

1120 E 6TH STREET

CASA GRANDE, AZ 85122

NURSING/CARE FACILITY/ TREATMENT CENTER/BEHAVIORAL HEALTH SERVICES

FOR SALE ASKING: \$6,200,000 | ±18,165 SF | Call Agent for Lease Terms



EXCLUSIVE CONTACT:

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COMMERCIAL PROPERTIES INC.

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



■ 1120 E 6TH STREET ■

- Originally built as a hospital, converted into an assisted living center. Last use was a behavioral residential treatment center.
- 34+ Bed Capacity
- \$800k Spent in Renovations
- Facility is vacant, but ready to open tomorrow
- 16 Boarding Rooms
- Full Commercial Kitchen
- Offices, Classrooms, Conference Rooms, Cafeteria, Day Rooms and Group Session Rooms
- Recreation inside & outside
- 23 Bathrooms
- Over \$200,000 in furniture
- Fixtures and equipment included in purchase price
- Fully Sprinklered, Security Lights, Fiber Optic Available, Natural Gas, APS Electric and Back-Up Generator
- Contact listing agent for private showing and additional property information

Overview

SALE PRICE

\$6,200,000

PRICE PER SQ FT

\$341.31

TOTAL SQ FT

±18,165

Address	1120 E 6th Street Casa Grande, AZ 85122
Year Built	1972
Total Bldg SQ FT	±18,165 SF
Parking Ratio	4/1,000
APN	505-31-187E
Tenancy	Single-Tenant
Zoning	B-2 Commercial

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 07/24/19



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Land: ± 1.43 Acres ($\pm 62,290$ SF)
Building: $\pm 16,000$ SF
Gym: $\pm 2,165$ SF



Floor Plan

● Restroom with Shower

● Fully Secured Block Fence





Property Demographics

CoStar (2019)	1 MI	3 MI	5 MI
2019 Total Population:	10,217	39,947	55,324
2024 Population:	10,495	42,586	60,223
Pop Growth 2019-2024:	2.72%	6.61%	8.86%
2019 Households	3,599	14,751	20,156
Average Age	33.2	37.3	37.7
Median HH Income	\$41,266	\$43,461	\$47,489

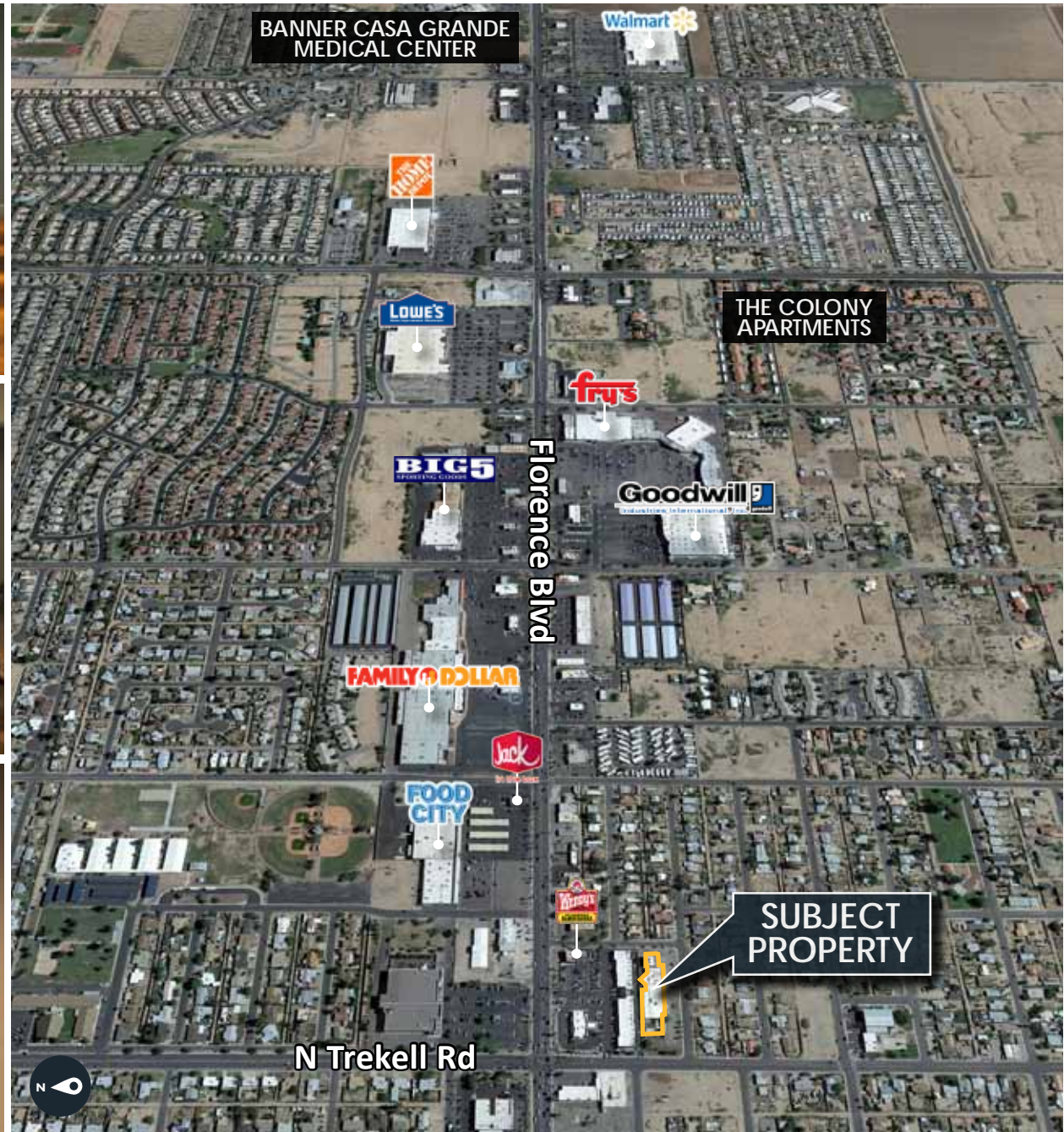


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Interior



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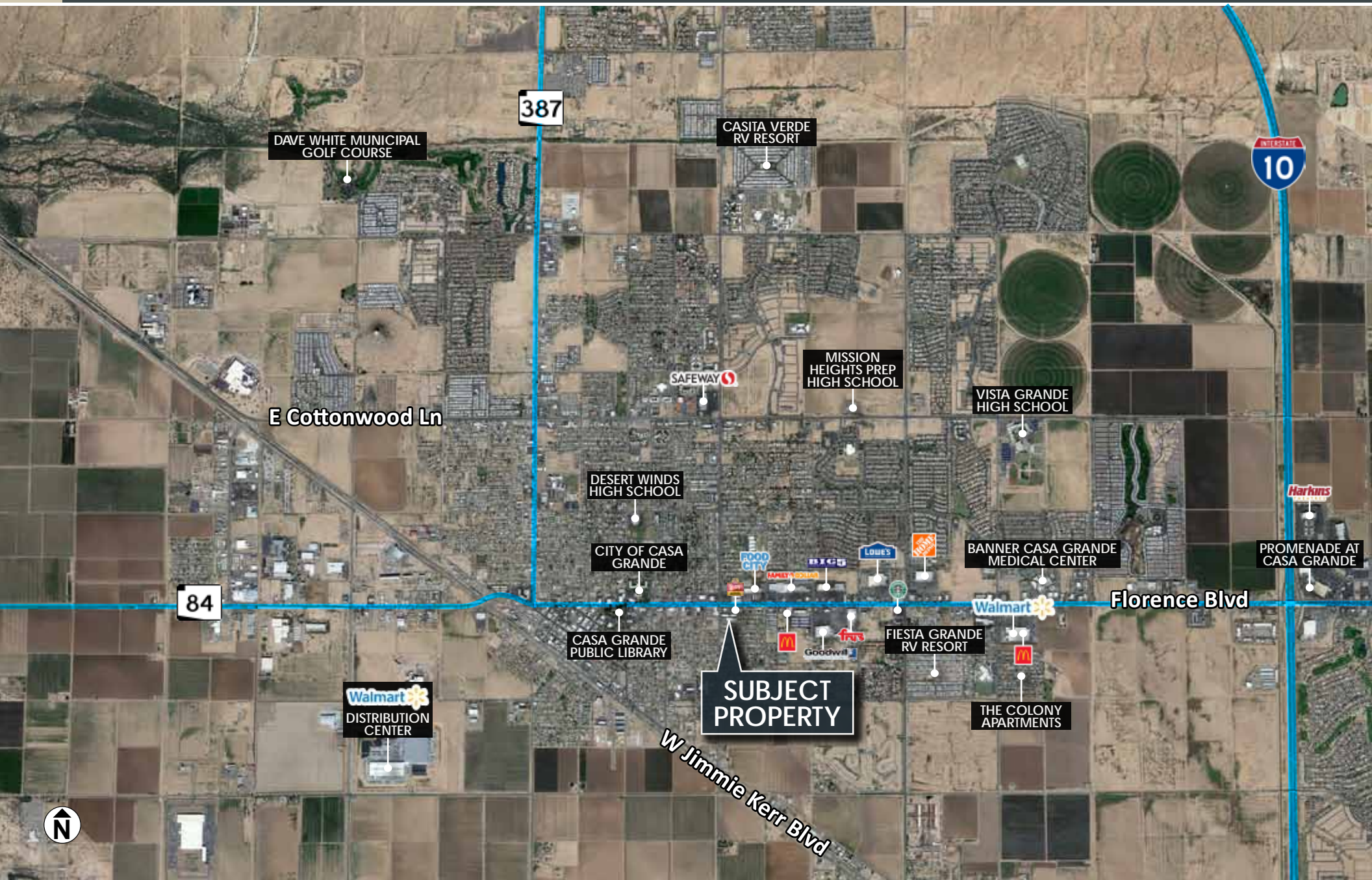
Exterior



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1120 E 6TH STREET | CASA GRANDE, AZ

TOBY CAMPBELL tcampbell@cpiaz.com

Property Overview



Excellent previous medical facility in a highly profile landmark designed building located in the heart of Casa Grande, Arizona. Previously occupied by Southwest Children Health Services. This impressively designed facility is ready for new owners. Front lobby, cafeteria, security door system, separate gym next door with regulation basketball court with 2 story high ceilings, full fire suppression system, large backup power generator and many recently upgrades such as exterior face lift. Banner Hospital just 1.5 miles away making this facility a great investment. Need to come quick before the rush gets here in Casa Grande with the news of Phoenix Mart under construction. Lucid All Electric Car Manufacturing & Attessa Motor Sports Complex coming here.



City of
Casa Grande