

# Tucson Behavioral Health

1000 S FREEWAY, TUCSON, AZ 85745

**FOR SALE OR LEASE**

TURN-KEY 82+ BED  
INPATIENT OPPORTUNITY



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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.







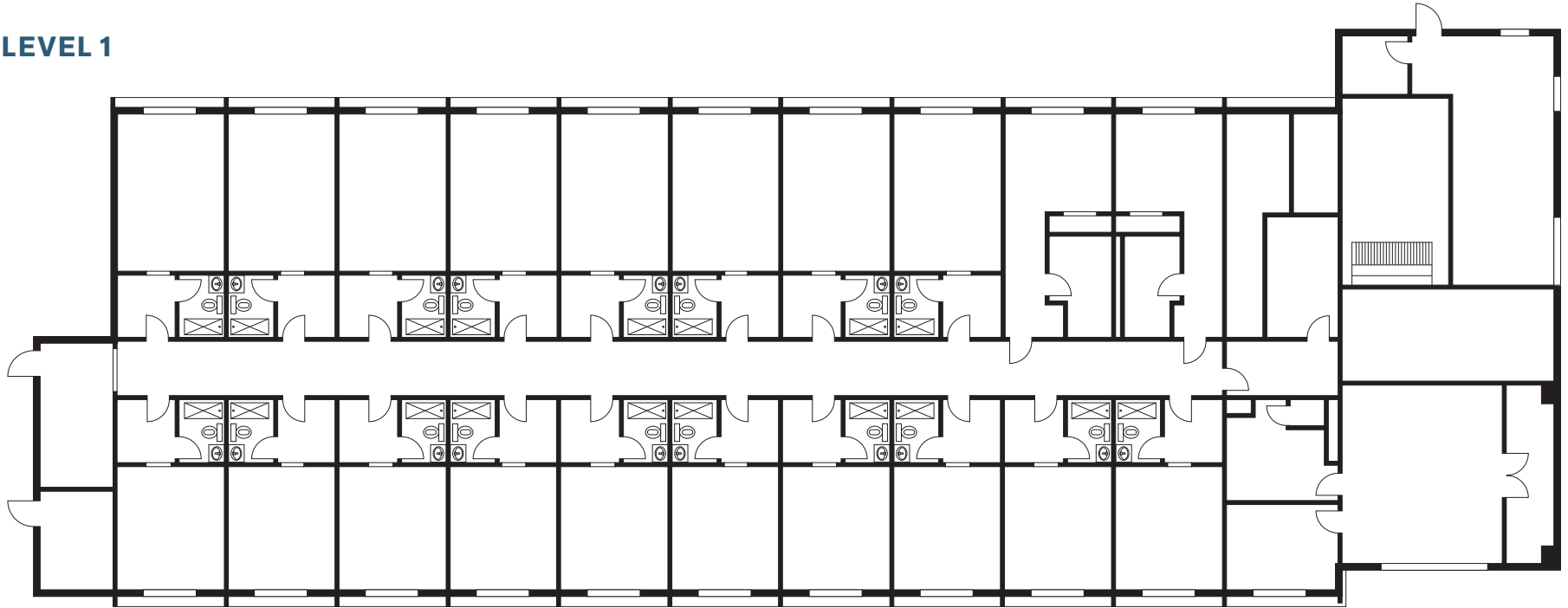
**PROPERTY OVERVIEW**

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+



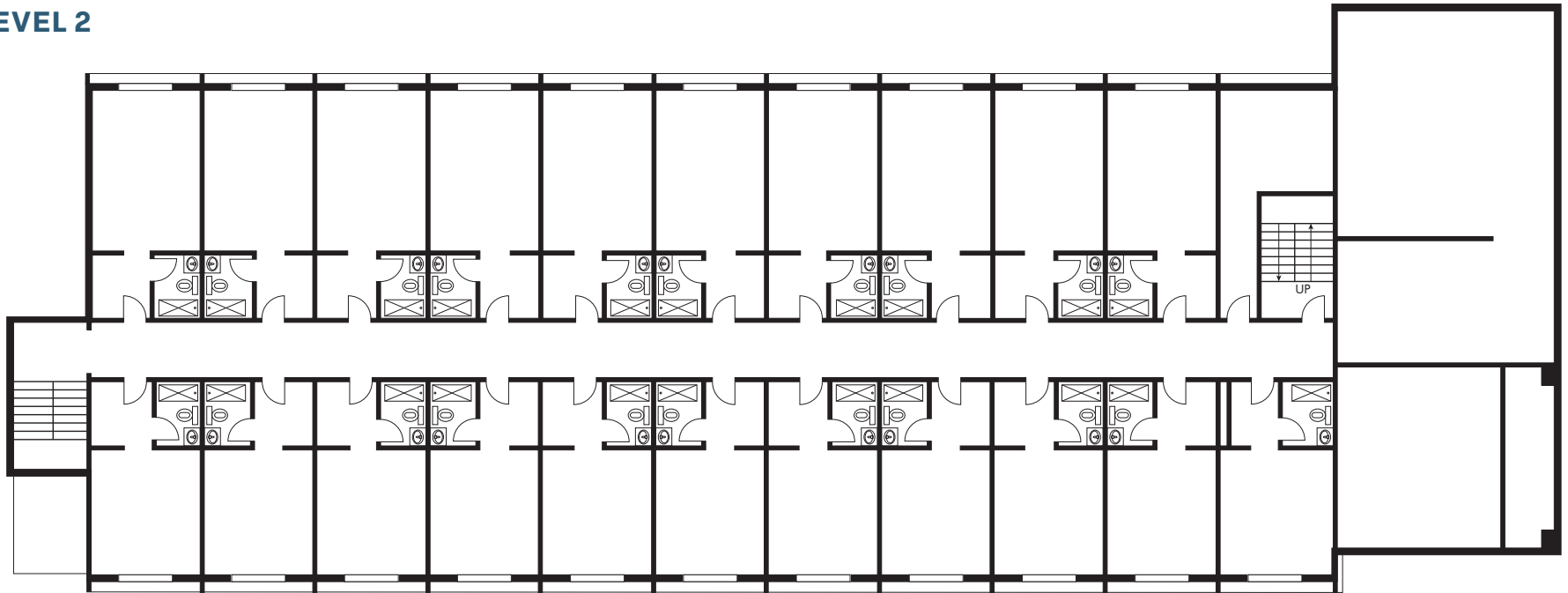
## FLOOR PLANS

### 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.



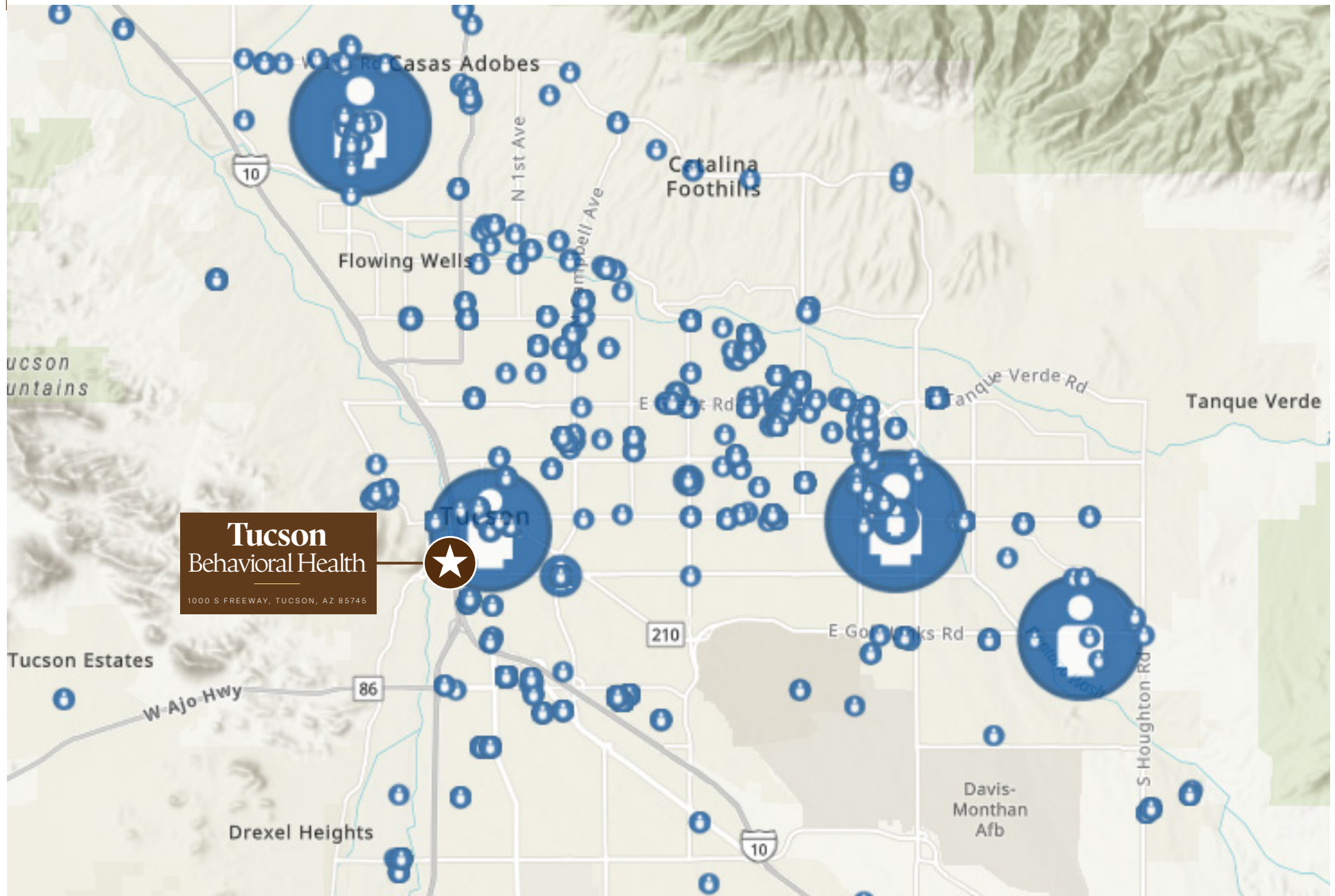


**Commercial insurance and Medicaid reimbursement rate data available upon request.  
Contact listing team for details.**

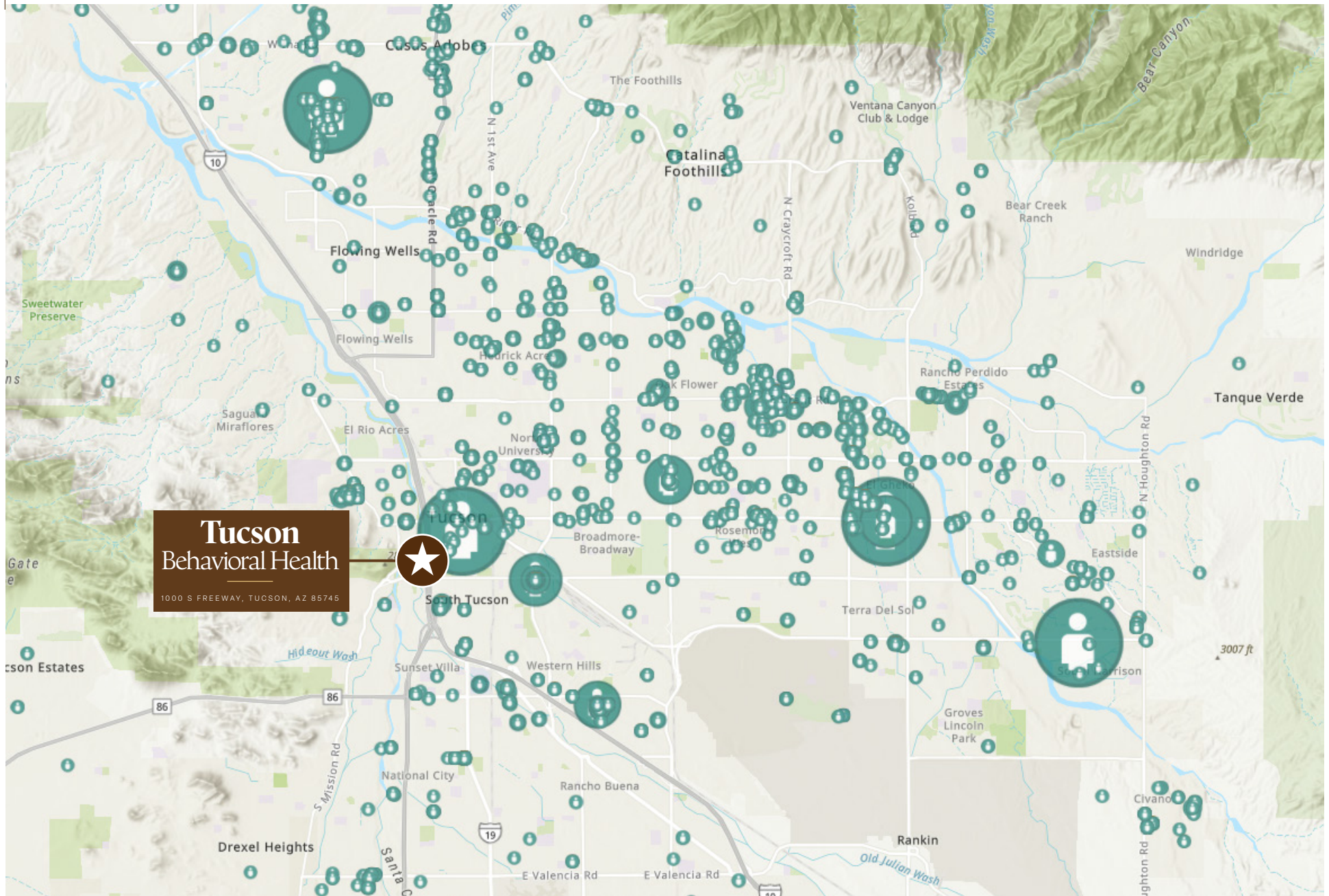




## SUBSTANCE USE DISORDER DIAGNOSIS CLAIMS



## 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

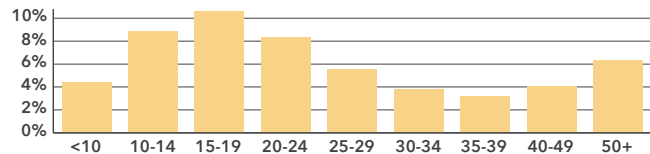


22.0%  
Blue Collar

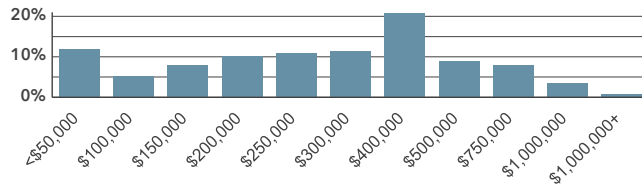


53.7%  
White Collar

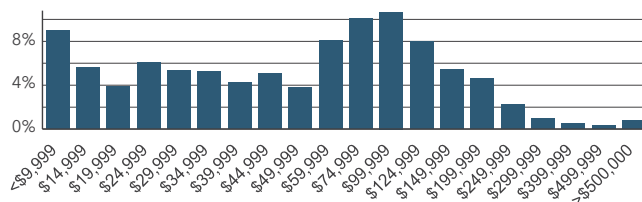
Mortgage as Percent of Salary



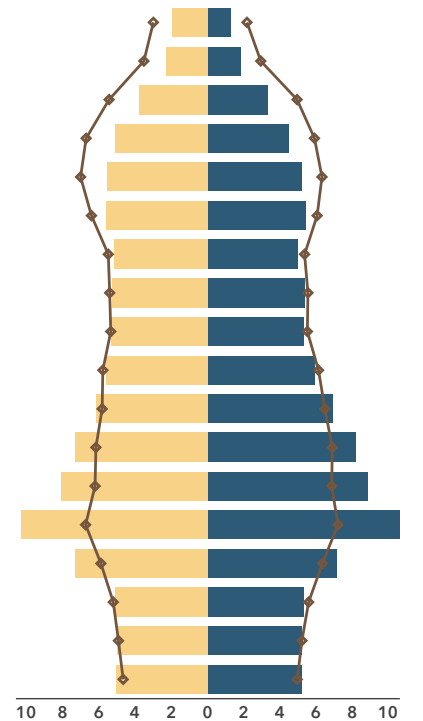
Home Value



Household Income



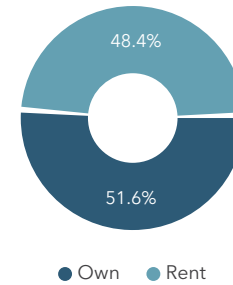
Age Profile: 5 Year Increments



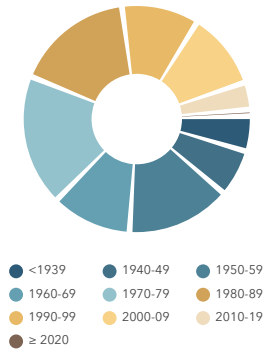
Dots show comparison to

Pima County

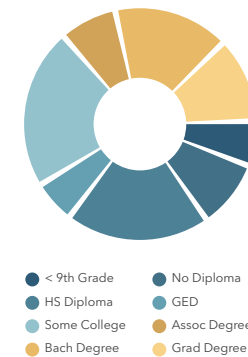
Home Ownership



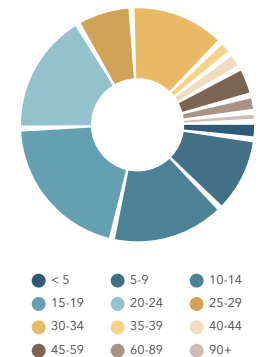
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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

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# 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

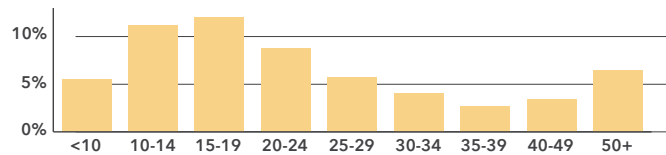


18.0%  
Blue Collar

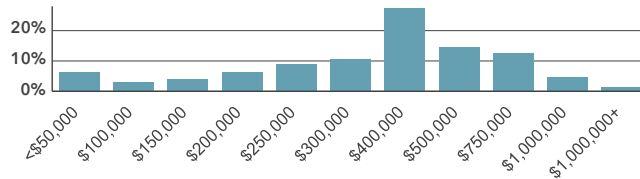


62.2%  
White Collar

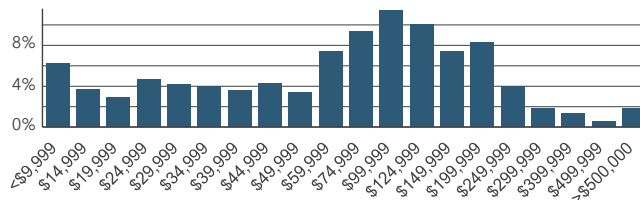
Mortgage as Percent of Salary



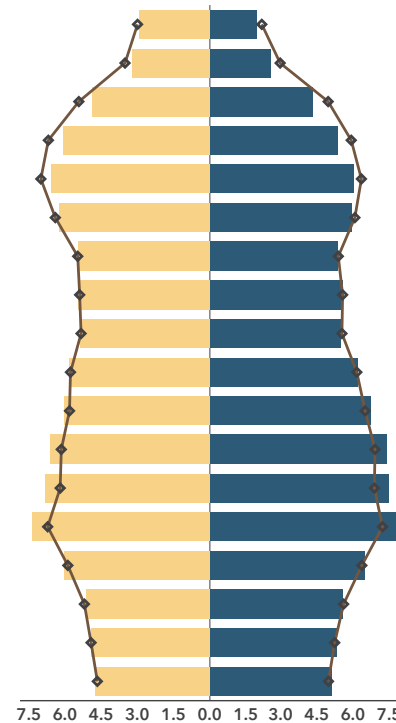
Home Value



Household Income



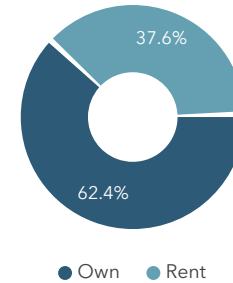
Age Profile: 5 Year Increments



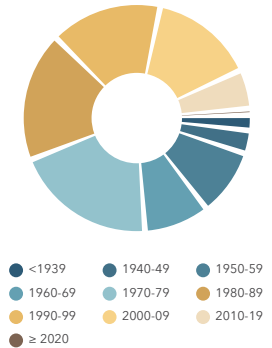
Dots show comparison to

Pima County

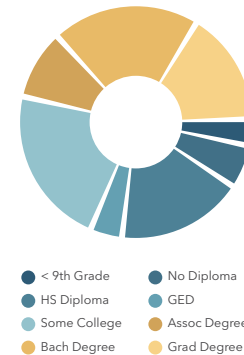
Home Ownership



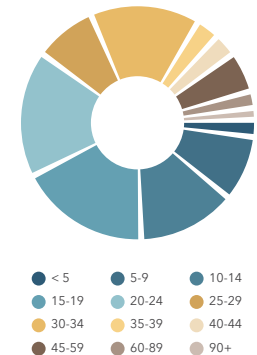
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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

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# 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

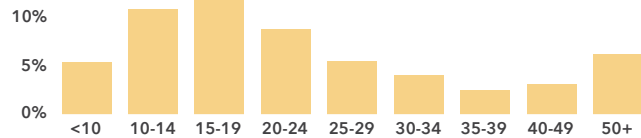


17.7%  
Blue Collar

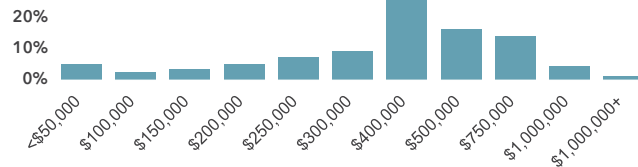


63.2%  
White Collar

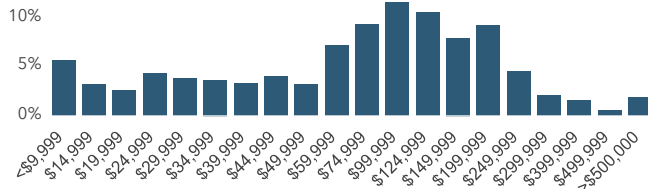
Mortgage as Percent of Salary



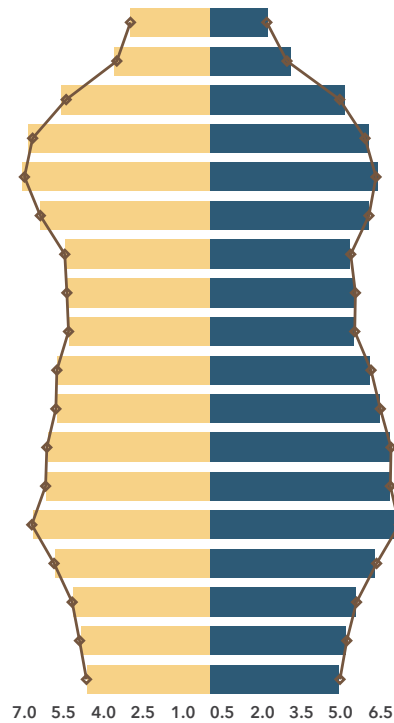
Home Value



Household Income



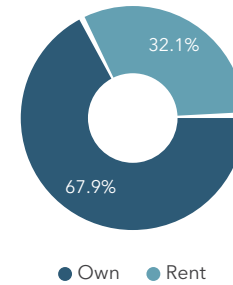
Age Profile: 5 Year Increments



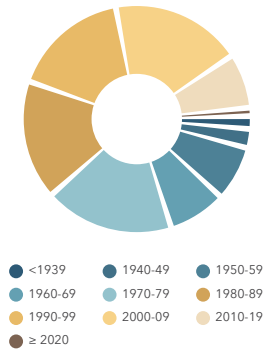
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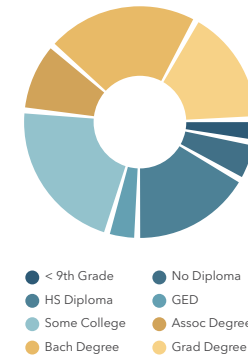
Home Ownership



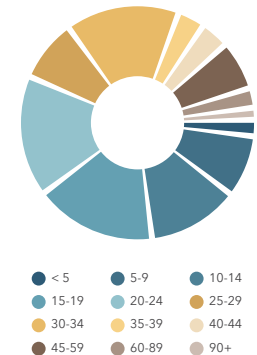
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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

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