



CONFIDENTIAL OFFERING MEMORANDUM

831 LANDON DRIVE

BULLHEAD CITY, AZ 86429

ACQUISITION OF PROPERTY

LISTING TEAM

PRIMARY CONTACTS

HEALTH CARE ADVISORY PRACTICE



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	831 Landon Drive, Bullhead City, AZ
Year Built	2019
Size	15,417 SF
Land Area	3.57 Acres 155,509 SF
Zoning	High Density Residential (“HDR”) 12-20 dwelling units per acre
Parcel	348-03-207C
Parking	58 spaces

Cushman & Wakefield's Healthcare Advisory Practice is pleased to present the opportunity to acquire this facility located at 831 Landon Drive in Bullhead City, AZ (“Bullhead”) just 1.5 hours southeast of Las Vegas, NV, and 3.5 hours northwest of Phoenix, AZ.. This 24-bed psychiatric residential treatment center (PRTC), formerly treating dual-diagnosis patients, offers a unique investment in a proven healthcare facility. The property is currently vacant, providing immediate availability for a new operator. 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 facility was cash flowing and consistently operated at near-capacity and attracted patients from a radius exceeding 100 miles, demonstrating strong demand and operational success. The state-licensed and CMS-approved property is equipped with top-of-the-line, anti-ligature FF&E, ensuring a high standard of care and compliance.

Nestled along the tailwaters of the Colorado River, Bullhead City serves as an oasis for the approximately 160,000 residents in the surrounding area. Despite the presence of four major hospitals in the region, none currently provide psychiatric services within their emergency departments. In addition, there is a neighboring retirement community and an unmet need for geriatric psychiatric care in this community.

With abundant excess land to expand or develop new facilities on the over 3.5 acre site, this facility offers an exceptional opportunity to address the region's growing behavioral healthcare needs.

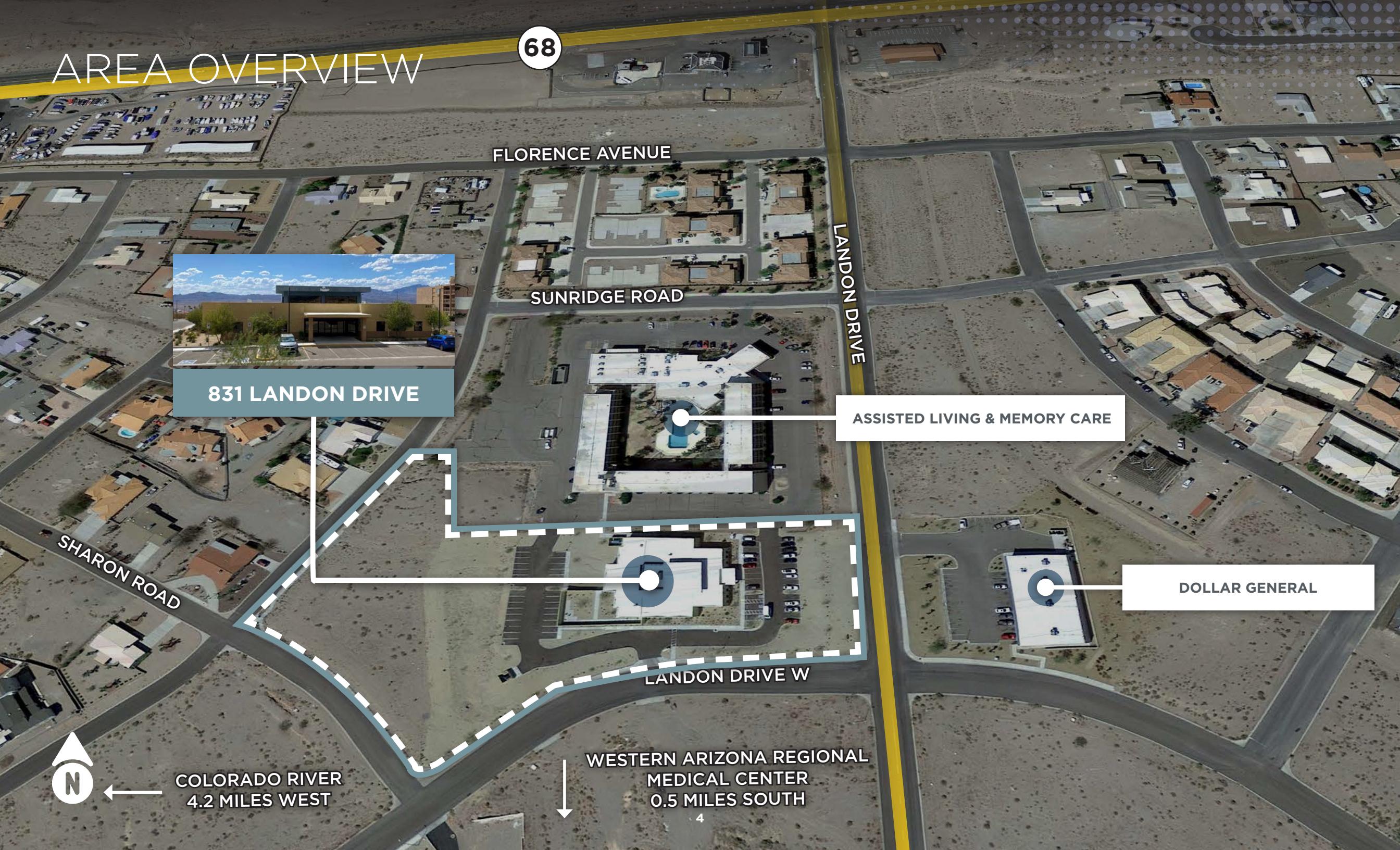
Potential Uses Include:

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



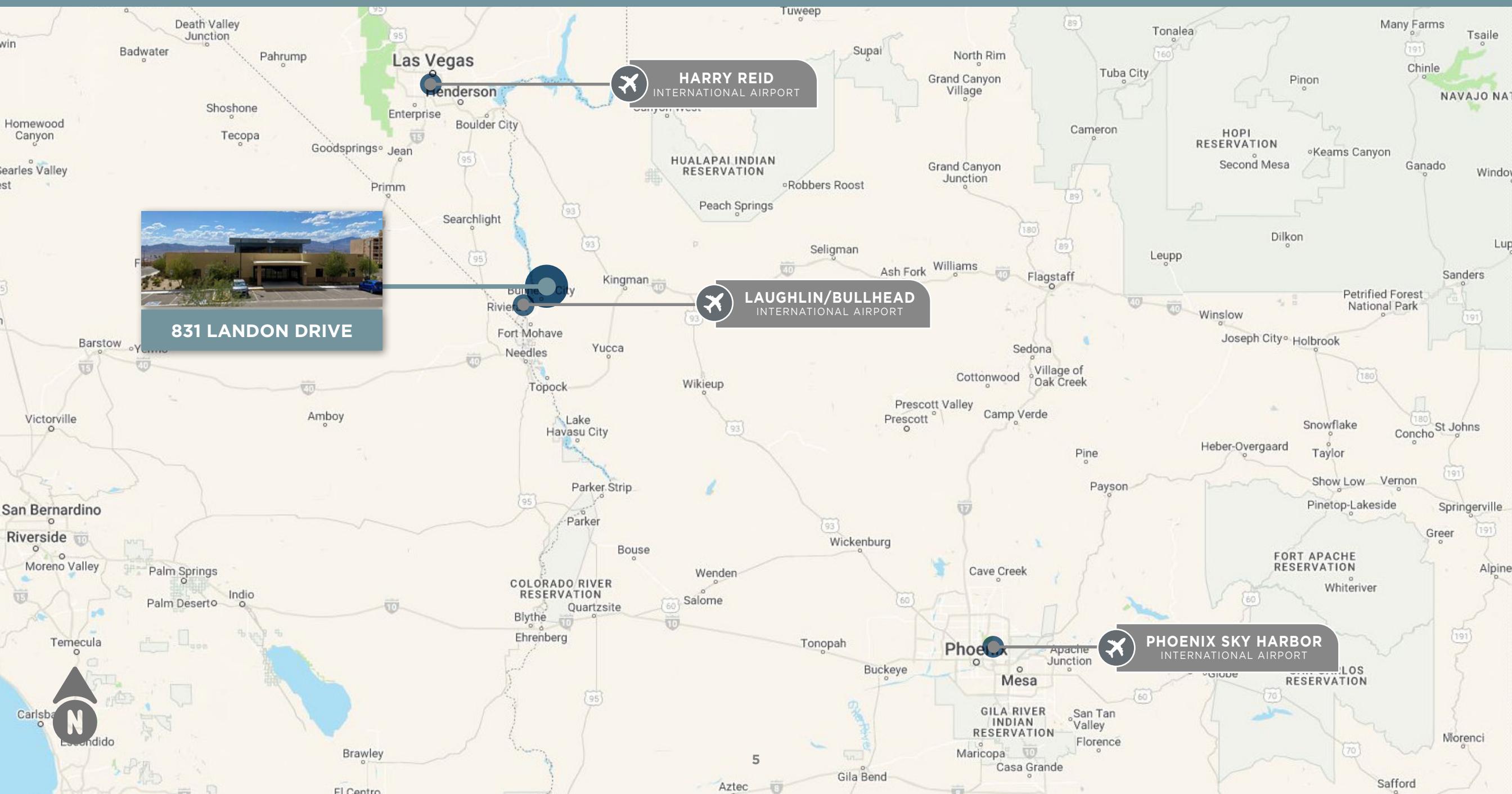
AREA OVERVIEW

68



WESTERN ARIZONA REGIONAL
MEDICAL CENTER
0.5 MILES SOUTH

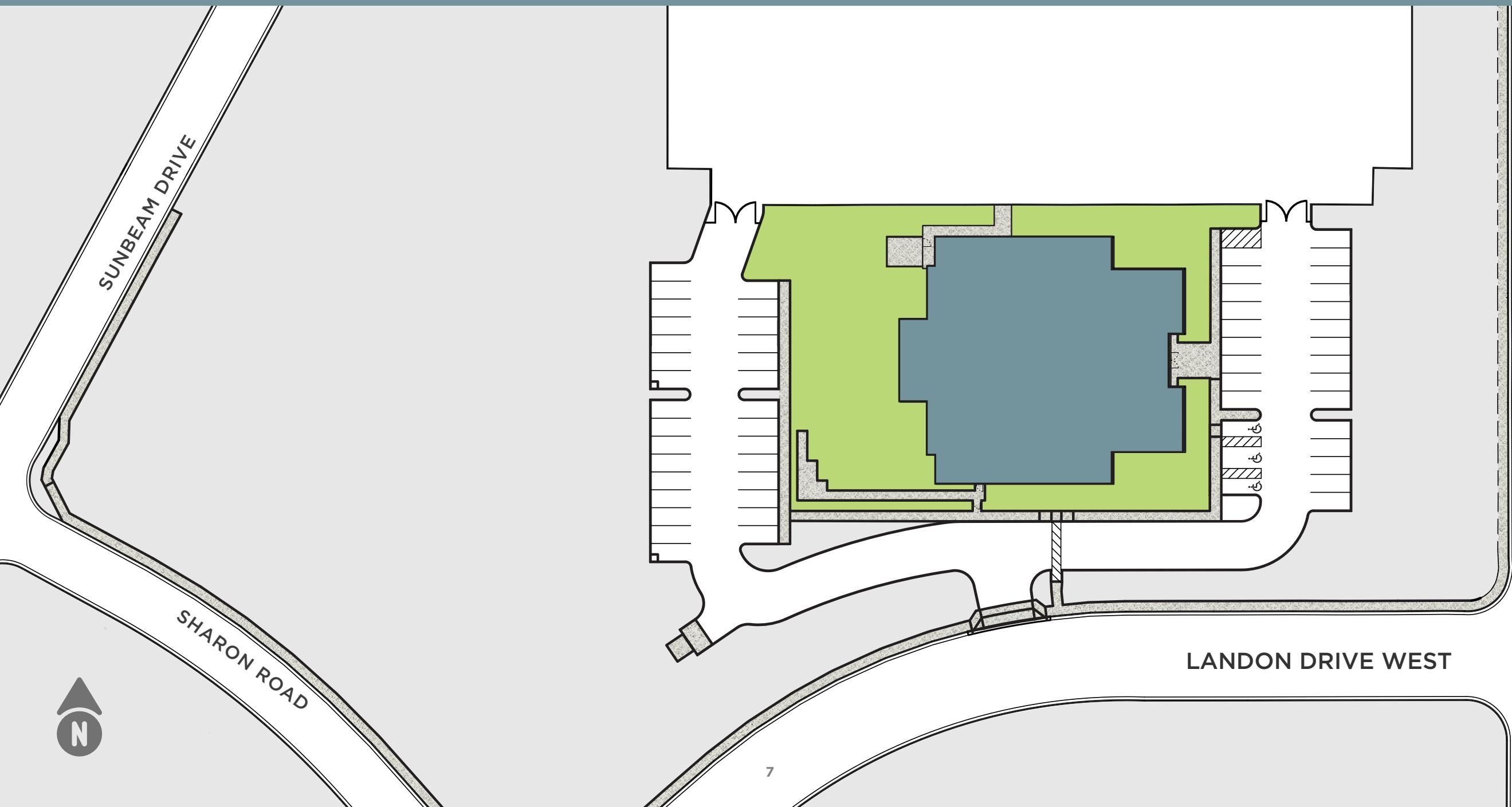
REGIONAL MAP



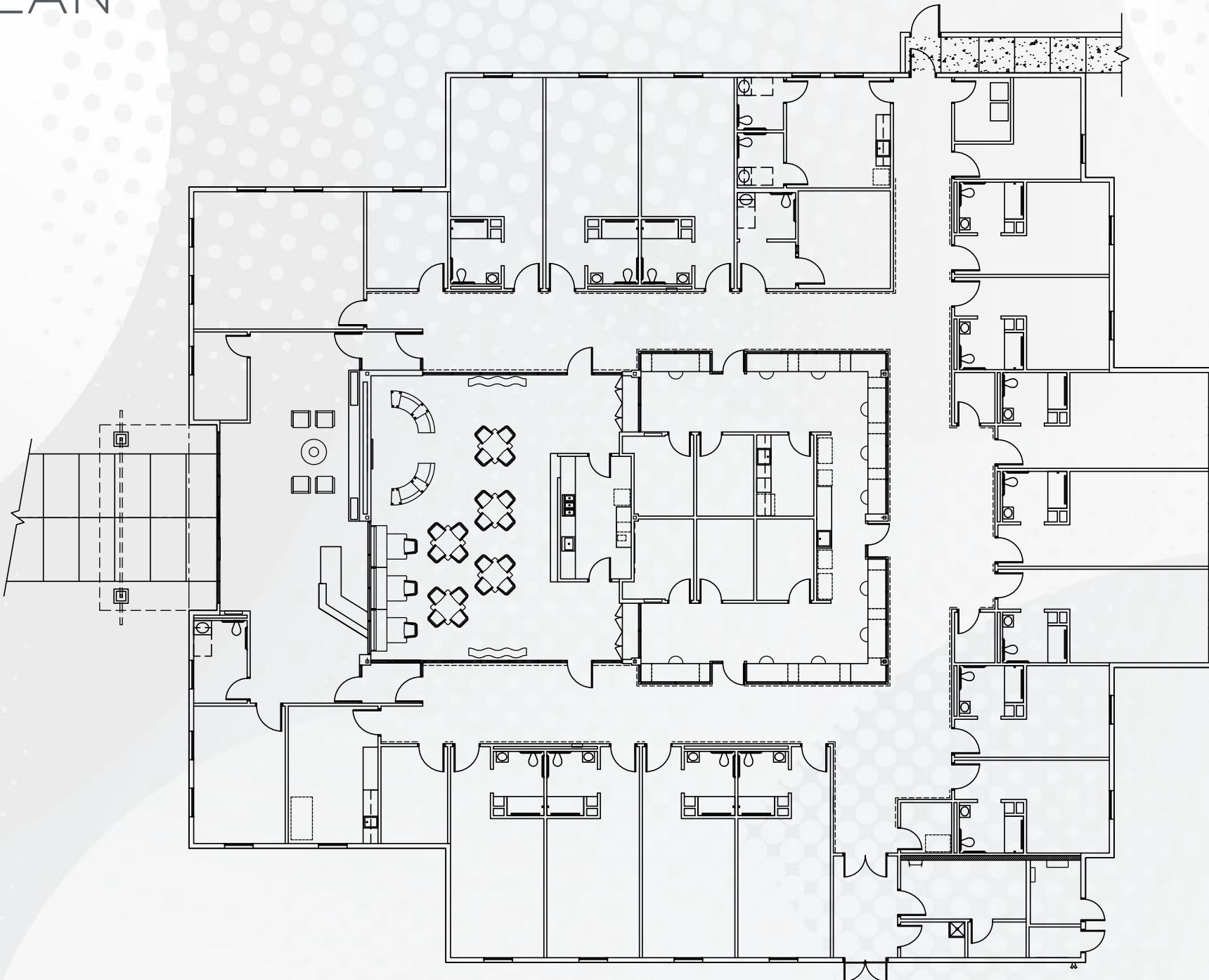
MENTAL HEALTH FACILITY MAP



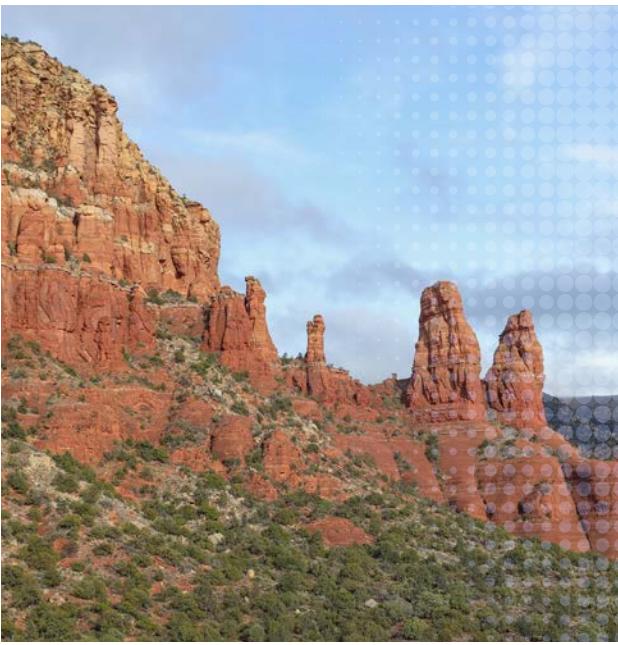
SITE PLAN



FLOOR PLAN



MARKET OVERVIEW



BULLHEAD CITY, AZ



POPULATION
43,109



HOUSEHOLDS
19,443



MEDIAN AGE
52.8



**AVG. HOUSEHOLD
INCOME**
\$65,656

DEMOGRAPHICS

2023 SUMMARY

	30 MINUTES	45 MINUTES	60 MINUTES
Population	73,050	138,159	152,044
Households	33,214	60,063	66,360
Families	20,791	38,109	42,240
Average Household Size	2.64	2.28	2.26
Owner Occupied Housing Units	53.8%	57.0%	57.6%
Renter Occupied Housing Units	26.5%	25.5%	24.3%
Median Age	54.4	51.1	51.8
Median Household Income	\$43,131	\$44,676	\$44,988
Average Household Income	\$63,797	\$65,244	\$65,858
Healthcare: Average Spent	\$4,885.96	\$5,040.37	\$5,101.71

2023 HOUSEHOLD BY INCOME

	30 MINUTES	45 MINUTES	60 MINUTES
Household Income Base	33,214	60,063	66,360
<\$15,000	15.7%	15.1%	15.2%
\$15,000 - \$24,999	14.4%	14.1%	13.7%
\$25,000 - \$34,999	10.9%	10.8%	11.0%
\$35,000 - \$49,999	14.5%	14.1%	13.9%
\$50,000 - \$74,999	18.0%	17.8%	17.6%
\$75,000 - \$99,999	11.4%	11.7%	11.7%
\$100,000 - \$149,999	9.1%	10.1%	10.4%
\$150,000 - \$199,999	3.1%	3.6%	3.9%
\$200,000+	2.9%	2.8%	2.8%

OFFERING INSTRUCTIONS

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

Offers should be submitted via email to the **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

PRIMARY CONTACTS

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