

Tucson Behavioral Health

1000 S FREEWAY, TUCSON, AZ 85745

FOR SALE OR LEASE

TURN-KEY 82+ BED
INPATIENT OPPORTUNITY



CBRE

| National Behavioral Health Advisory Group

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CMPM Tucson Transitional Living_BRO_Thomas_v04_CB 01/30/26

EXECUTIVE SUMMARY

THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to present Tucson Behavioral Health in Tucson, Arizona. This property has 41 spacious units that are able to accommodate 82+ residents. Recently undergoing a \$1.5M renovation in 2023 tailored for behavioral health, the property is ready for immediate use as a transitional living facility or inpatient residential treatment center.

The two-story building provides private and multiple-occupancy units with individual bathrooms, along with a commercial kitchen, dining areas, group therapy spaces, lounges, and outdoor patio and parking. Its adaptable layout and existing healthcare-oriented infrastructure create a strong foundation for behavioral health operators seeking a turnkey solution.

Tucson Behavioral Health is offered for sale or lease. Please contact CBRE's National Behavioral Health Advisory Group for additional details.

ZONING

The building is currently zoned C-2 commercial with an I-1 condition 1 Certificate of Occupancy already in place, allowing an occupant load of up to 118 people.

Allowed uses include: Alcohol and drug centers, residential board and care facilities, social rehabilitation facilities, and more.





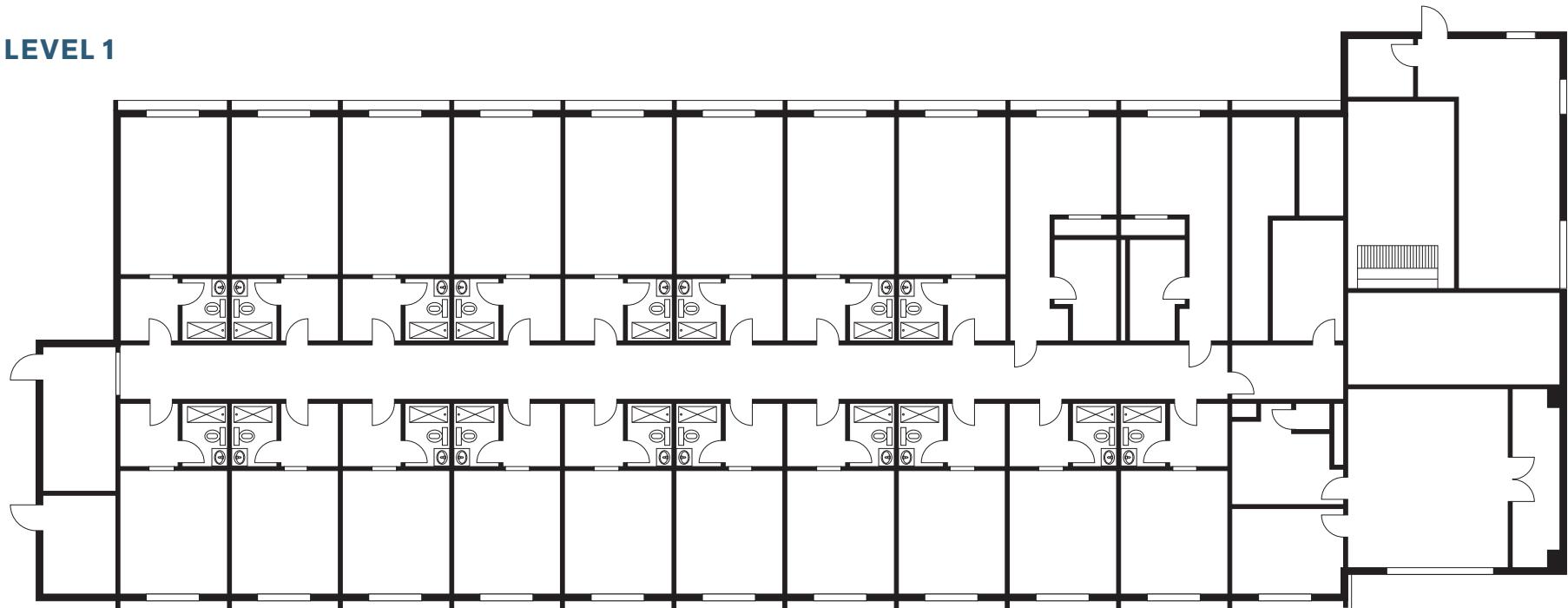
PROPERTY OVERVIEW

Address	1000 S Freeway Tucson, AZ 85745
Square Footage	17,715
Lot Size	0.74 AC
Year Built	1953, renov. 2023
Number of Floors	2
Unit Count	41 (250-300 SF each)
Bed Count	82+



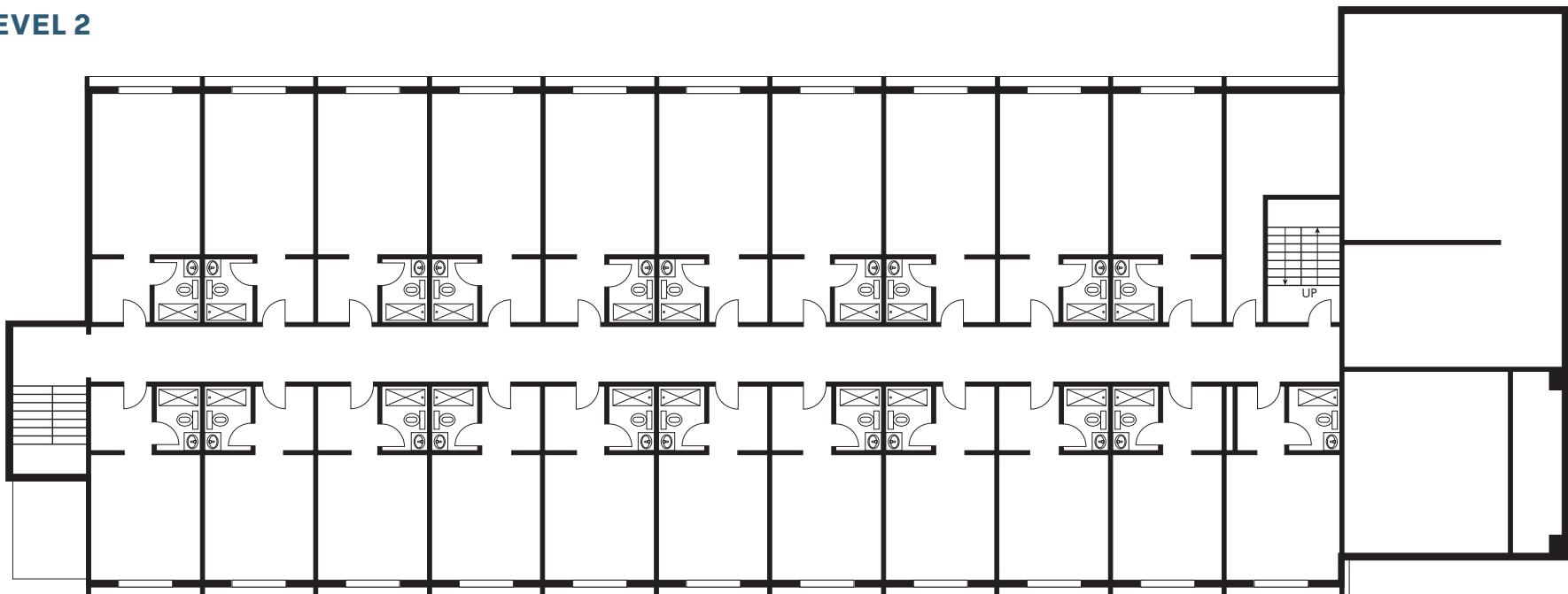
FLOOR PLANS

LEVEL 1



FLOOR PLANS

LEVEL 2



LOCATION OVERVIEW

Tucson Transitional Living is well positioned in Tucson, Arizona, offering strong regional connectivity and access to key amenities. The property is located near Interstate-10 and Tucson International Airport, ensuring convenient travel for staff, clients, and visiting families.

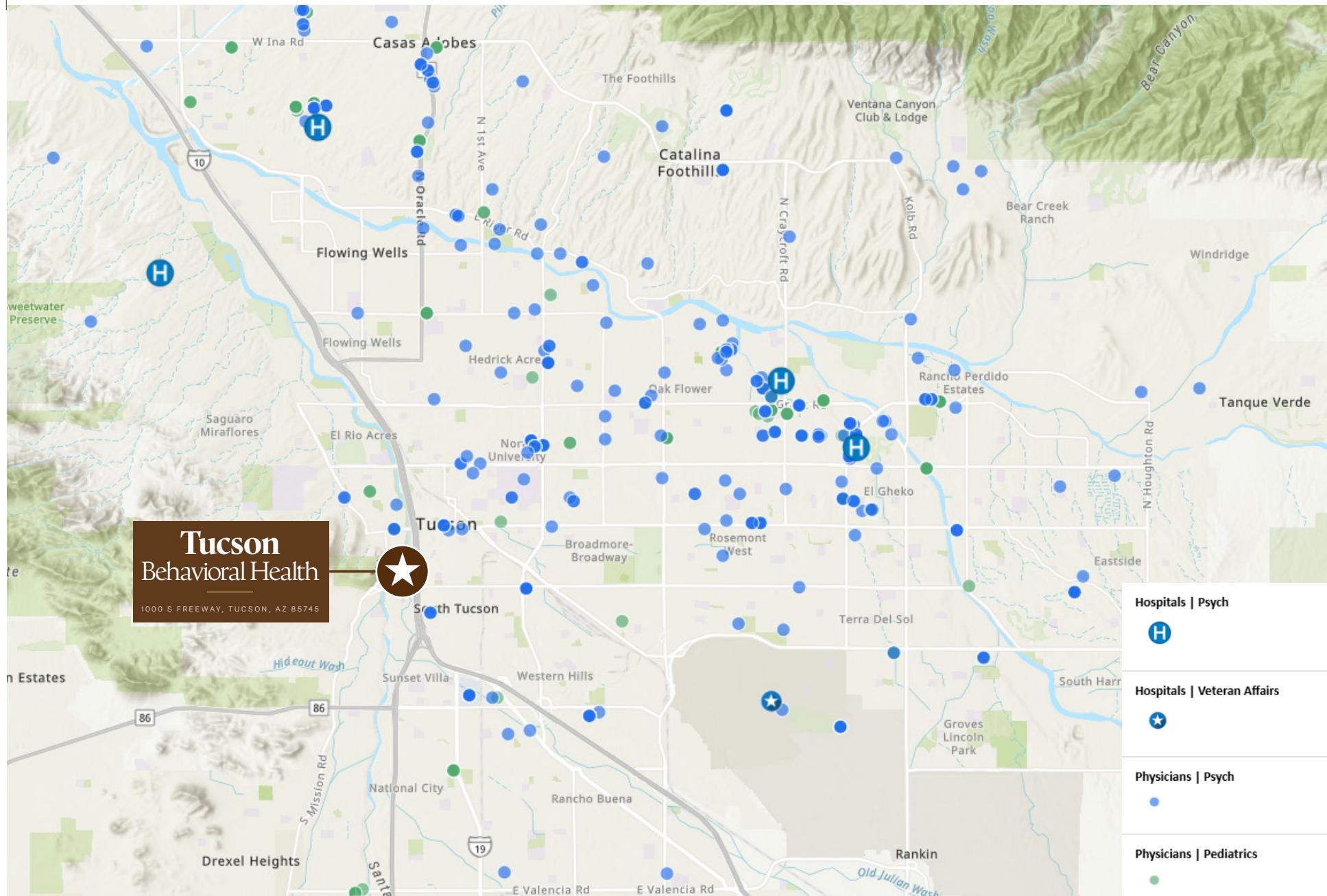
The surrounding area features a mix of retail, healthcare, and employment anchors, including major national retailers that support daily operational needs. Within a short radius, numerous hospitals provide psychiatric, acute-care, and specialty services, creating a strong referral network for behavioral health operators.

Proximity to the University of Arizona and established residential neighborhoods supports workforce availability, while nearby commercial activity contributes to a stable operating environment. Overall, the property's accessible location and surrounding infrastructure make it well suited for behavioral and mental health services.

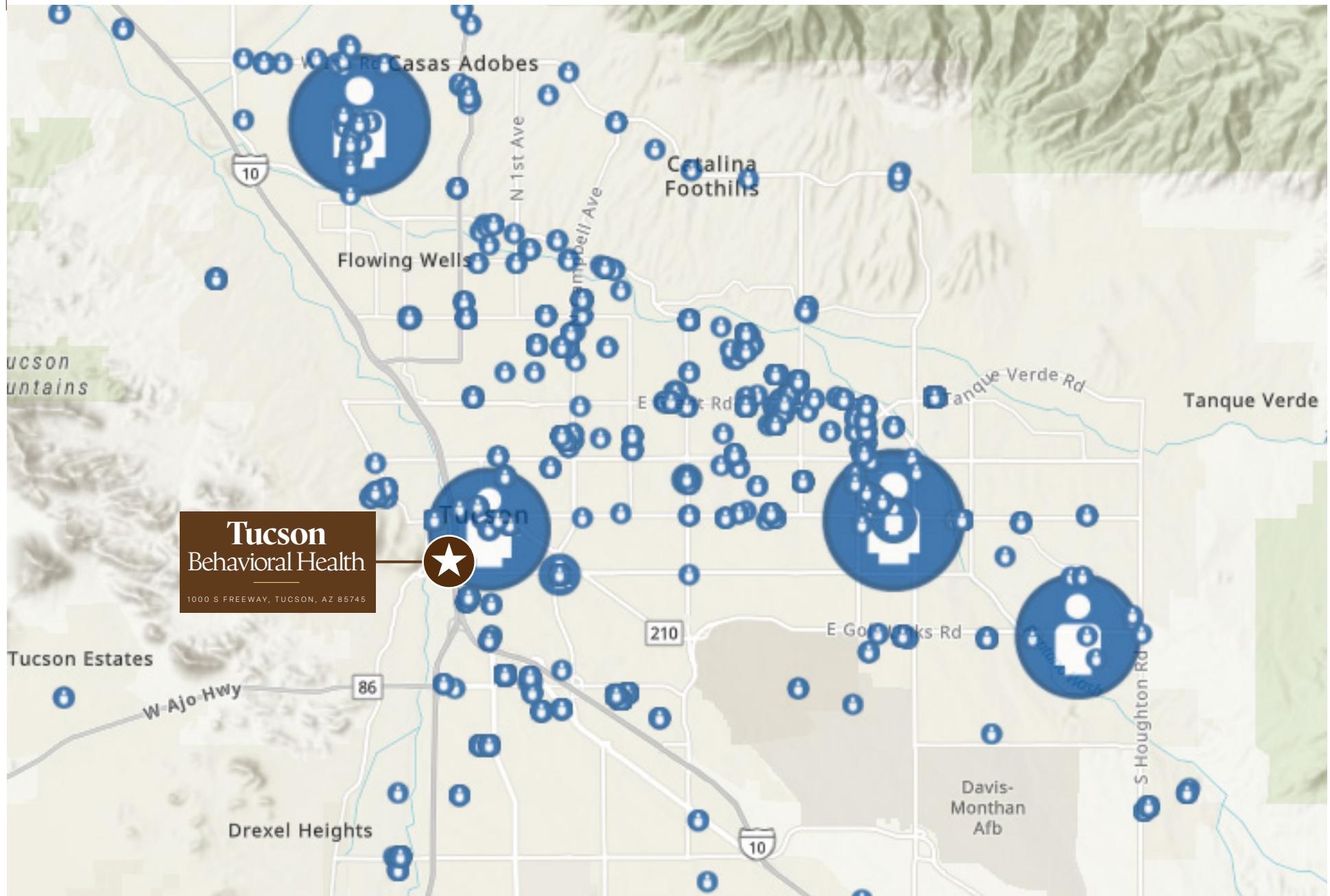


PSYCH REFERRAL SOURCES

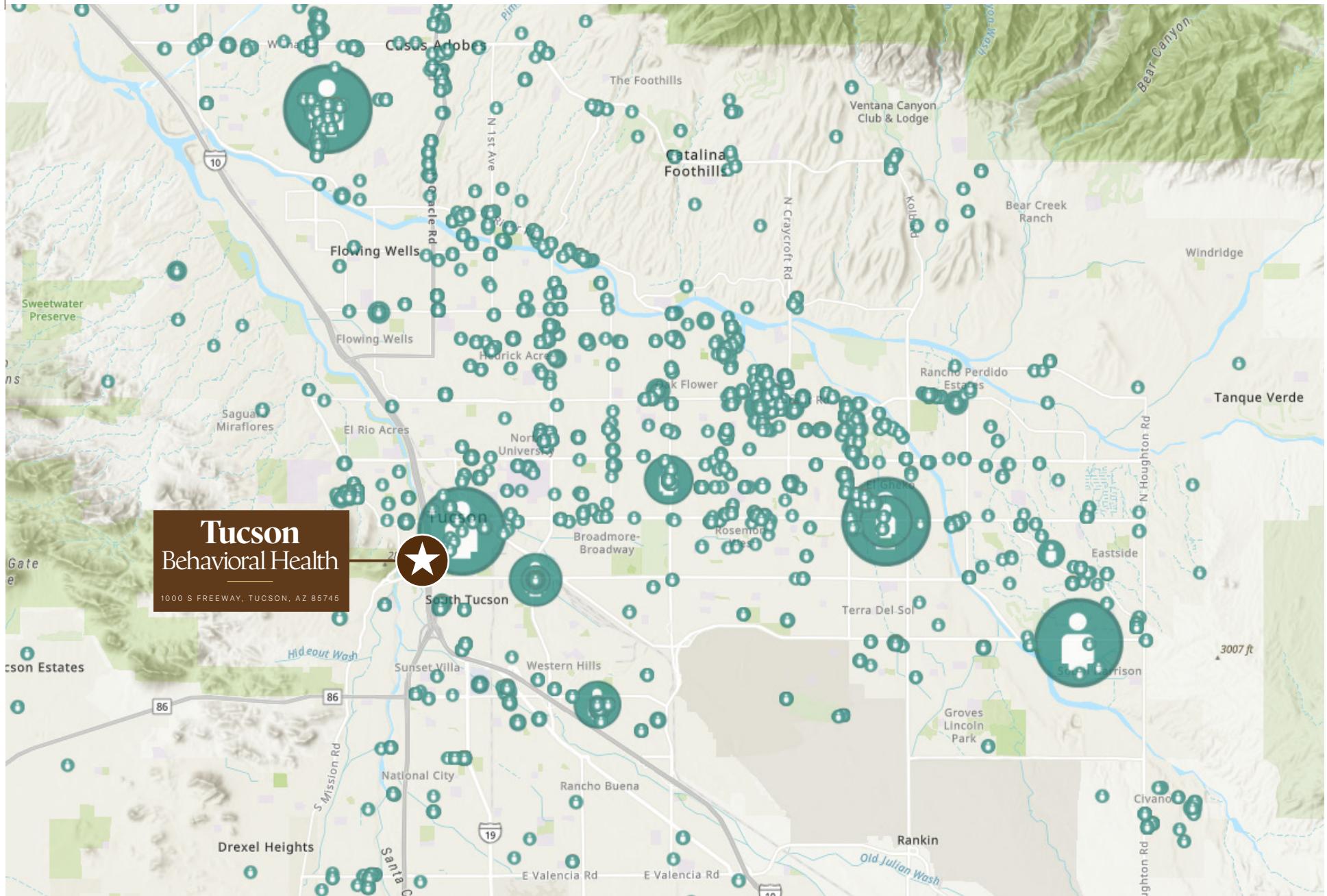
Commercial insurance and Medicaid reimbursement rate data available upon request.
Contact listing team for details.



SUBSTANCE USE DISORDER DIAGNOSIS CLAIMS



PSYCH DIAGNOSIS CLAIMS



COMMUNITY SUMMARY

DRIVE TIME: 15 MINUTES

327,223	-0.02%	2.31	84.9	35.6	\$51,833	\$267,405	\$63,051	18.9%	63.8%	17.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



24.4%

Services



22.0%

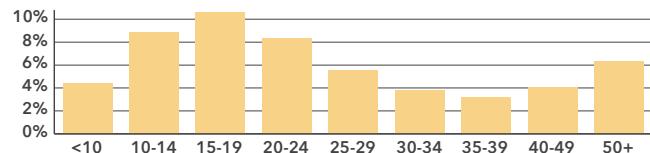
Blue Collar



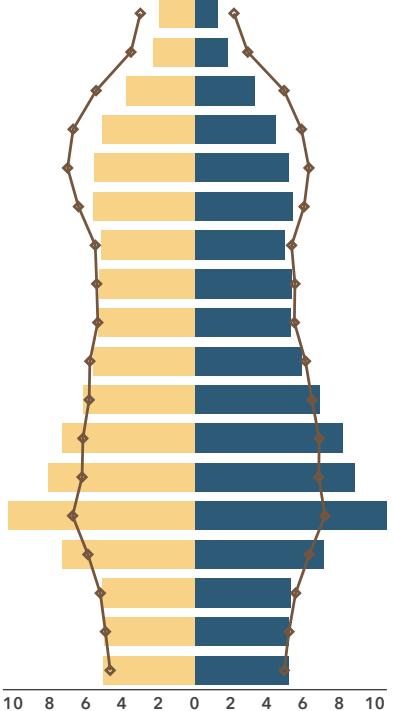
53.7%

White Collar

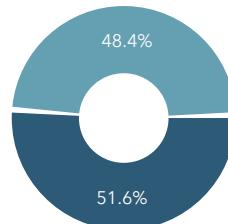
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



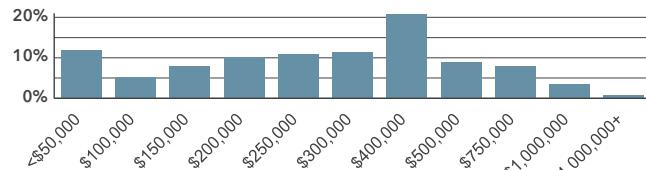
Home Ownership



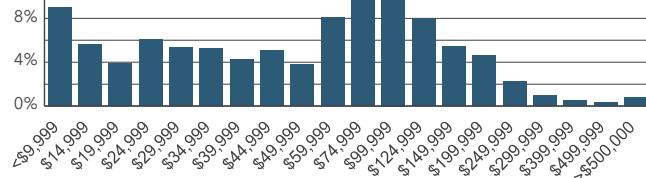
Own

Rent

Home Value



Household Income



COMMUNITY SUMMARY

DRIVE TIME: 30 MINUTES

851,054	0.28%	2.30	80.6	40.3	\$68,905	\$341,187	\$174,896	18.8%	59.3%	21.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



19.8%

Services



18.0%

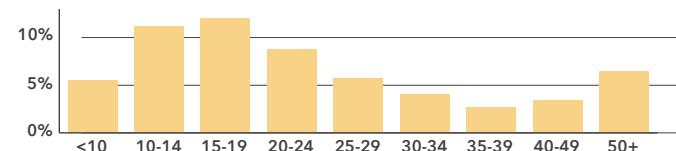
Blue Collar



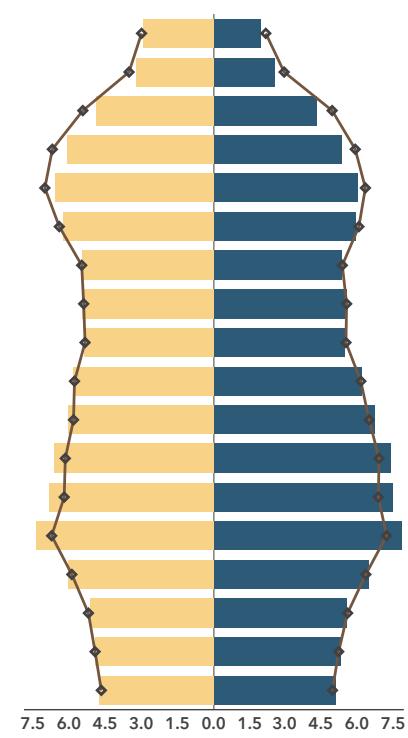
62.2%

White Collar

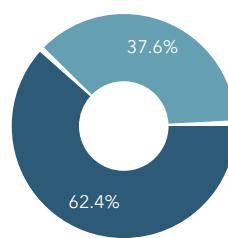
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



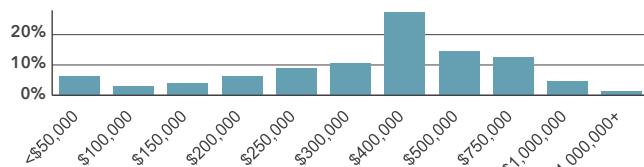
Home Ownership



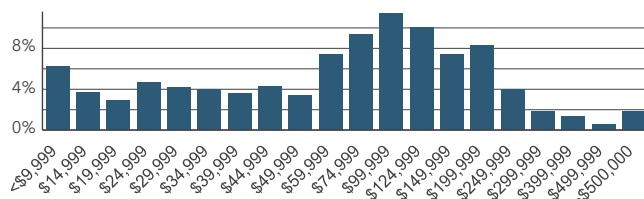
Housing: Year Built



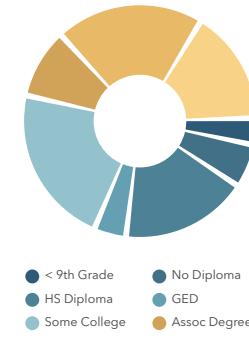
Home Value



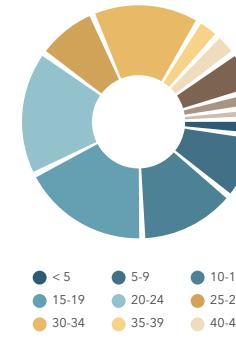
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

THE SCIENCE OF WHERE®

COMMUNITY SUMMARY

DRIVE TIME: 60 MINUTES

1,073,820 0.59% 2.31 78.3 42.4 \$74,728 \$357,486 \$245,333 18.5% 57.0% 24.5%
 Population Total Population Growth Average HH Size Diversity Index Median Age Median HH Income Median Home Value Median Net Worth Age <18 Age 18-64 Age 65+



19.1%

Services



17.7%

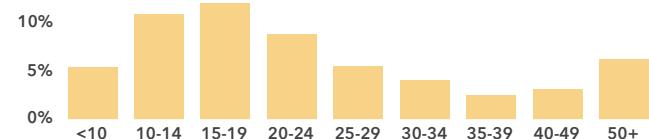
Blue Collar



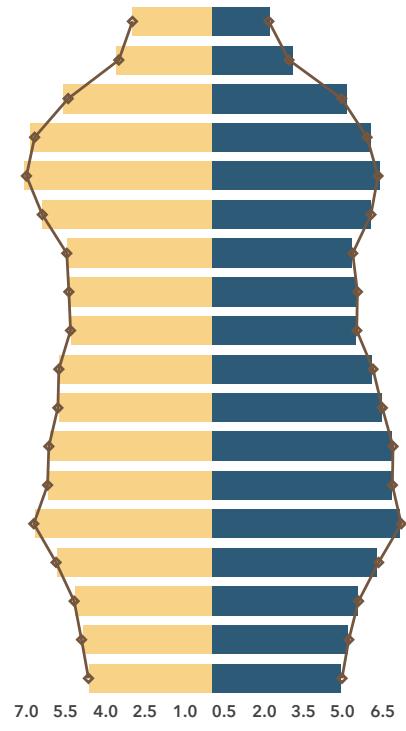
63.2%

White Collar

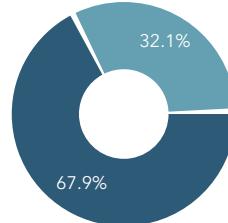
Mortgage as Percent of Salary



Age Profile: 5 Year Increments

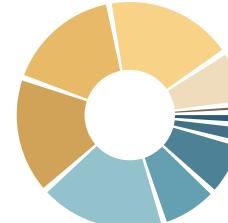


Home Ownership



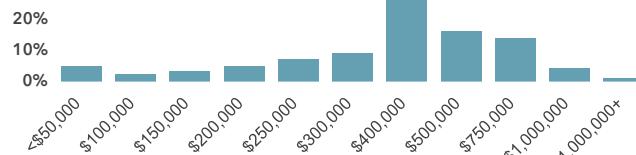
● Own ● Rent

Housing: Year Built

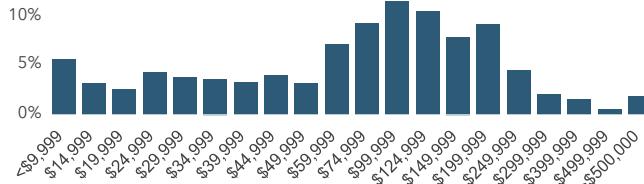


● <1939 ● 1940-49 ● 1950-59
 ● 1960-69 ● 1970-79 ● 1980-89
 ● 1990-99 ● 2000-09 ● 2010-19
 ● ≥ 2020

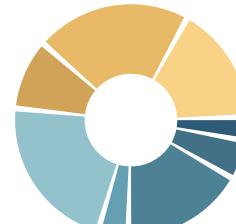
Home Value



Household Income

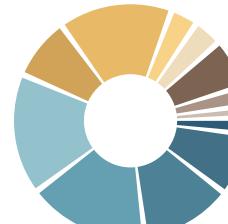


Educational Attainment



● < 9th Grade ● No Diploma
 ● HS Diploma ● GED
 ● Some College ● Assoc Degree
 ● Bach Degree ● Grad Degree

Commute Time: Minutes



● < 5 ● 5-9 ● 10-14
 ● 15-19 ● 20-24 ● 25-29
 ● 30-34 ● 35-39 ● 40-44
 ● 45-59 ● 60-89 ● 90+



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

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