



13818 N THUNDERBIRD BLVD

*Former Acuity Specialty Hospital in Sun City,
Arizona Available for Sale*

13818 N THUNDERBIRD BLVD, SUN CITY, AZ

48,459 SF
FORMER SPECIALTY HOSPITAL

100
BEDS

TWO (2)
CENTRAL NURSE STATIONS

4.6 AC
LAND AREA

13818 N THUNDERBIRD BLVD

The Property offers a unique opportunity in a market with demand for healthcare facilities.

2 MIN

DRIVE TO BANNER
BOSWELL MEDICAL
CENTER

8 MIN

DRIVE TO LOOP 101
ACCESS



PROPERTY OVERVIEW

ADDRESS	13818 N Thunderbird Blvd Sun City, AZ 85351
STORIES	One (1) story with storage mezzanine
GROSS LEASABLE AREA	48,459 SF
TOTAL LAND AREA	4.644 AC
YEAR BUILT/RENO	1985/2012
PARKING	67 parking spaces, 3 handicap parking spaces
ZONING	R-3, SC-RUPD
APN	200-58-751 C



This former Acuity Specialty Hospital is presented to the market in vacant condition, ready for its next specialty healthcare operations.



**48,459
TOTAL SF**



**MONUMENT
SIGNAGE**



**COMPLETE
FACILITY
BUILD-OUT**



**MINUTES
TO BANNER
BOSWELL**



**FOUR (4)
POINTS OF
ENTRY/EXIT**



**HIGH
VISIBILITY ON
THUNDERBIRD**

The 48,459-square-foot healthcare facility is fully built out among six pods, each offering 11 rooms.

Total of 100 beds and 66 units, as well as two central nurses stations

Convenient pull-up parking and covered loading area

\$350,000 worth of renovations made to the building in 2012

Ideal for use as an acute care hospital, skilled nursing, or assisted living

Meticulously maintained property with exceptional curb appeal and lush landscaping

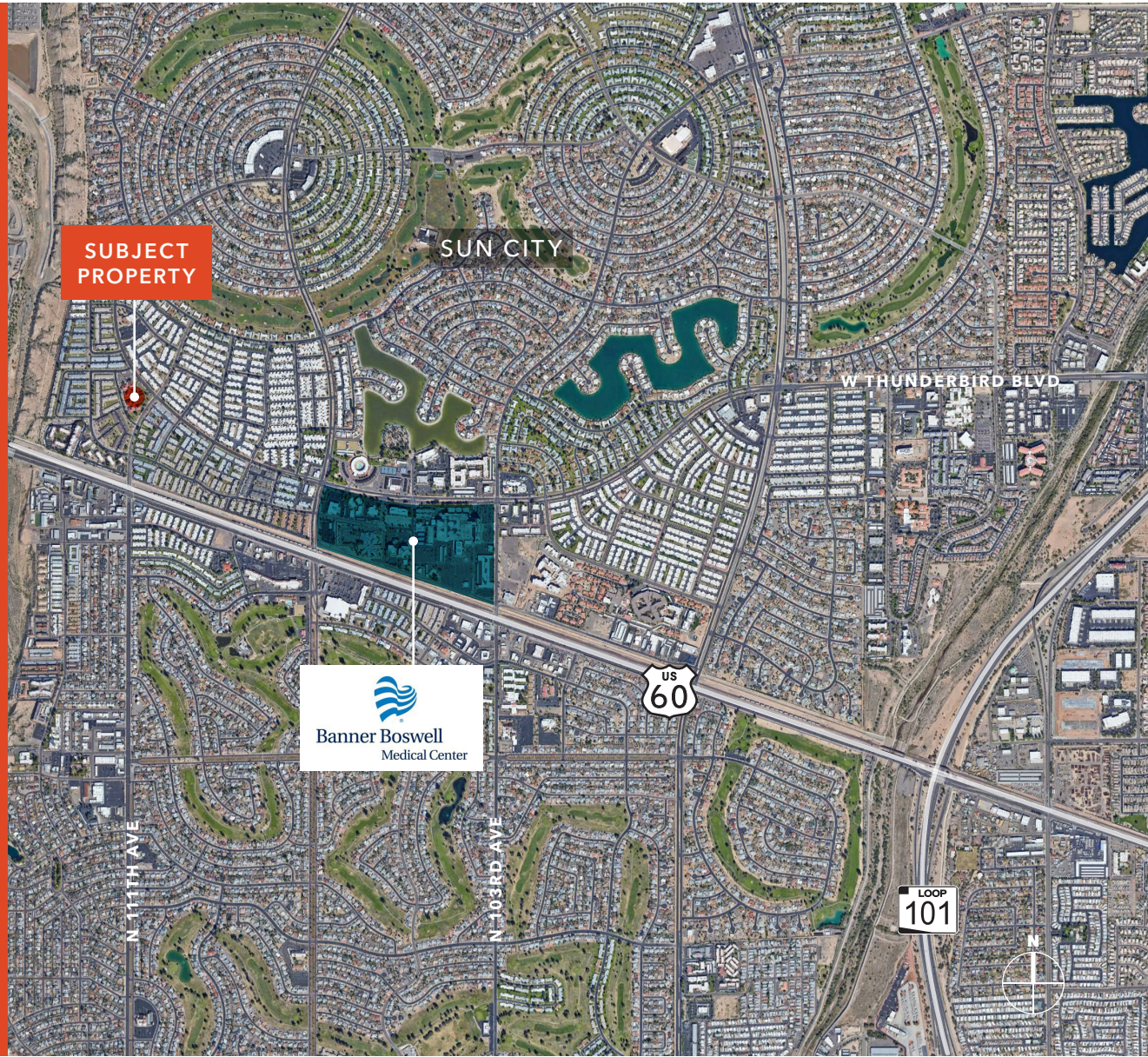
HIGHLY- DESIRABLE LOCATION FOR HEALTHCARE

Value-add acquisition opportunity within a highly demanding and supportive locale, perfectly aligning with the property's build-out and uses

Encompassing location presents some of the strongest senior demographics in the country, with 74.4% of the population comprising seniors aged 65 and above

Of the 5-mile radius, healthcare brings in roughly \$171.9 million annually, with medical services being the highest sub-category, according to CoStar Analytics

Minutes to Valley freeways including Loop 101 just five (5) minutes away



13818 N THUNDERBIRD BLVD



AVAILABLE FOR SALE

KIDDER MATHEWS



13818 N THUNDERBIRD BLVD

*For more information on
this property, please contact*

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