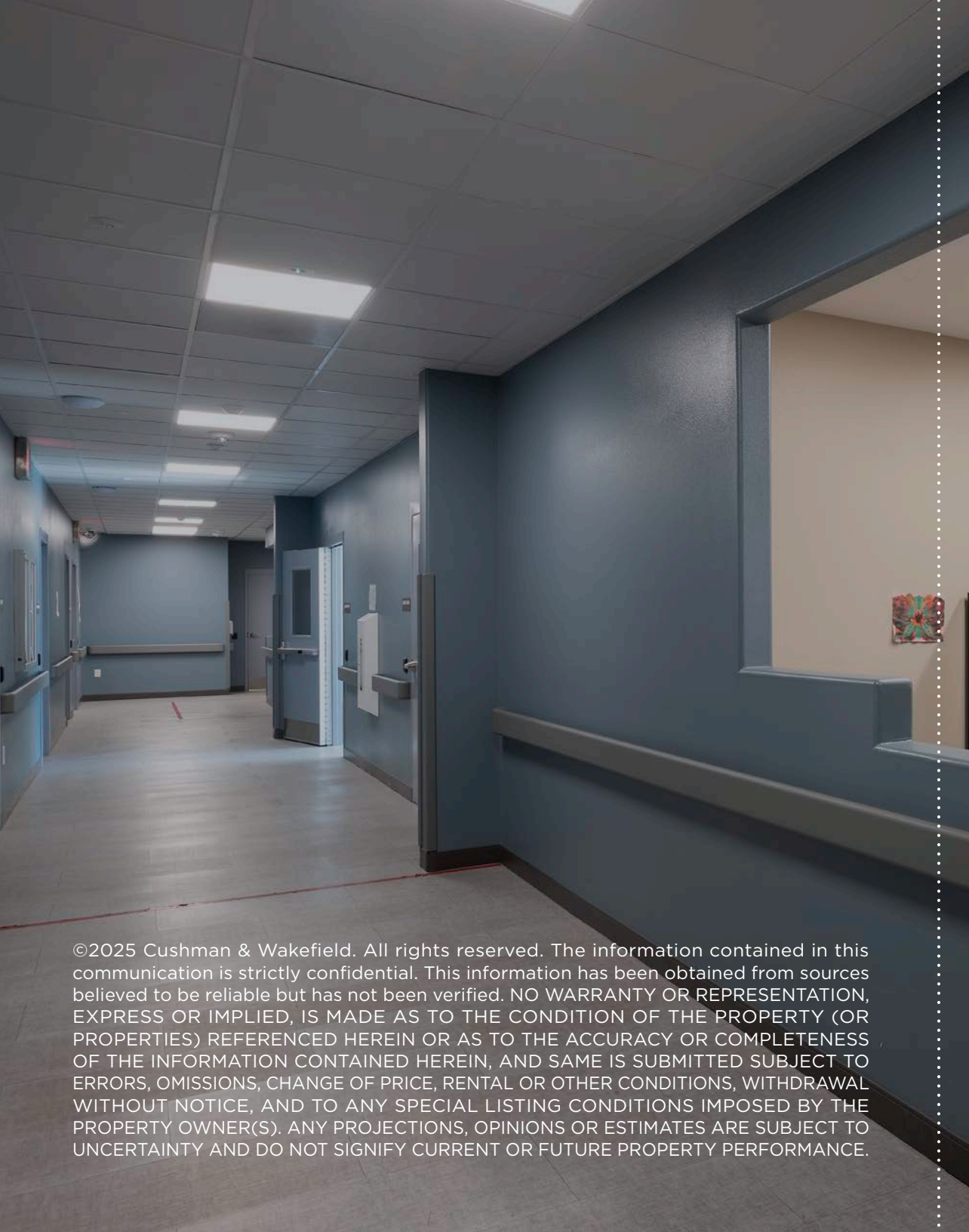


1407 SOUTH
9TH AVENUE

PHOENIX, AZ 85007





LISTING TEAM

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EXECUTIVE SUMMARY



PROPERTY DETAILS

Address 1407 South 9th Avenue, Phoenix, AZ

Year Built 1975

Size 17,790 SF

Land Area 1.00 Acre | 43,680 SF

Zoning R-3

Parcel 105-01-077C

Cushman & Wakefield's Healthcare Advisory Practice is pleased to present the opportunity to acquire the facility at 1407 South 9th Avenue in Phoenix, AZ ("The Property"). This 40-bed psychiatric hospital, previously serving patients throughout the Phoenix Metro area and as far as Flagstaff, offers an outstanding investment in a proven healthcare facility. Currently vacant, the property is ready for immediate occupancy. Importantly, the necessary licenses and entitlements to operate a residential treatment facility have been obtained previously and can easily be reinstated, allowing a new operator to swiftly begin operations.

During its previous operation, the hospital successfully maintained a strong patient base, operated in-network with most insurance providers, and demonstrated consistent demand. Centrally located, the property provided excellent access for patients and featured shuttle services connecting major hospital emergency departments and underserved rural areas to the facility.

Phoenix, with a population exceeding 1.6 million, ranks among the top five most populous cities in the United States. Known for its favorable climate and robust economic growth, the region offers significant opportunities for a new operator to meet the growing demand for psychiatric services. This facility presents a unique opportunity to quickly reestablish a vital healthcare service in a high-demand market.

Potential Uses Include:

- Substance Use Disorder (SUD)
- Psychiatric Residential Treatment Center (RTC)
- Military Behavioral Health Programs
- Eating Disorders
- Adult Residential Treatment



AREA OVERVIEW

GOVERNMENTAL MALL

DOWNTOWN PHOENIX

W BUCKEYE ROAD

CONNECTIONS HEALTH SOLUTIONS
Urgent Psychiatric Center- Inpatient 72 hour hold facility

1407 S 9TH AVENUE

7TH AVE

S 5TH AVE

SOUTHWEST BEHAVIORAL & HEALTH SERVICES

W PIMA STREET



NEARBY AMENITIES

PHOENIX CENTER FOR THE ARTS

Burton Barr Central LIBRARY

JAPANESE FRIENDSHIP GARDEN OF PHOENIX ARIZONA 筑鳳園 RO HO EN

Irish CULTURAL CENTER + McCLELLAND LIBRARY

ASU ARIZONA STATE UNIVERSITY DOWNTOWN CAMPUS

THE UNIVERSITY OF ARIZONA

CRESCENT SMALL ROOMS PHOENIX, ARIZONA

Orpheum THEATRE PHOENIX, ARIZONA

HERBERGER THEATRICENTER



1407 S 9TH AVENUE



Comerica THEATRE

ARIZONA SCIENCE CENTER

TALKING STICK RESORT ARENA

the phoenix symphony

CHASE FIELD HOME OF THE DIAMONDBACKS

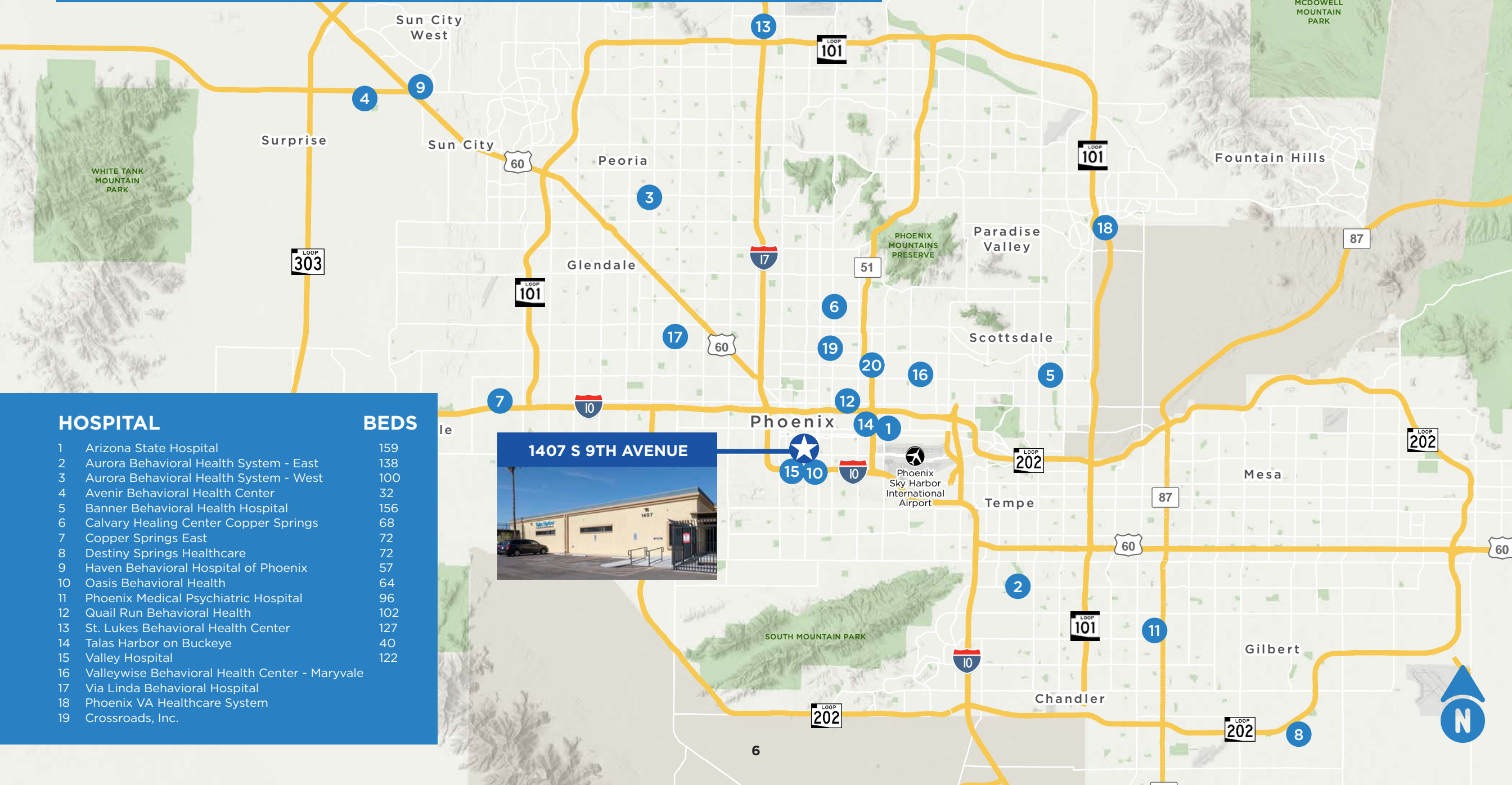
PHOENIX CONVENTION CENTER & VENUES

PHOENIX SKY HARBOR INTL AIRPORT

- ARTS
- ATTRACTIONS
- BAR
- RESTAURANTS
- RETAIL
- ARTS DISTRICTS



MENTAL HEALTH FACILITY MAP



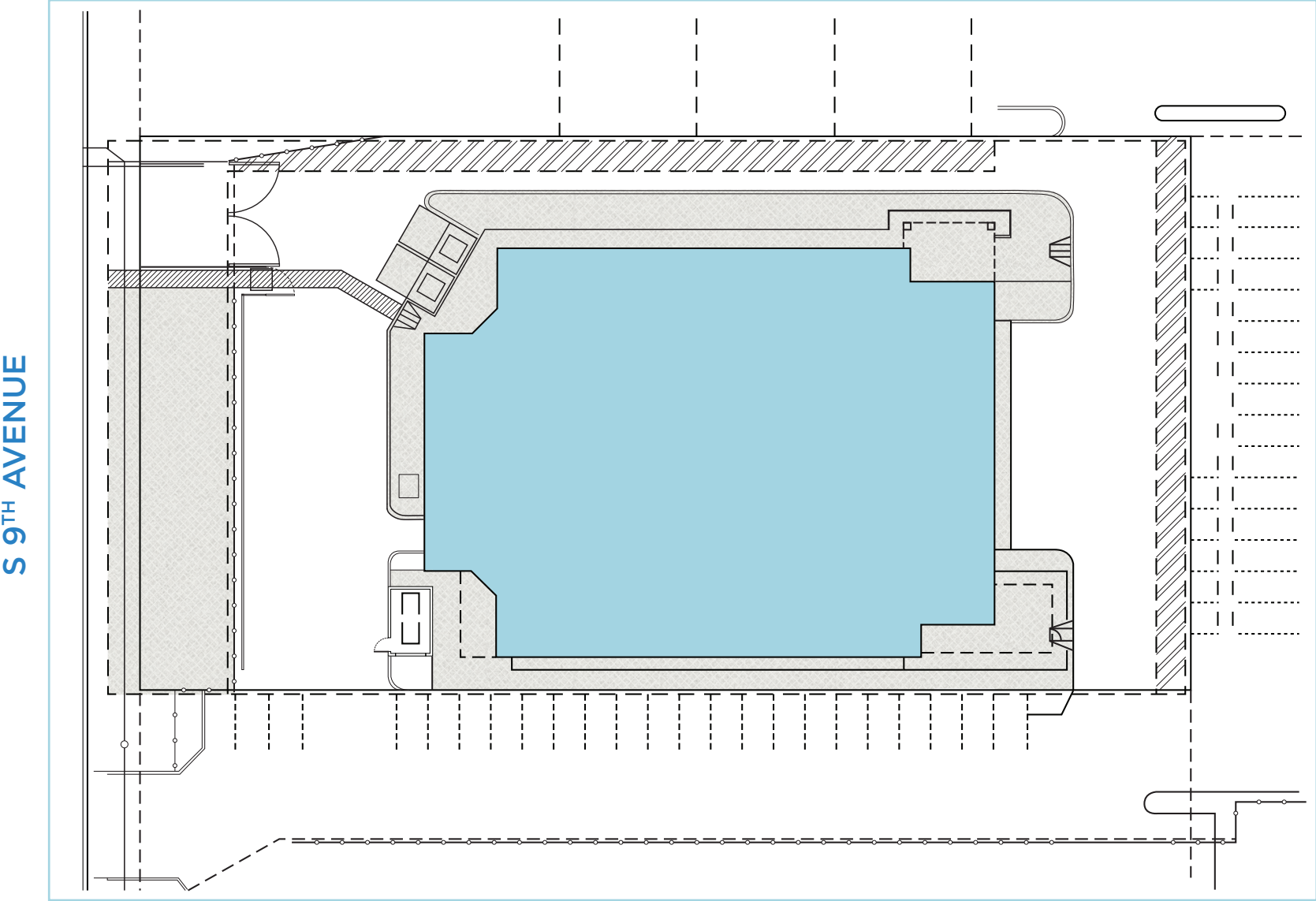
HOSPITAL

- | | | |
|----|--|-----|
| 1 | Arizona State Hospital | 159 |
| 2 | Aurora Behavioral Health System - East | 138 |
| 3 | Aurora Behavioral Health System - West | 100 |
| 4 | Avenir Behavioral Health Center | 32 |
| 5 | Banner Behavioral Health Hospital | 156 |
| 6 | Calvary Healing Center Copper Springs | 68 |
| 7 | Copper Springs East | 72 |
| 8 | Destiny Springs Healthcare | 72 |
| 9 | Haven Behavioral Hospital of Phoenix | 57 |
| 10 | Oasis Behavioral Health | 64 |
| 11 | Phoenix Medical Psychiatric Hospital | 96 |
| 12 | Quail Run Behavioral Health | 102 |
| 13 | St. Lukes Behavioral Health Center | 127 |
| 14 | Talas Harbor on Buckeye | 40 |
| 15 | Valley Hospital | 122 |
| 16 | Valleywise Behavioral Health Center - Maryvale | |
| 17 | Via Linda Behavioral Hospital | |
| 18 | Phoenix VA Healthcare System | |
| 19 | Crossroads, Inc. | |

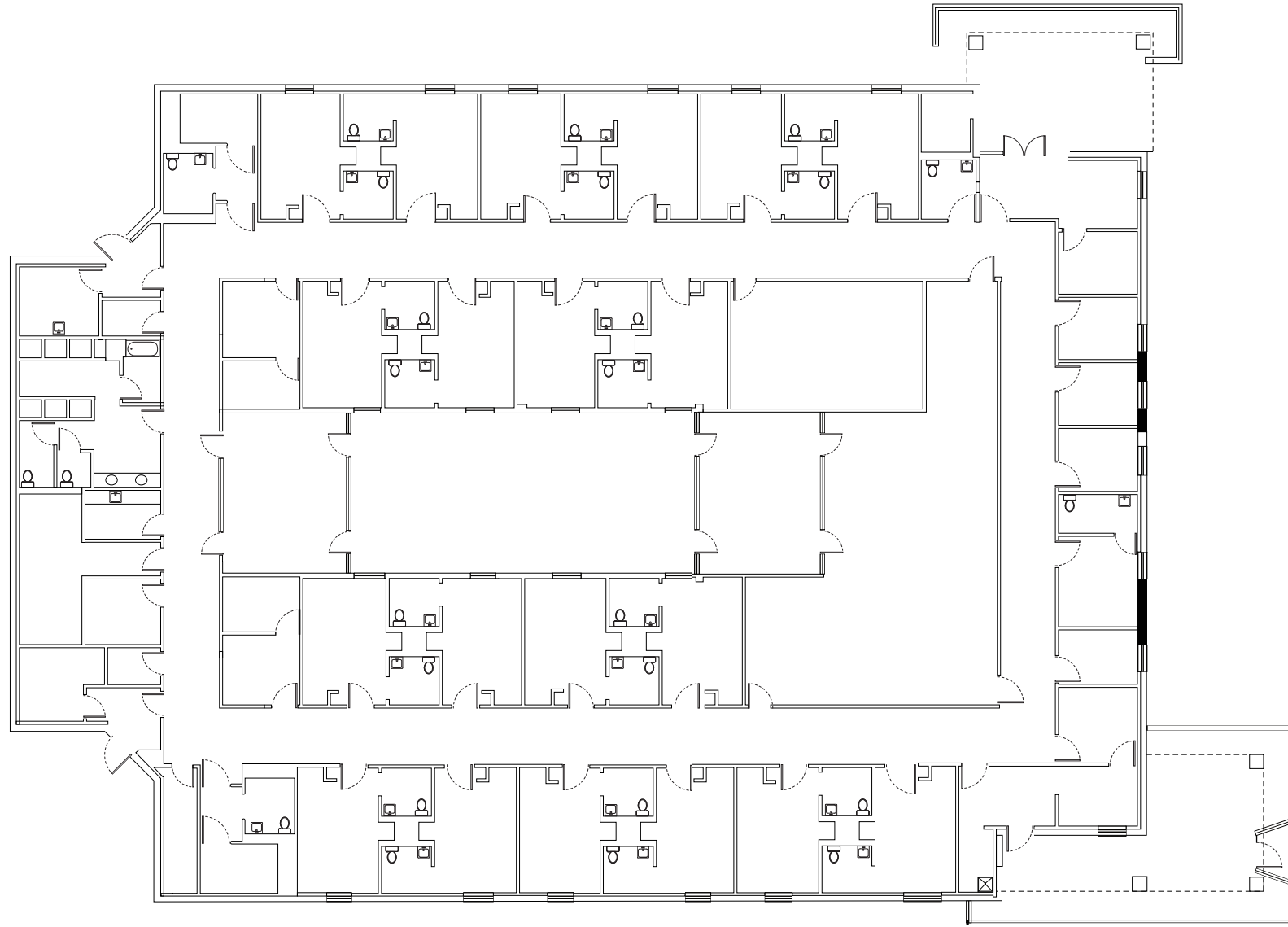
BEDS



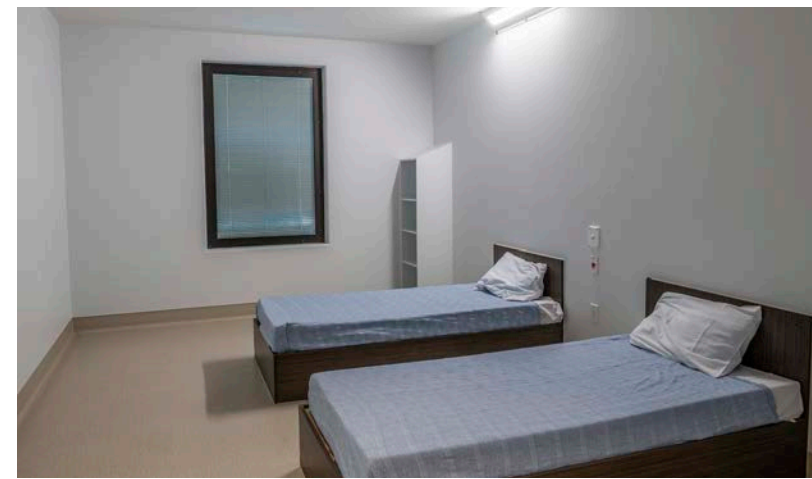
SITE PLAN



FLOOR PLAN



PROPERTY INTERIOR



MARKET OVERVIEW

DEMOGRAPHICS

2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	12,978	99,621	324,356
Households	3,741	35,900	113,979
Families	2,267	18,886	67,792
Average Household Size	3.05	2.51	2.73
Owner Occupied Housing Units	21.6%	30.1%	39.5%
Renter Occupied Housing Units	65.1%	55.9%	51.6%
Median Age	31.5	32.3	31.3
Median Household Income	\$30,330	\$48,837	\$54,635
Average Household Income	\$49,285	\$77,104	\$78,497
Healthcare: Average Spent	\$3,453.29	\$5,174.68	\$5,228.60 3,741

2024 HOUSEHOLDS BY INCOME

	1 MILE	3 MILES	5 MILES
Household Income Base	3,741	35,897	113,969
<\$15,000	26.7%	18.0%	13.5%
\$15,000 - \$24,999	15.3%	10.0%	8.5%
\$25,000 - \$34,999	13.3%	10.3%	9.8%
\$35,000 - \$49,999	11.5%	12.4%	13.5%
\$50,000 - \$74,999	16.0%	14.7%	18.4%
\$75,000 - \$99,999	7.0%	11.2%	12.8%
\$100,000 - \$149,999	6.1%	12.4%	13.5%
\$150,000 - \$199,999	2.5%	5.5%	5.3%
\$200,000+	1.6%	5.5%	4.8%



PHOENIX, AZ



POPULATION
1,649,963



HOUSEHOLDS
603,404



MEDIAN AGE
34.3



AVG. HOUSEHOLD INCOME
\$103,513

OFFERING INSTRUCTIONS

- **Property Tours:** By Appointment Only
- **Bid Deadline:** Now Accepting Offers
- **Purchase Price:** Best Offer

Offers should be submitted via email to the **Primary Contacts below** and include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing time frames
5. Detailed list of contingencies including investment committee, appraisal and/or lender approvals that may be required



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