

TRANSITIONAL HOUSING FACILITY

OWNER/USER OPPORTUNITY IN
REDEVELOPING AREA



ASKING PRICE: \$3,750,000 | CALL FOR LEASE RATE

2625 E VAN BUREN ST | PHOENIX, AZ 85008



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of this property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

09/25

EXECUTIVE SUMMARY

PROPERTY FULLY RENOVATED PLUS NEW GROUND UP CONSTRUCTION

Address	2625 E Van Buren St Phoenix, AZ 85008
Project Size	±9,626 SF
Year Built	1936 & 2020 (Renovated 2020)
Number of Buildings	9
Number of Units	17 Units and 43 Beds
Zoning	C-3, City of Phoenix
Parcel	121-64-018
Frontage	E Van Buren St
Parking Spaces	21 (Including 2 Handicap)



**2625 E VAN BUREN ST
PHOENIX, AZ 85008**



OWNER/USER OPPORTUNITY | TRANSITIONAL HOUSING FACILITY

This fully renovated property offers an exceptional opportunity for behavioral health providers, transitional housing operators, or other in-patient group housing programs seeking a turnkey facility in a prime Phoenix location. Originally built in 1936 and completely modernized in 2021, the property was purposefully redesigned for group living, with a secure layout that supports both supervision and resident comfort. Features include flexible private and common areas, a new commercial kitchen and dining hall, and updated units with modern finishes—all brought up to current code through permitted structural reconstruction.

The location amplifies its value: within one mile are major healthcare anchors including the new 673,000-square-foot Valleywise Medical Health Center (opened in 2024), the state-of-the-art Veterans Hospital, and Haven Health Sky Harbor rehabilitation facility. Directly across the street, the Arizona Department of Corrections, Rehabilitation & Reentry creates a steady demand for transitional housing and social services. This proximity to hospitals, rehabilitation centers, and corrections facilities provides a built-in referral base and complementary ecosystem of support services, making the property uniquely positioned to serve behavioral health and housing providers.

SALE PRICE: \$3,750,000.00

AERIAL VIEW (WEST)

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PHOENIX, AZ 85008



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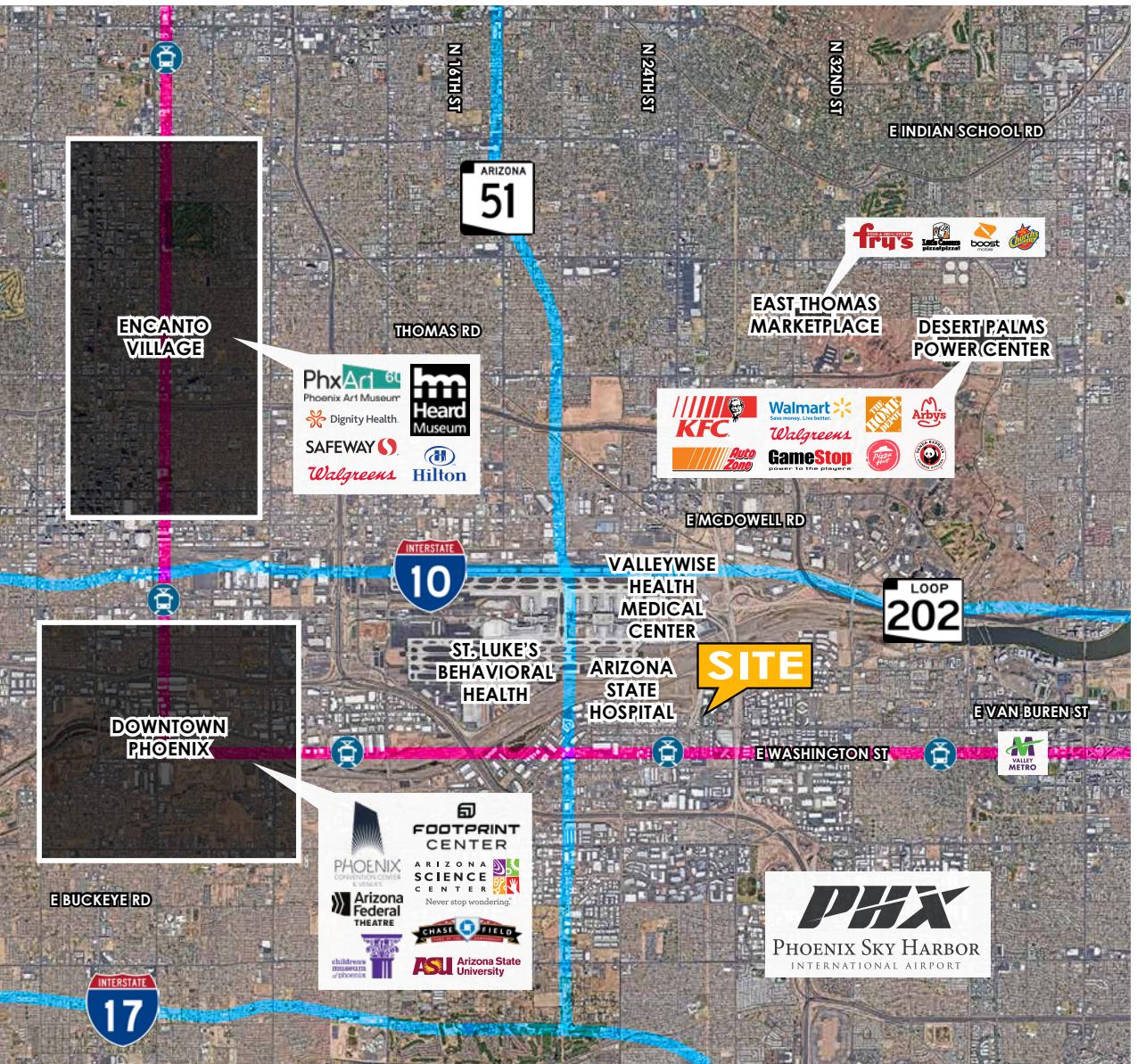
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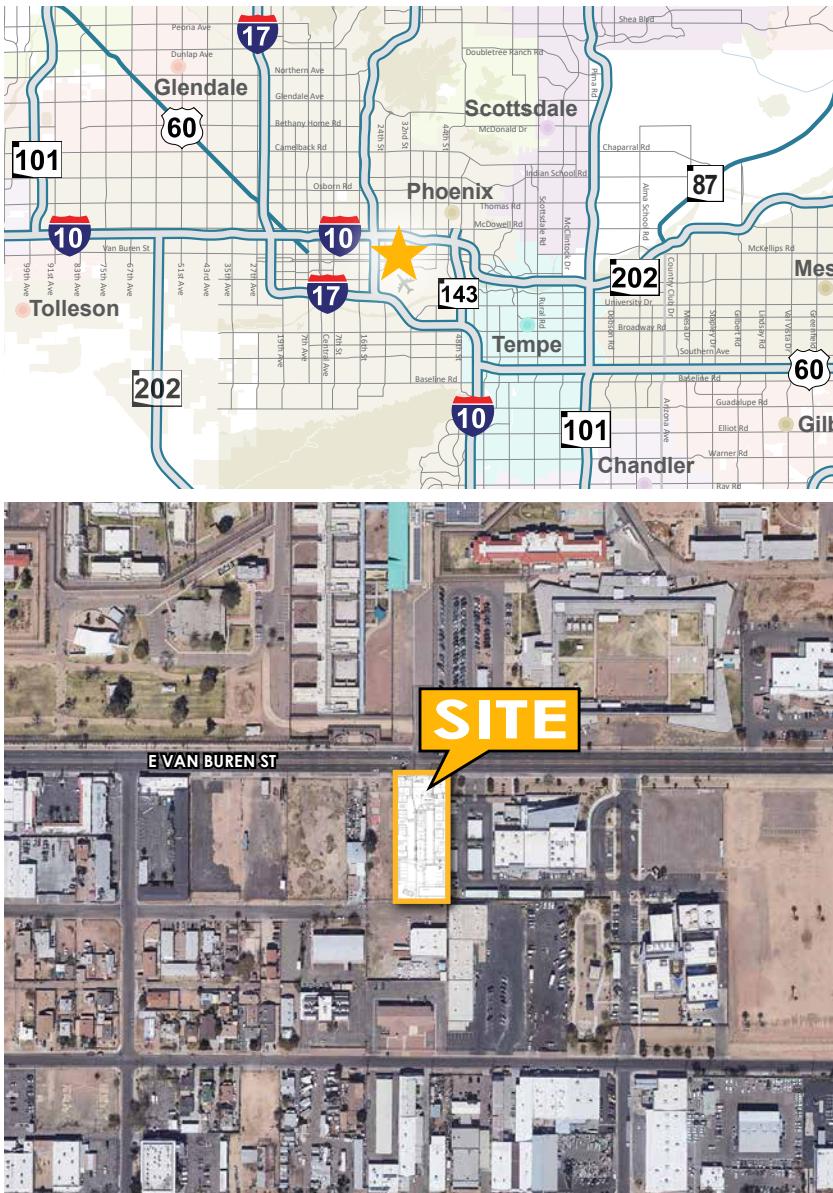
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AREA MAP



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SITE PLAN

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BUILDINGS
NINE (9)
(17) SUITES (43) BEDS



PARKING SPACES
TWENTY ONE (21)
(9) COVERED (12) UNCOVERED (2) HANDICAP



YEAR BUILT
RENOVATED 2020
BUILT IN 1936 (BUILDING 5 BUILT IN 2020)



RESIDENTIAL
IN-PATIENT HOUSING
FOR QUALIFYING INDIVIDUALS



SECURED YARD
GATE CODE ACCESS



ENVIRONMENT
NEW LANDSCAPING



COMMERCIAL KITCHEN
WITH DINING HALL/BREAKOUT ROOM



PROMINENT SIGNAGE
ON VAN BUREN



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EXTERIOR PHOTOS

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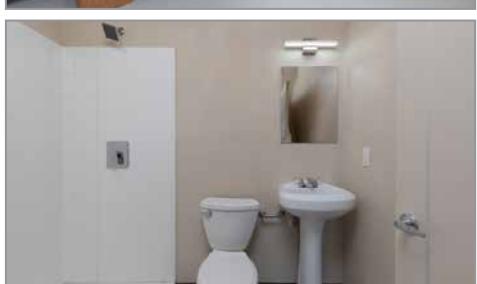
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INTERIOR PHOTOS

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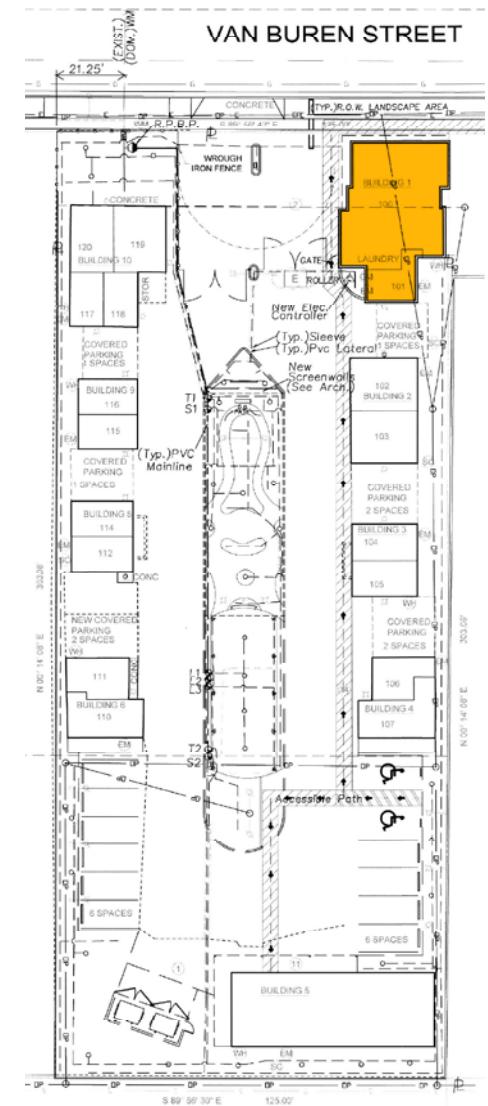
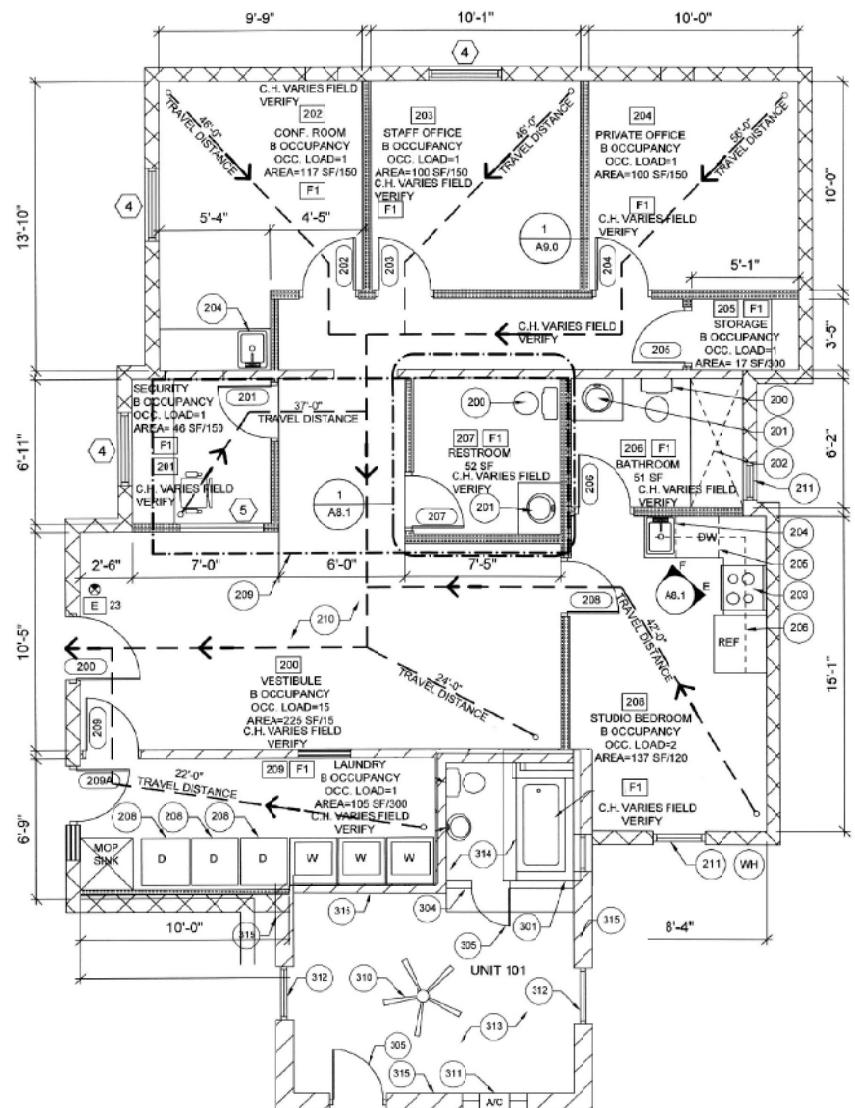
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BUILDING 1

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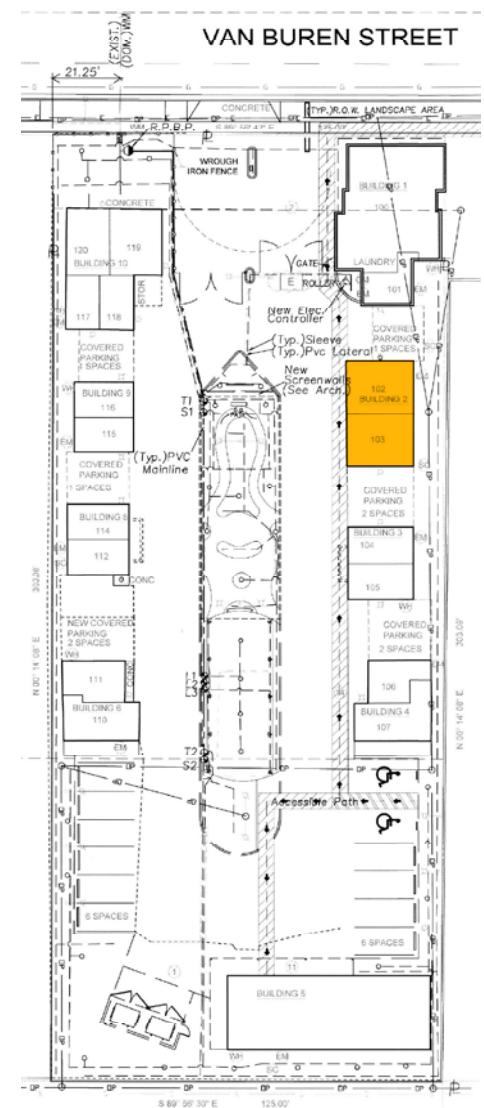
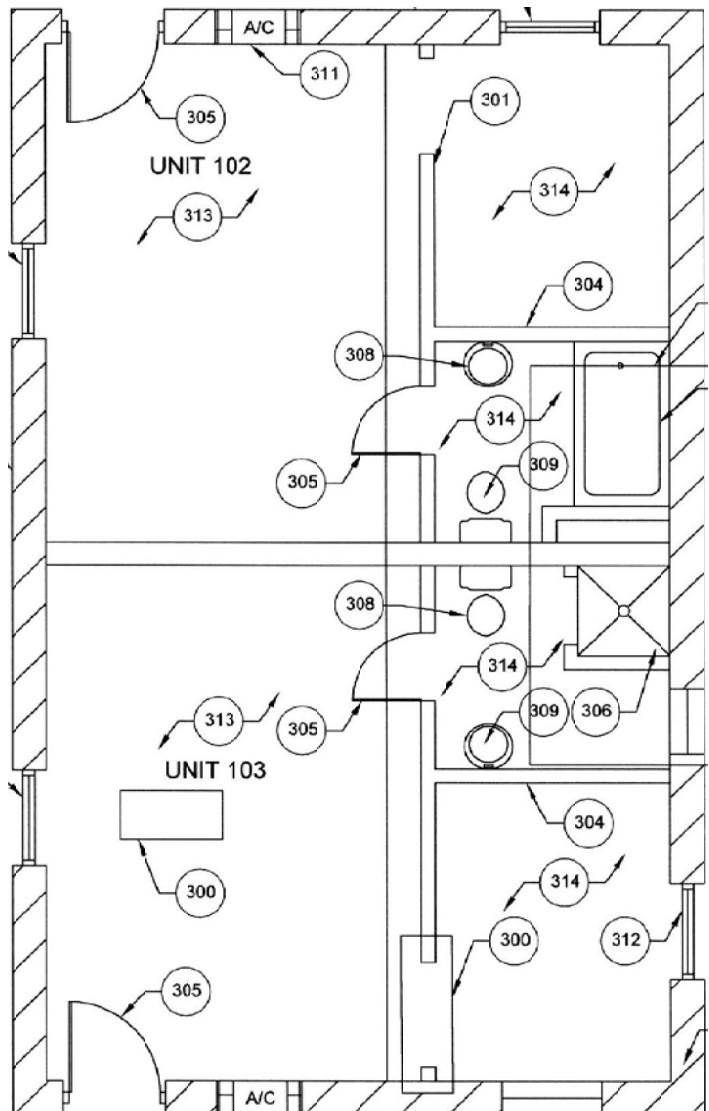
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BUILDING 2



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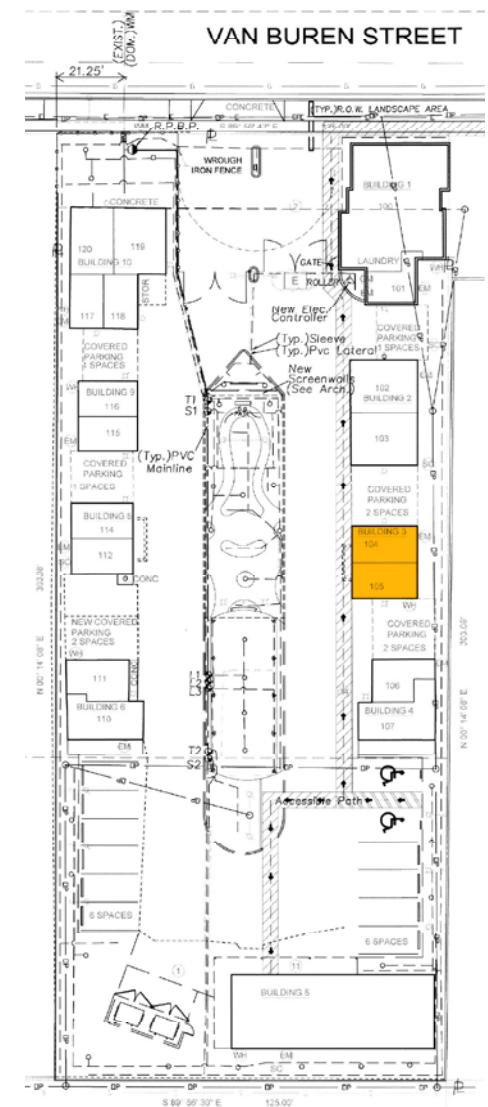
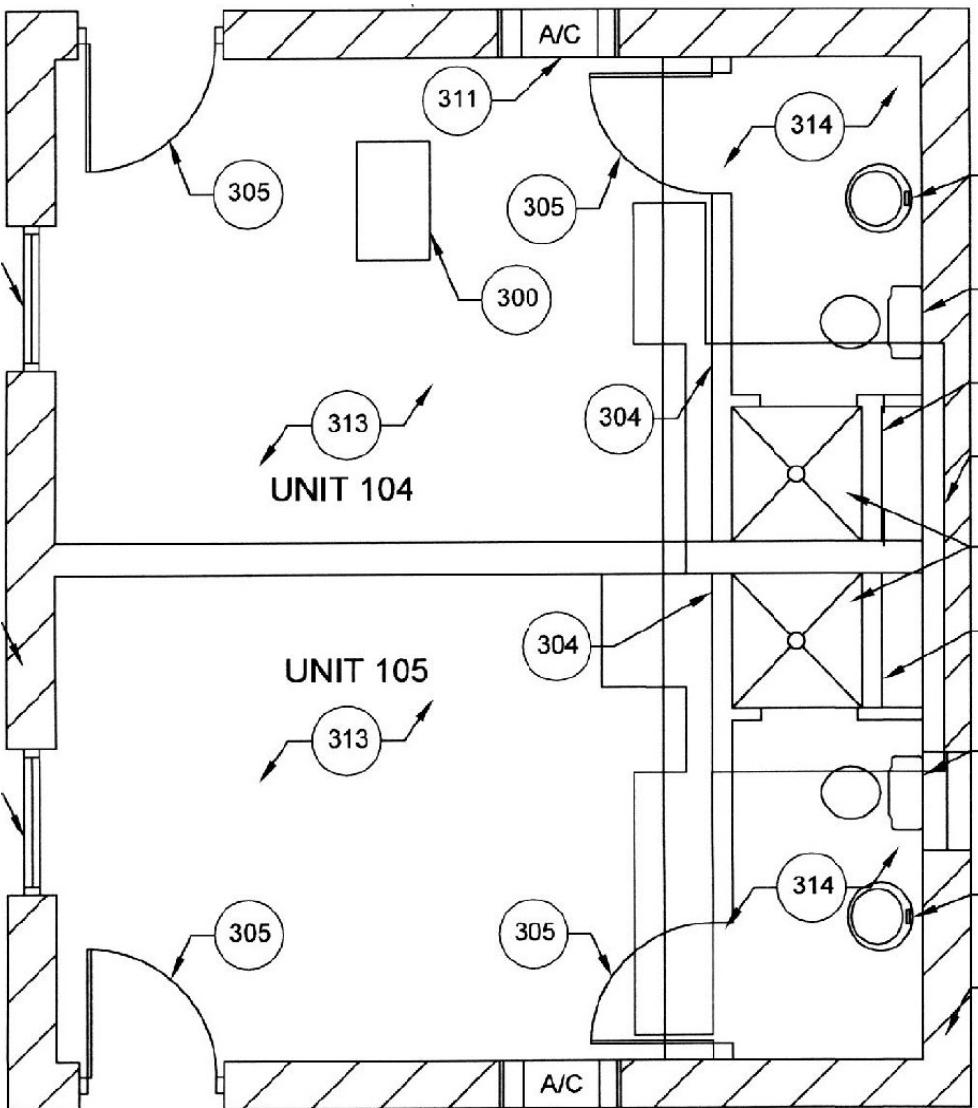
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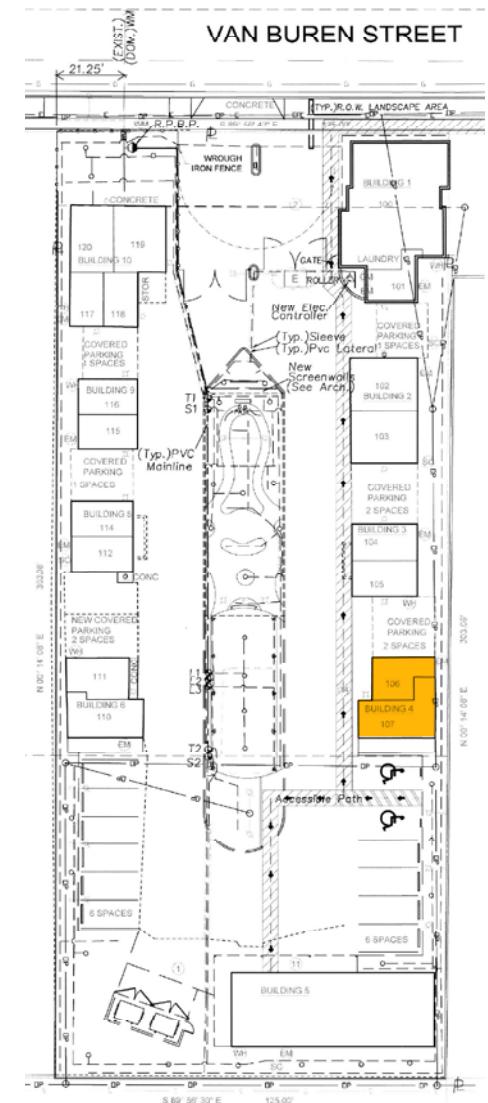
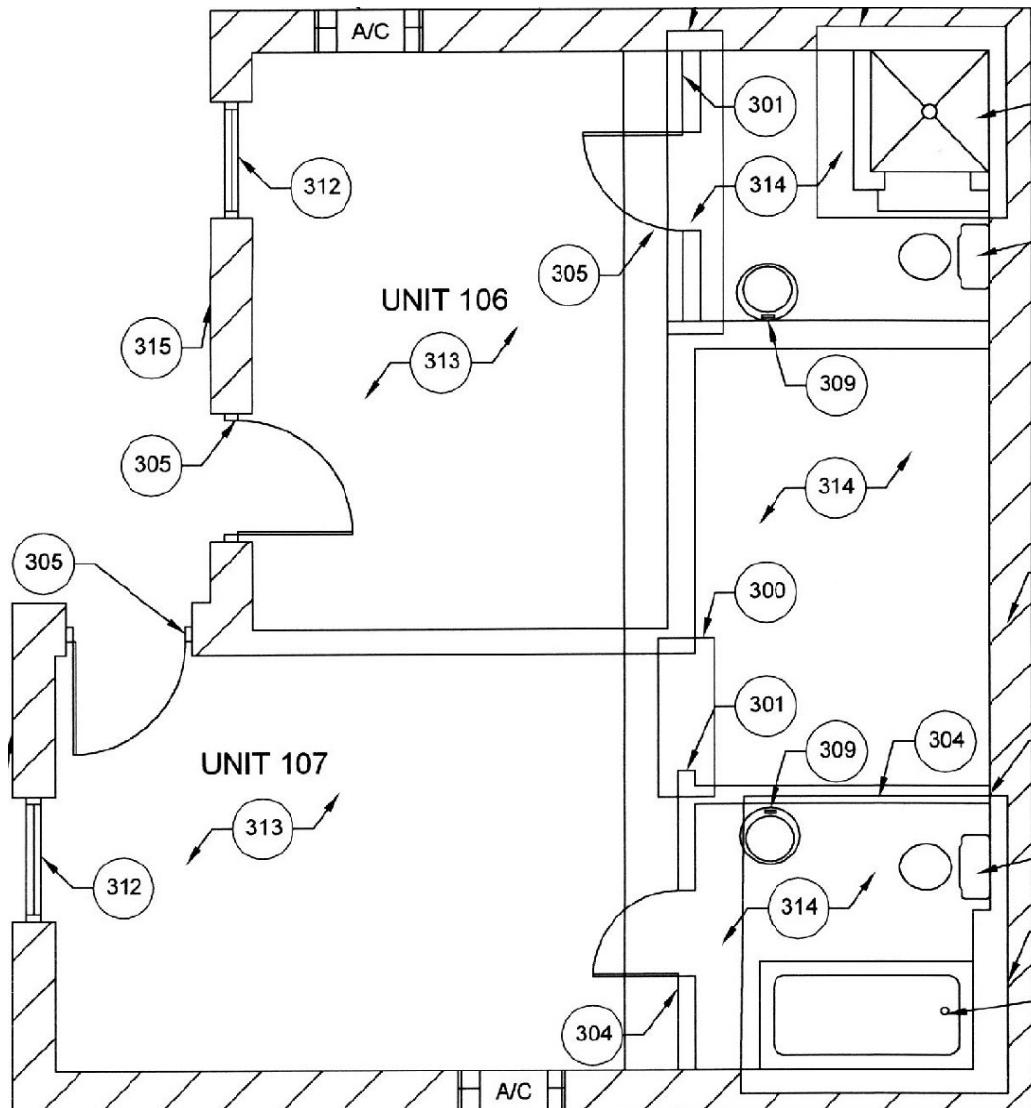
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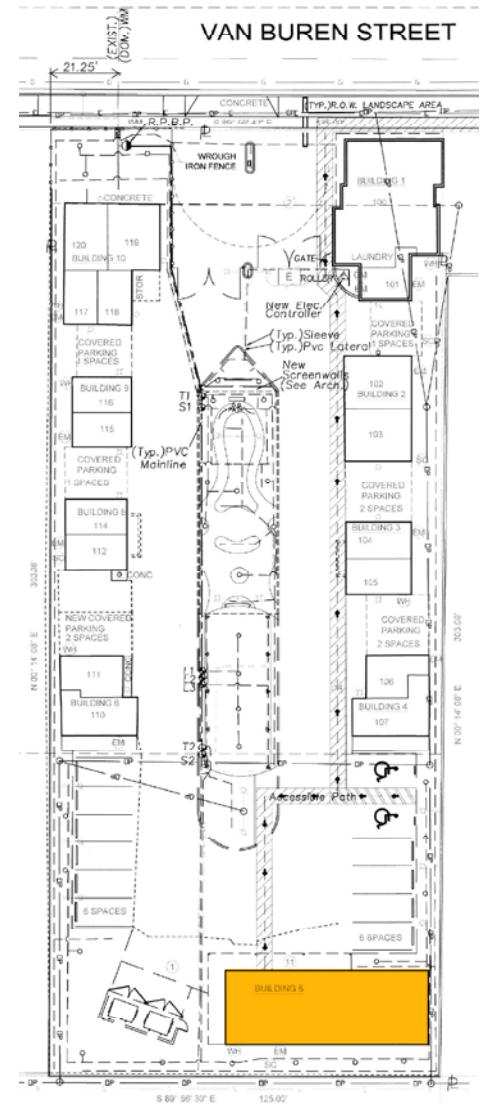
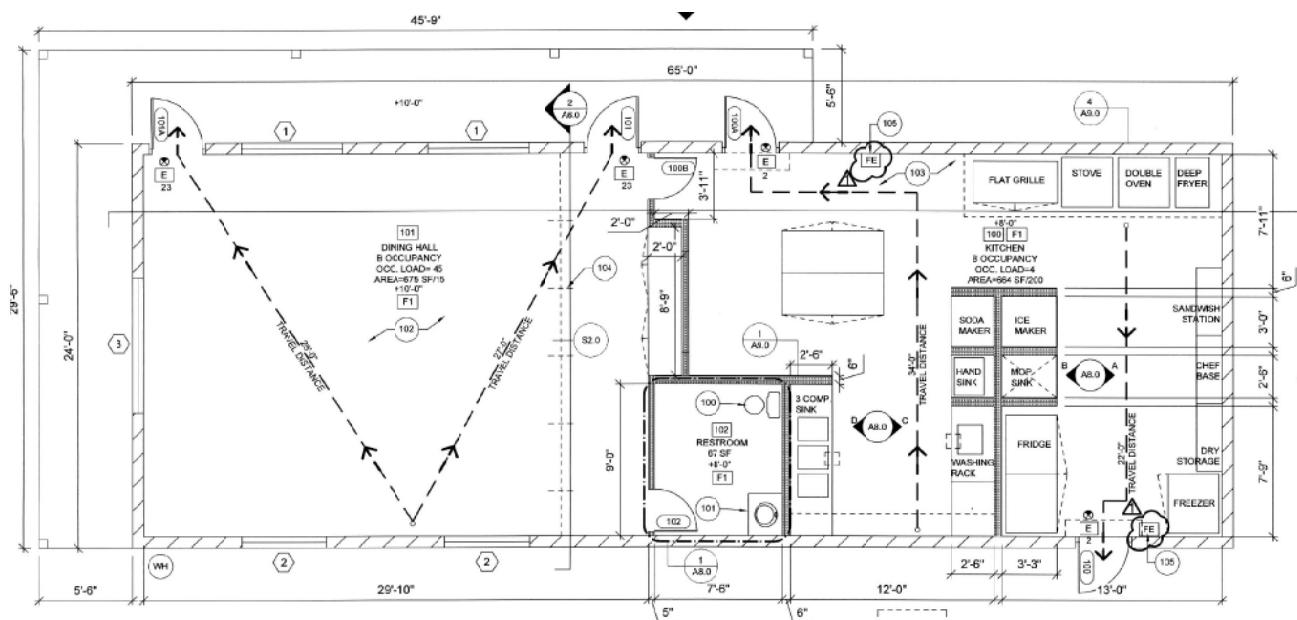
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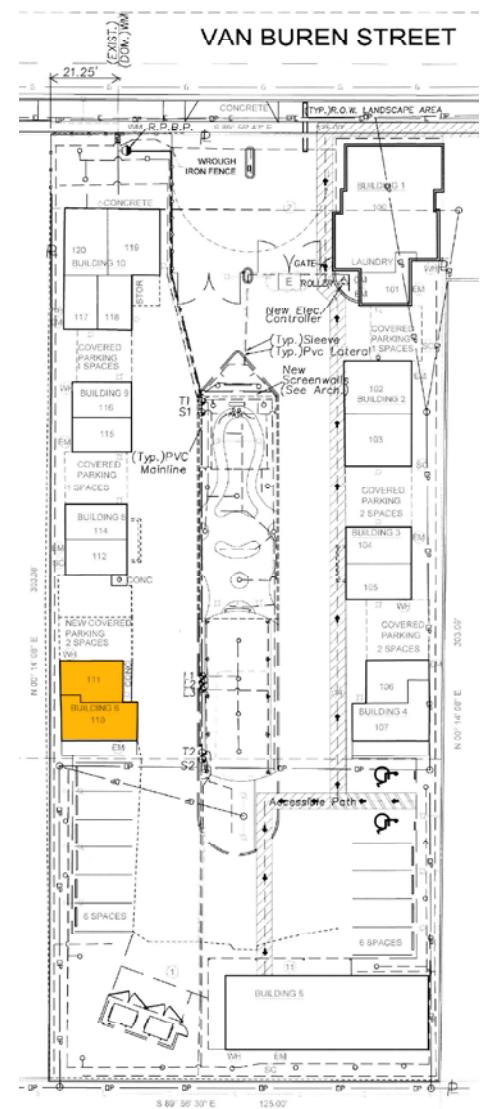
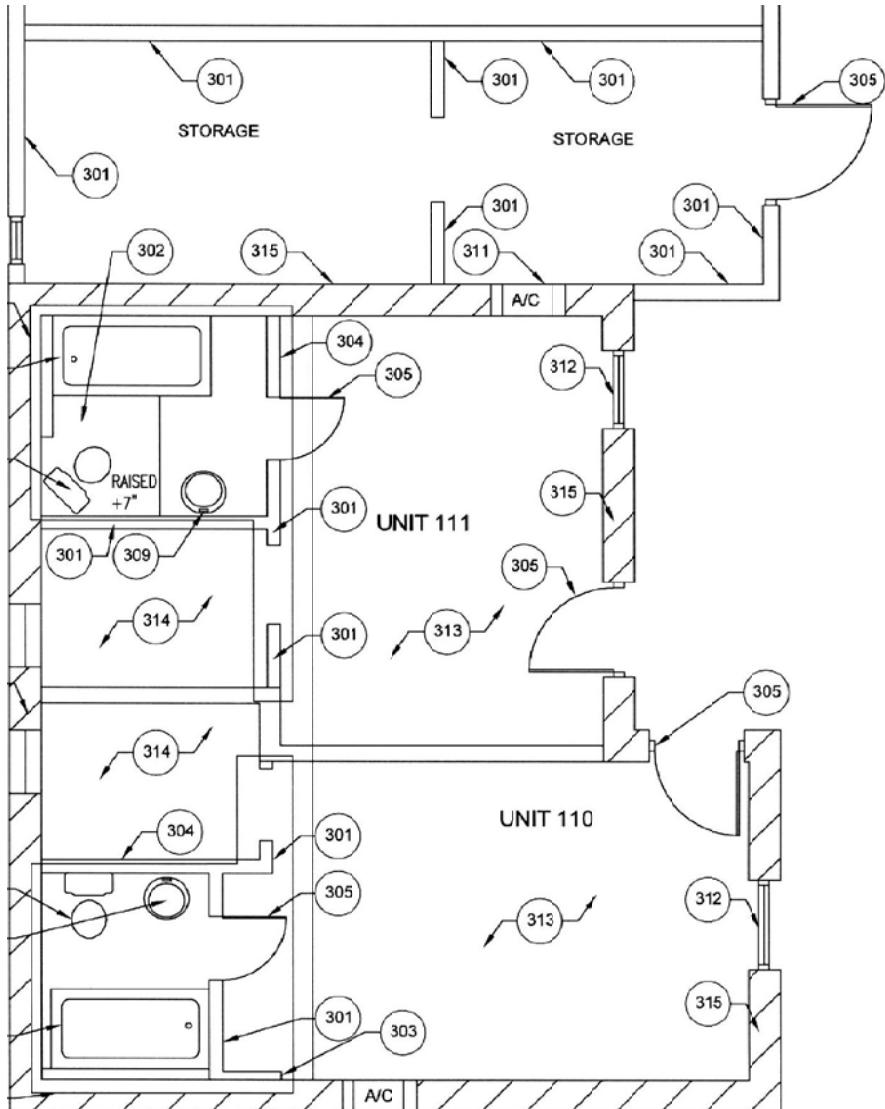
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BUILDING 6



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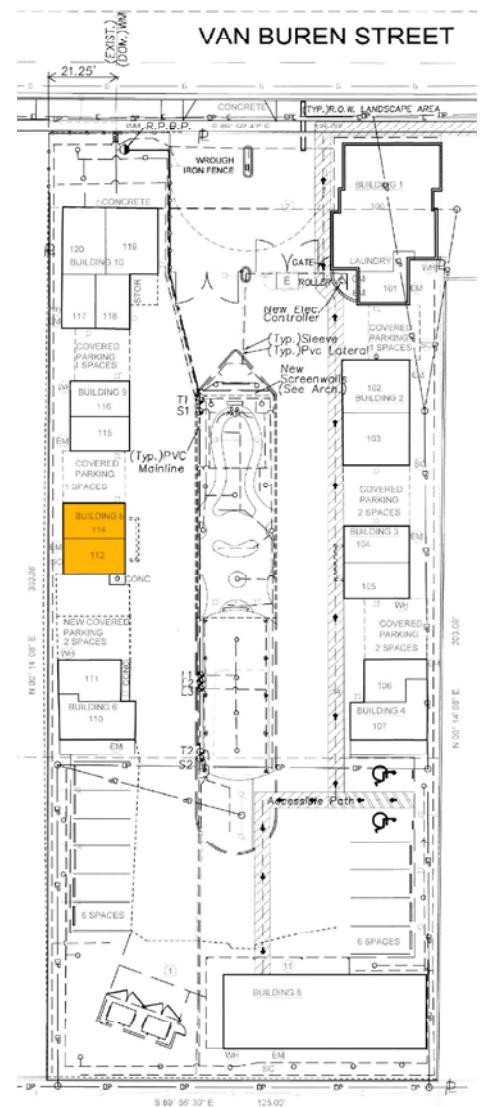
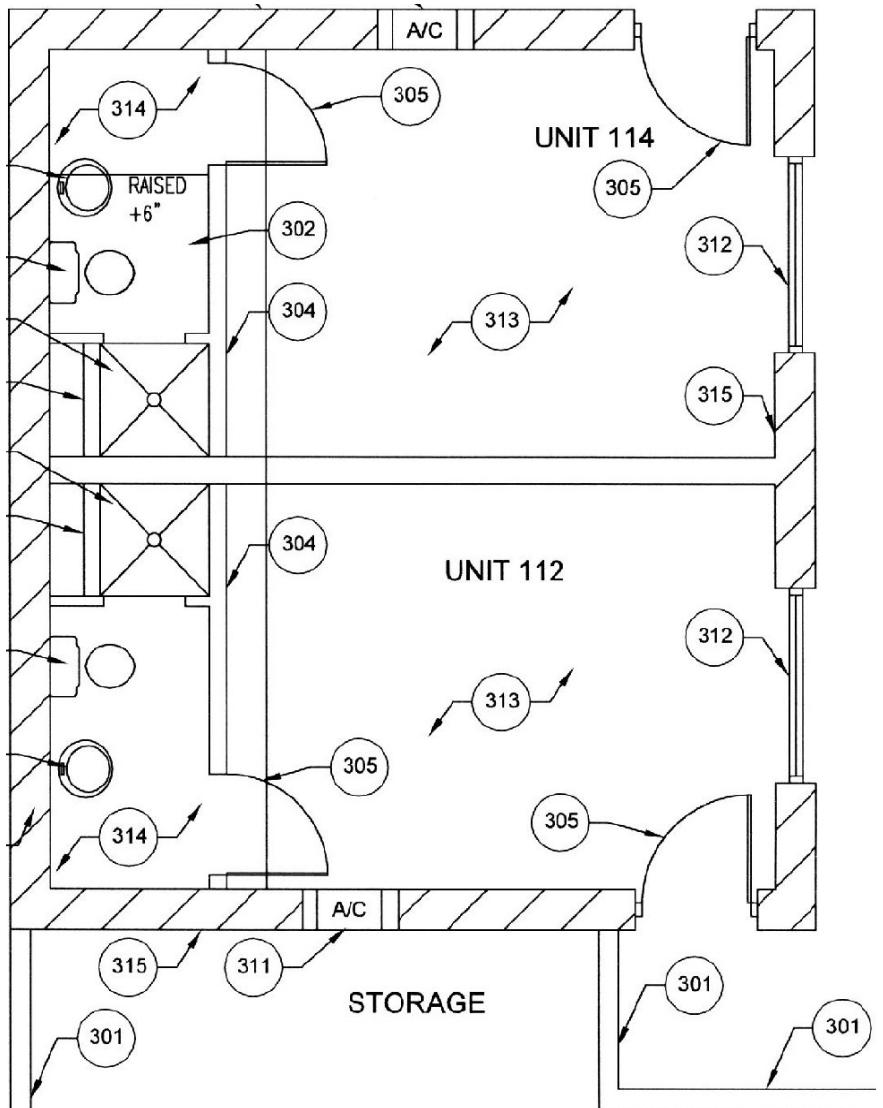
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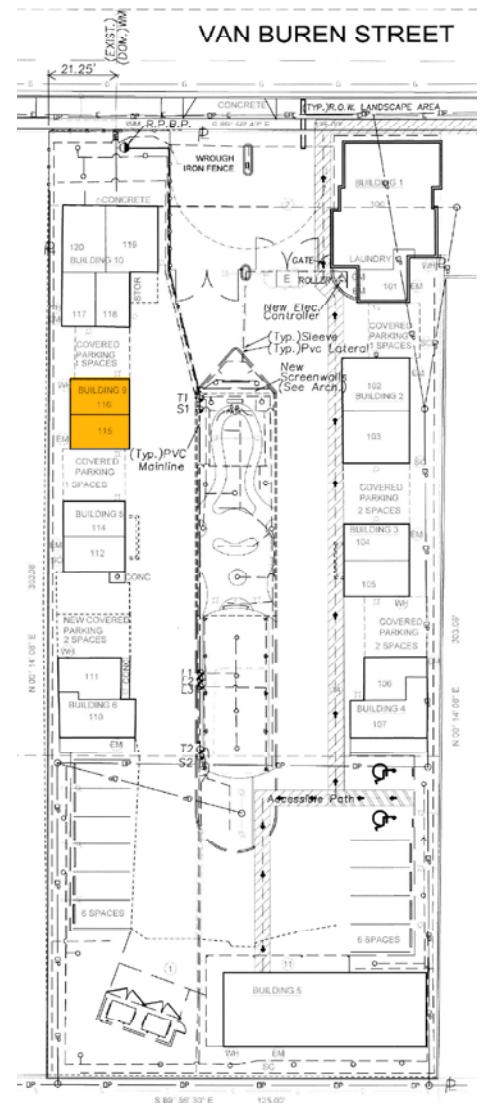
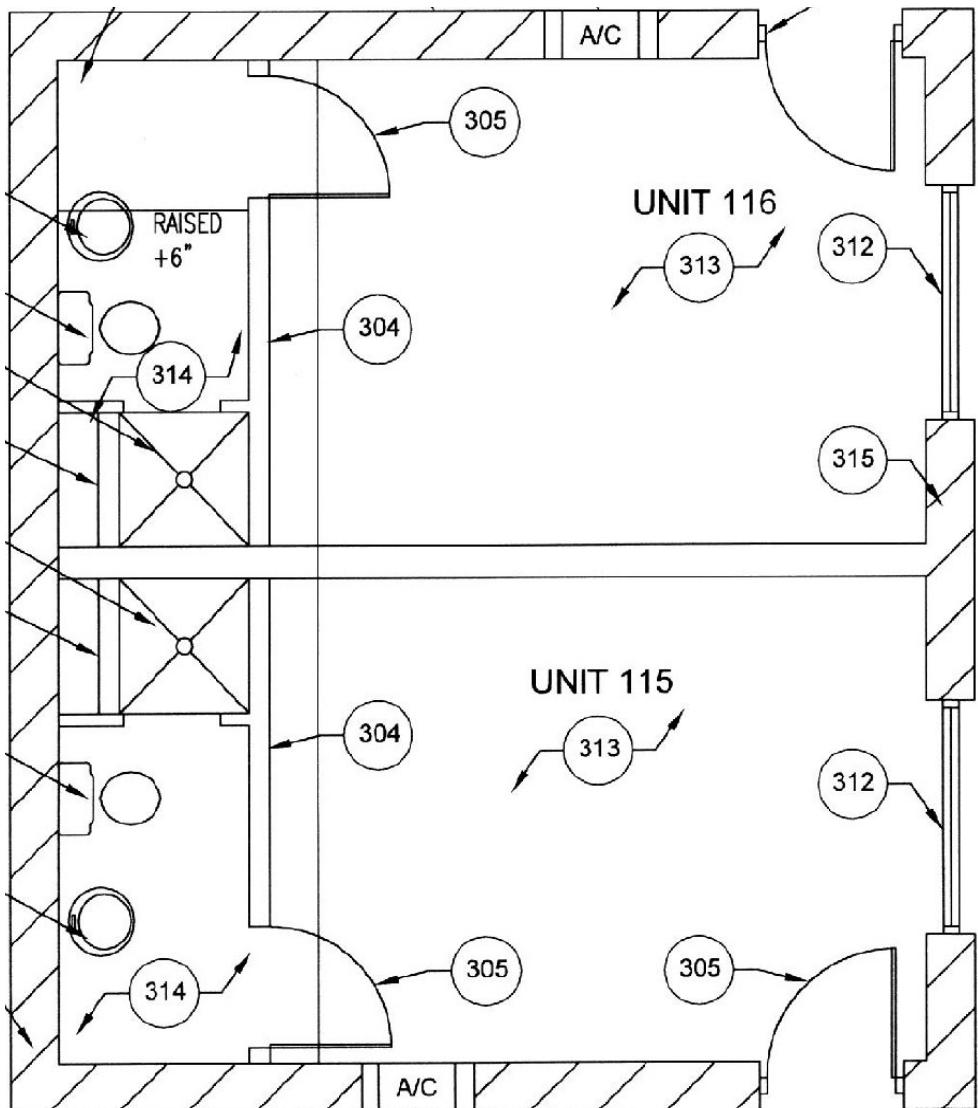
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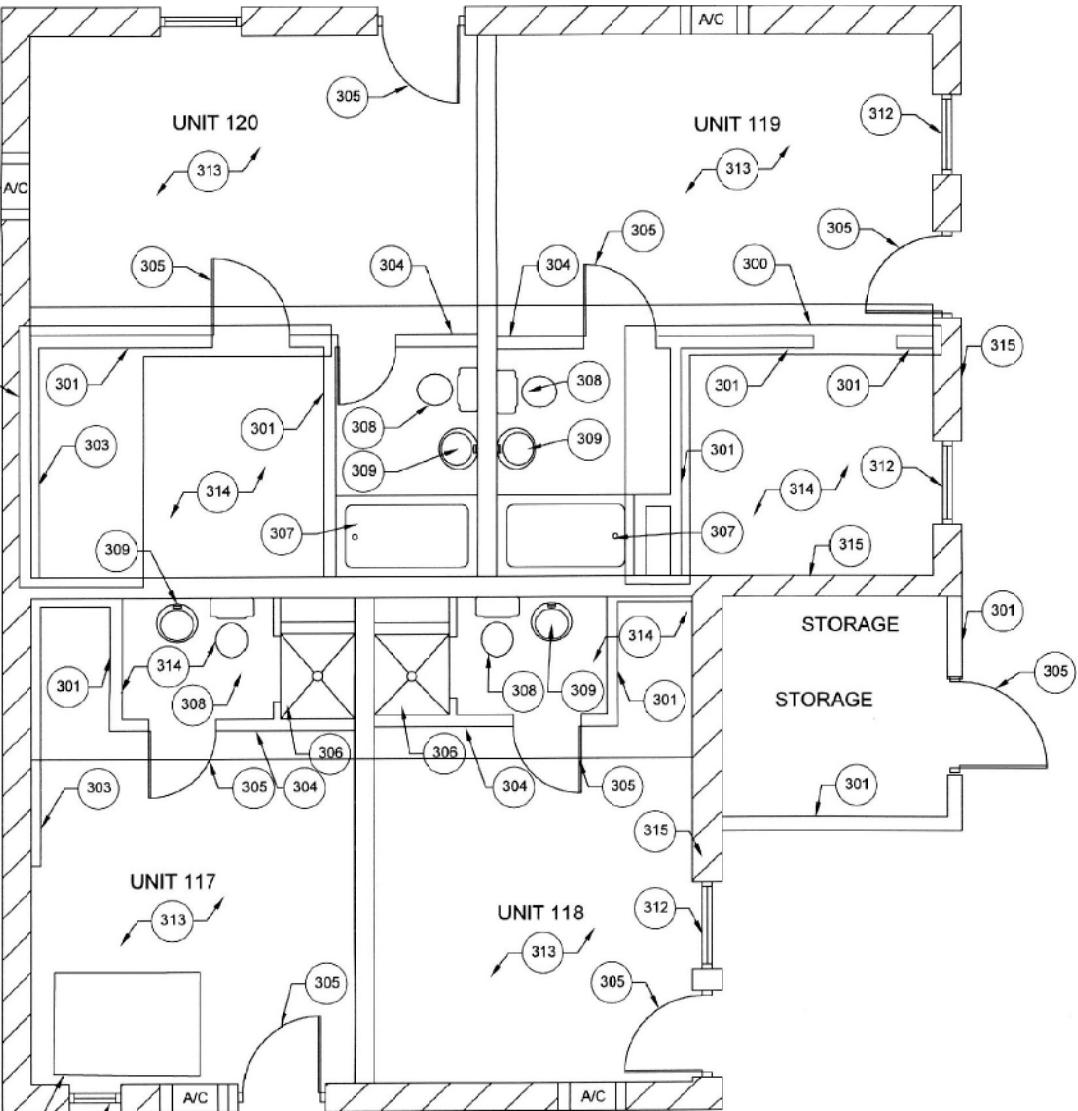
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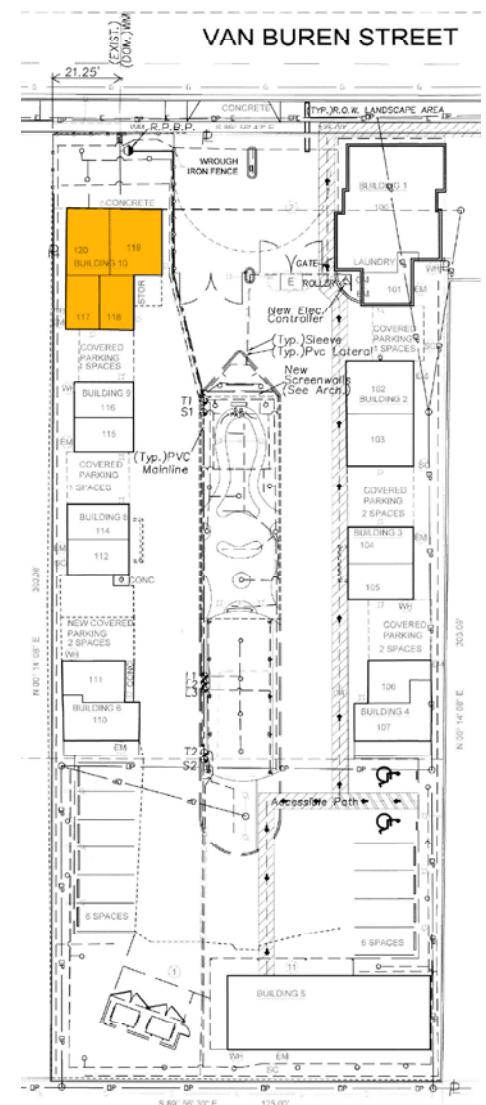
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AMERICA'S LARGEST CITIES

1. **New York** (Est. 1624)
2. **Los Angeles** (Est. 1781)
3. **Chicago** (Est. 1696)
4. **Houston** (Est. 1836)
5. **Phoenix** (Est. 1867)

Phoenix is America's fastest-growing City 3 years in a row

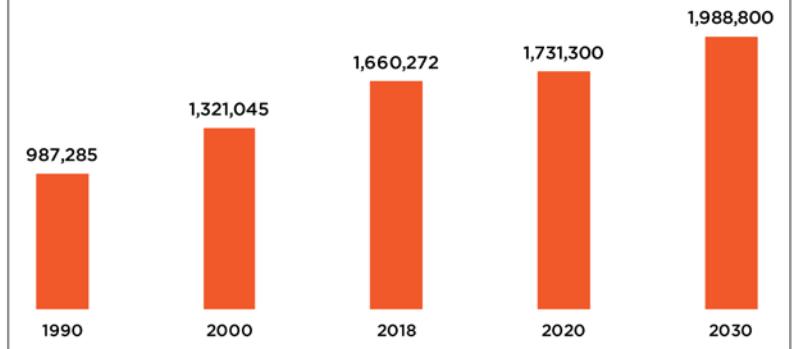


Population Growth in Arizona

	PHOENIX	MARICOPA COUNTY	STATE OF ARIZONA
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2020	1,731,300	4,456,589	7,286,100
2030	1,988,800	5,279,109	8,284,900



Phoenix Population Growth



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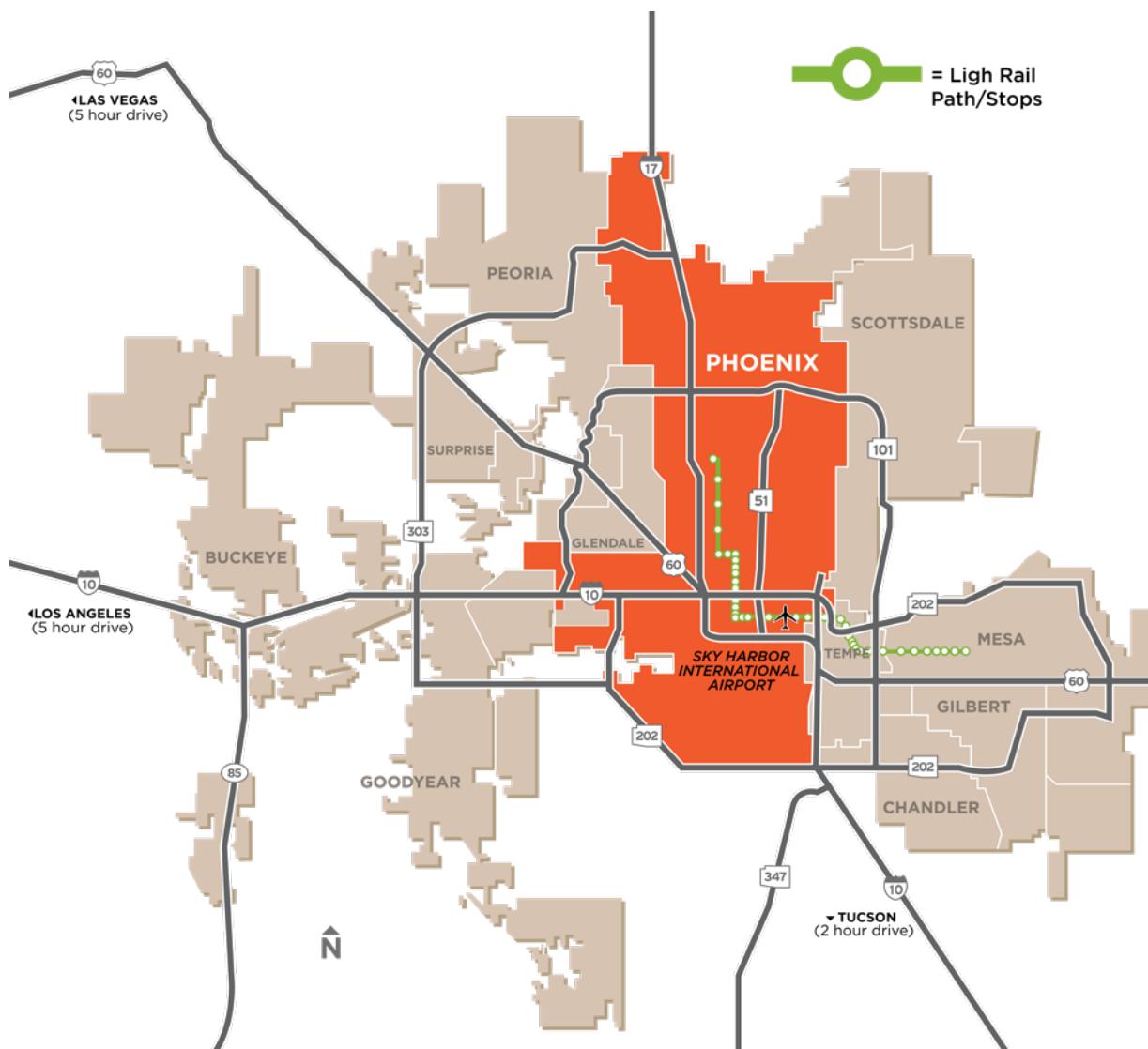
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Air

Phoenix Sky Harbor International Airport is the main airport serving the Greater Phoenix region and is situated less than 10 minutes from Downtown Phoenix.

In 2018, more than 45 million passengers traveled through Sky Harbor. The airport is also investing roughly \$5.7 billion to keep up with growing travel demand.

Ground

Phoenix has a strong ground transportation network with many major freeway/highway systems running through the city, including Interstate 10 which extends from California to Florida. Other freeways and highways include:

Interstate 17
U.S. Route 60
State Route 51 / State Route 143
Loop 101 / Loop 202 / Loop 303

Public Transit

Phoenix also enjoys a new METRO Light Rail which runs from North Phoenix, through downtown, to Tempe and Mesa in the east. Stations are conveniently located and the trains run every 12-15 minutes. The city also boasts an extensive public bus system reaching all corners of the metro area.

Rail

Phoenix is served by the Union Pacific transcontinental rail line as well as BNSF Railway, offering access to a variety of industrial-zoned properties.



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