

# BANK-OWNED ASSISTED LIVING FACILITY – ADAPTIVE REUSE OPPORTUNITY FOR MULTI-FAMILY OR GROUP HOME USE

152 N 56TH STREET | MESA, AZ 85205



## FOR SALE

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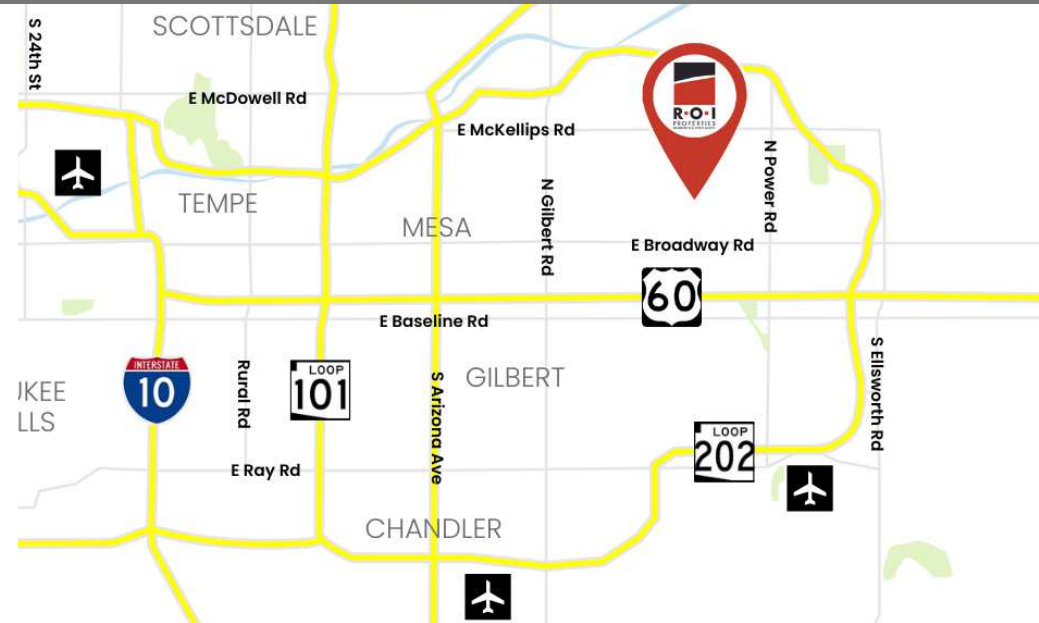
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# VACANT ASSISTED LIVING FACILITY WITH ADAPTIVE REUSE OPPORTUNITIES

152 N 56TH ST, MESA, AZ 85205  
FOR SALE



## OFFERING SUMMARY

Sale Price:	\$2,630,000
# Of Units:	±78
Improvement Square Feet:	61,969 SF
Land Size:	1.79 AC
Year Built:	1974
Zoning:	R-5

## PROPERTY OVERVIEW

Formerly known as Copper Heights, the subject property is a senior assisted living facility with approximately 61,969 SF that was originally built in 1974. This property is situated on 1.79 AC with R-5 zoning. The property has been vacant for several years, and has approximately 78 units. The unit mix is mostly studio units with some one-bedroom units. The majority of the rooms have in-suite restrooms, however no kitchens or kitchenettes. This property is bank owned, please contact broker for additional details.

## PROPERTY HIGHLIGHTS

- Primarily studio units, with select 1-bedrooms and 2-bedrooms: ±78 Units
- Mesa East Submarket
- Central proximity between U.S. 60 and AZ-202
- Value-Add Opportunity – Renovate and Fill
- Multi-Family or Special Use Conversion Opportunity

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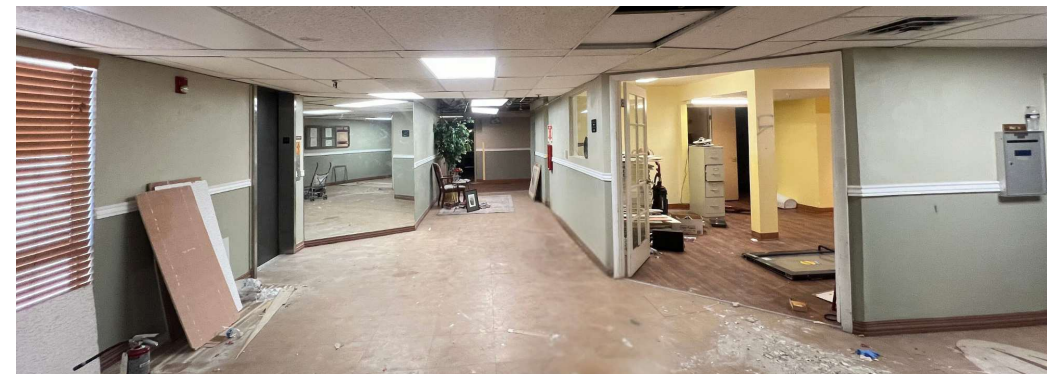
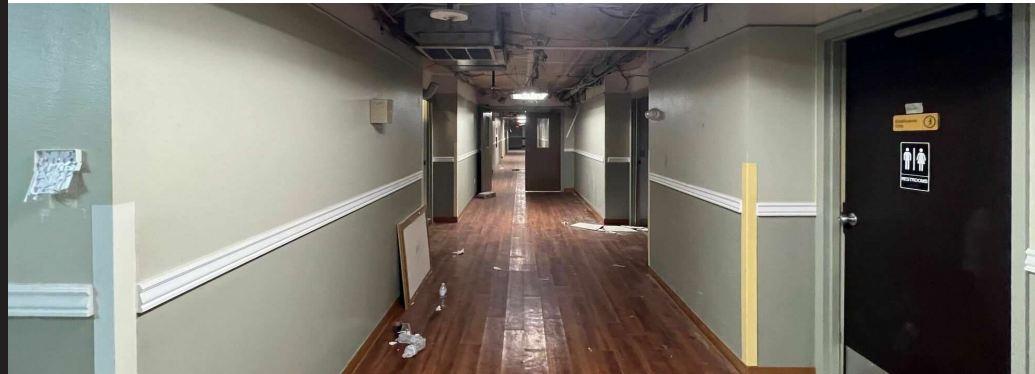
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# FORMER ASSISTED LIVING FACILITY – READY FOR MULTIFAMILY OR SPECIAL USE CONVERSION

152 N 56TH ST, MESA, AZ 85205  
FOR SALE



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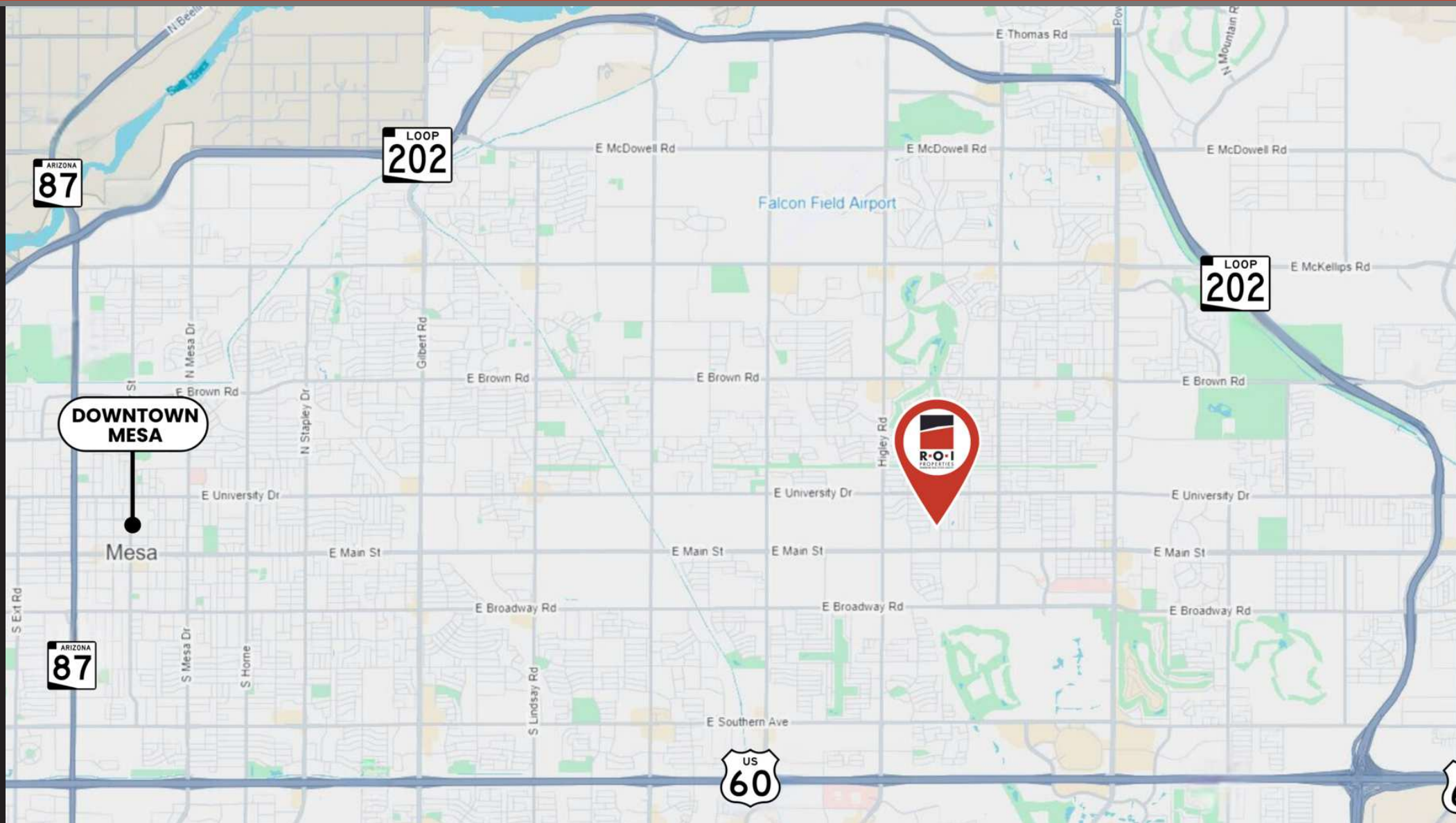
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# PRIME OPPORTUNITY IN MESA EAST SUBMARKET: 78-UNIT PROPERTY READY FOR ADAPTIVE USE

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# 1-MILE DEMOGRAPHICS

152 N 56TH ST, MESA, AZ 85205

## FOR SALE

### DEMOGRAPHIC SUMMARY

152 N 56th St, Mesa, Arizona, 85205

Ring of 1 mile

### KEY FACTS

**13,546**

Population



**6,969**

Households

**64.4**

Median Age

**\$45,629**

Median Disposable Income

### EDUCATION

**7%**

No High School Diploma



**33%**

High School Graduate



**36%**

Some College



**24%**

Bachelor's/Grad/Prof Degree

### INCOME



**\$53,822**

Median Household Income



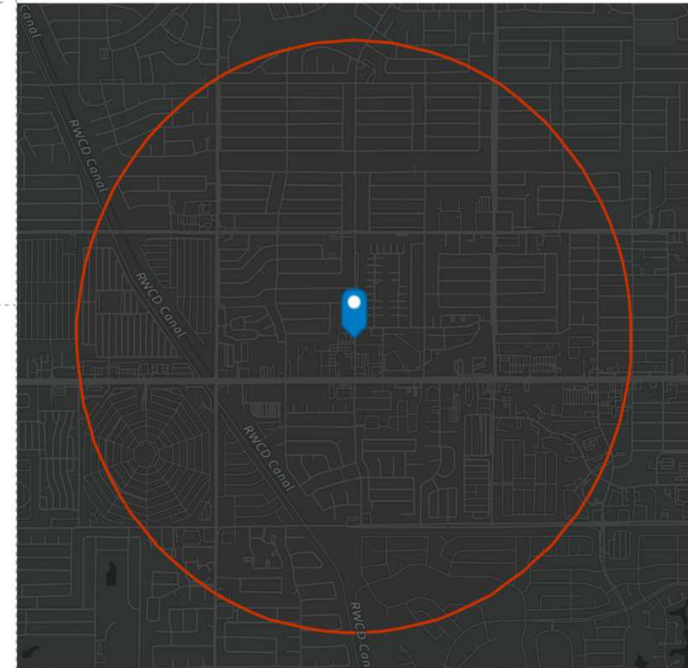
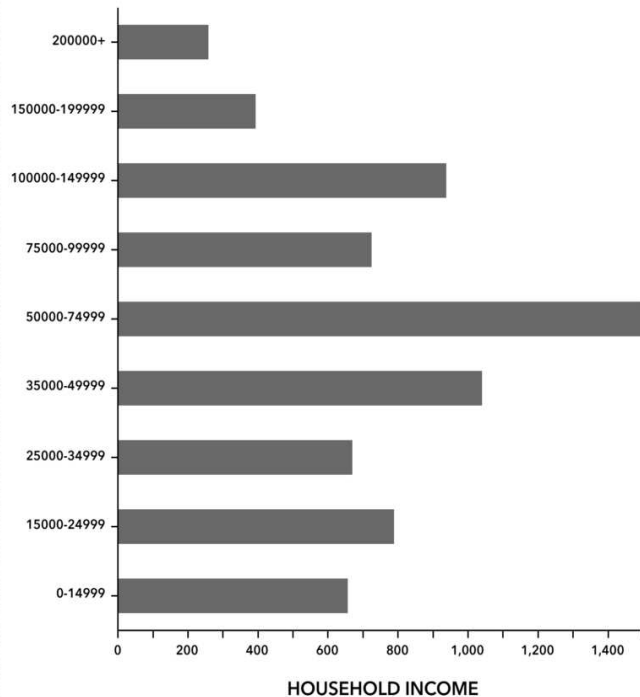
**\$37,995**

Per Capita Income



**\$234,791**

Median Net Worth



### EMPLOYMENT



**60%**

White Collar



**23%**

Blue Collar



**24%**

Services

**4.3%**

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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# 3-MILE DEMOGRAPHICS

152 N 56TH ST, MESA, AZ 85205

## FOR SALE

### DEMOGRAPHIC SUMMARY

152 N 56th St, Mesa, Arizona, 85205

Ring of 3 miles

### KEY FACTS

**112,125**

Population



**49,812**

Households

**49.4**

Median Age

**\$57,066**

Median Disposable Income

### EDUCATION

**6%**

No High School Diploma



**27%**

High School Graduate



**36%**

Some College



**31%**

Bachelor's/Grad/Prof Degree

### INCOME



**\$69,015**

Median Household Income



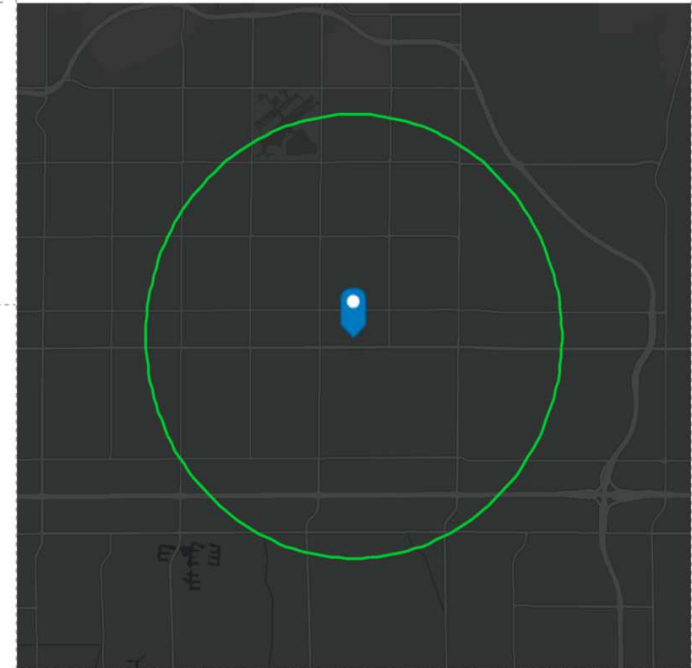
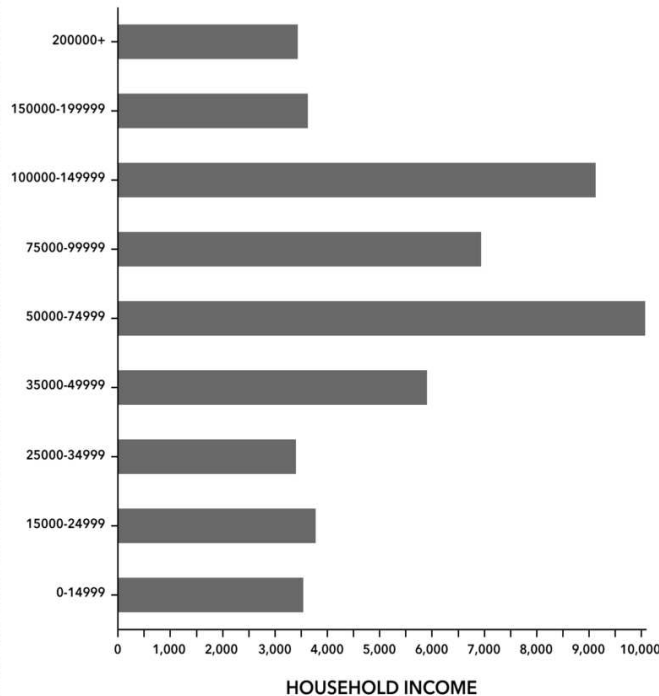
**\$41,675**

Per Capita Income



**\$268,636**

Median Net Worth



### EMPLOYMENT



**70%**

White Collar



**18%**

Blue Collar



**15%**

Services

**4.4%**

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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# 5-MILE DEMOGRAPHICS

152 N 56TH ST, MESA, AZ 85205

## FOR SALE

### DEMOGRAPHIC SUMMARY

152 N 56th St, Mesa, Arizona, 85205

Ring of 5 miles

### KEY FACTS

**297,791**

Population



**119,001**

Households

**42.8**

Median Age

**\$66,175**

Median Disposable Income

### EDUCATION

**6%**

No High School Diploma



**25%**

High School Graduate



**34%**

Some College



**35%**

Bachelor's/Grad/Prof Degree

### INCOME



**\$81,542**

Median Household Income



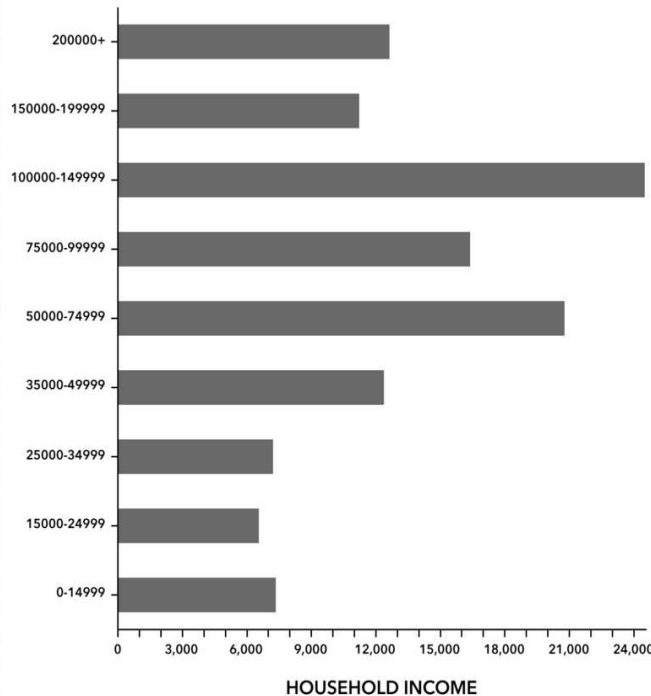
**\$43,963**

Per Capita Income

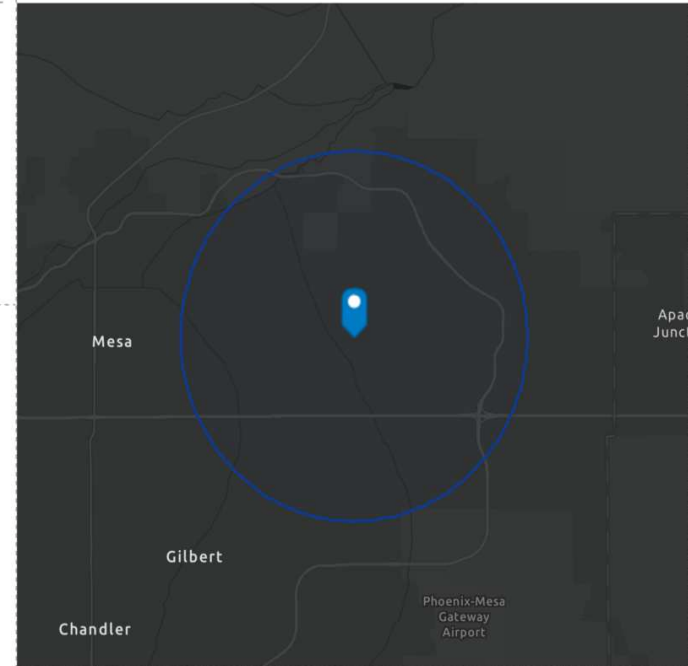


**\$315,782**

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



**70%**

White Collar



**18%**

Blue Collar



**16%**

Services

**3.5%**

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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