
MEDIAN HOUSEHOLD INCOME	\$134,171	\$109,277	\$94,364
2026 PER CAPITA INCOME	\$75,714	\$60,835	\$51,434

Data Source: ©2026, Regis USA





For more information, contact

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REALTY INCOME

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