

TUCSON
BRIDGEWATER
 ASSISTED LIVING

6505 North La Cholla Boulevard | Tucson, Arizona 85741



Sale Price: \$28,000,000



YEAR BUILT:	2007
BUILDINGS:	5 Existing Villas + 1 Future Development
CURRENT ROOM COUNT:	108
CURRENT BED COUNT:	123
FUTURE ROOM COUNT:	147
FUTURE BED COUNT:	162
EXISTING BUILDING LAND:	8.56 Acres
EXTRA LAND:	1.535 Acres
TOTAL LOT SIZE:	10.09 Acres
OCCUPANCY:	88%
PARCEL #S:	101-01-614 (.535 Acres) 101-01-615 (.530 Acres) 101-01-616 (.531 Acres) 101-01-617 (.529 Acres) 101-01-618 (.587 Acres) 101-01-619 (.546 Acres) 101-01-620 (6.83 Acres)
PIMA COUNTY ZONING:	CB-1

VILLAS

- VILLA 1 1.5 Acre lot for additional 55 rooms - independent living
- VILLA 2 Currently has 16 Assisted Living Rooms. Entitlements allow for future development with Villa 2 being demolished and combined with Villa 1 to build an 55 additional independent living units.
- VILLA 3 22 rooms - Memory Care
- VILLA 4 16 rooms / 31 beds - Memory Care
- VILLA 5 27 rooms - Assisted Living
- VILLA 6 27 rooms - Assisted Living

The Villas are all licensed for Memory Care, which is the highest level of care. Under this License, all rooms can operate as either all Assisted Living, all Memory Care, or both.

BridgeWater Assisted Living Tucson

offers beautiful apartments with all the comforts of home. Located in Northwest Tucson, the uniquely designed custom villas allow residents to age in place with all the comforts of home, all under the backdrop of the beautiful Sonoran Desert. The site has 5 existing Villas and a 1.5 acre lot that is entitled to build an additional 55 Independent Living units. The property is professionally managed and is positioned for substantial growth.

HIGHEST AND BEST USE

BrideWater currently operates as an Assisted Living/Memory Care Community. By right, zoning would allow for this to operate as a Behavior Health Facility.



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DEVELOPMENT OPPORTUNITY