

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

152 N 56TH STREET | MESA, AZ 85205

FOR SALE

**ZION
REALTY**

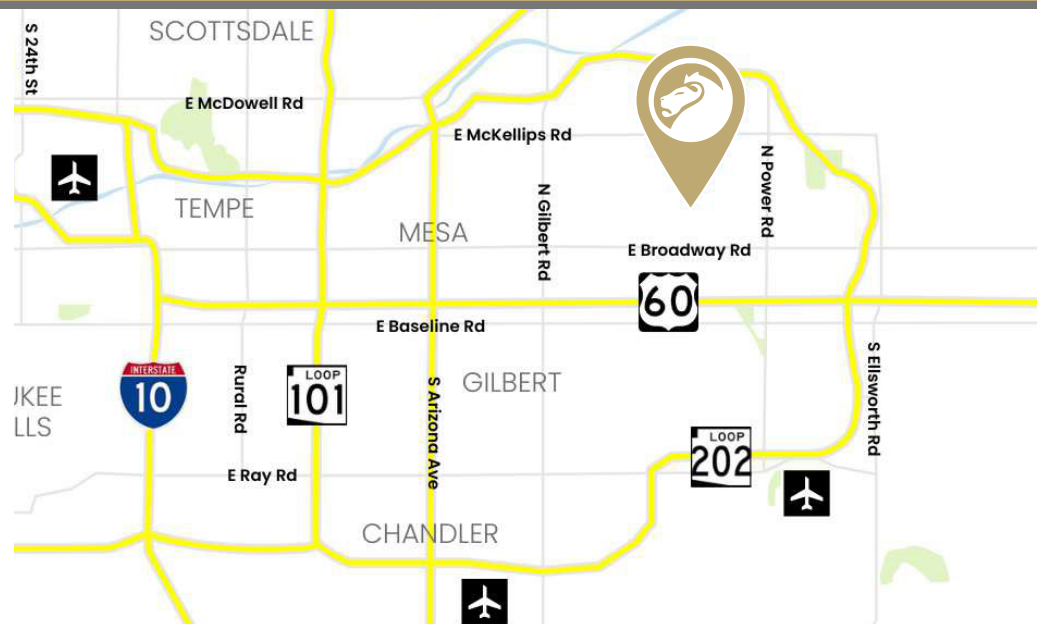
Paul J Bruccoleri
Associate Broker

602.740.5269
pbroc19@gmail.com



VACANT ASSISTED LIVING FACILITY WITH ADAPTIVE REUSE OPPORTUNITIES

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



OFFERING SUMMARY

Sale Price:	\$9,977,000
# 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.

PROPERTY HIGHLIGHTS

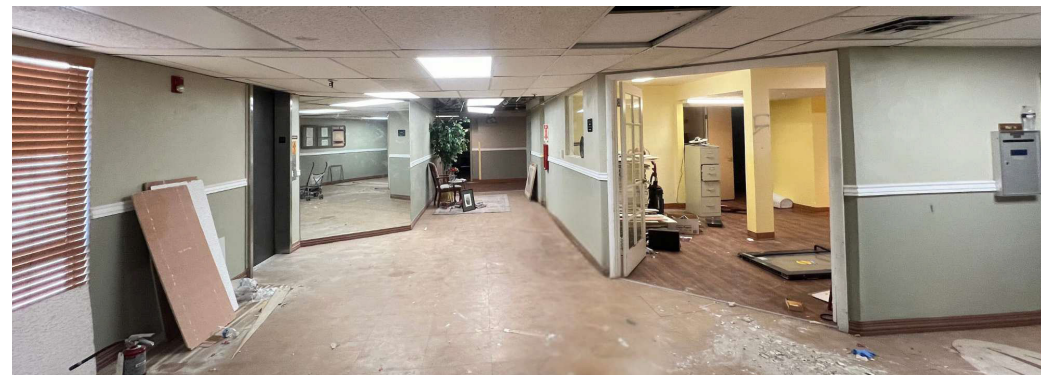
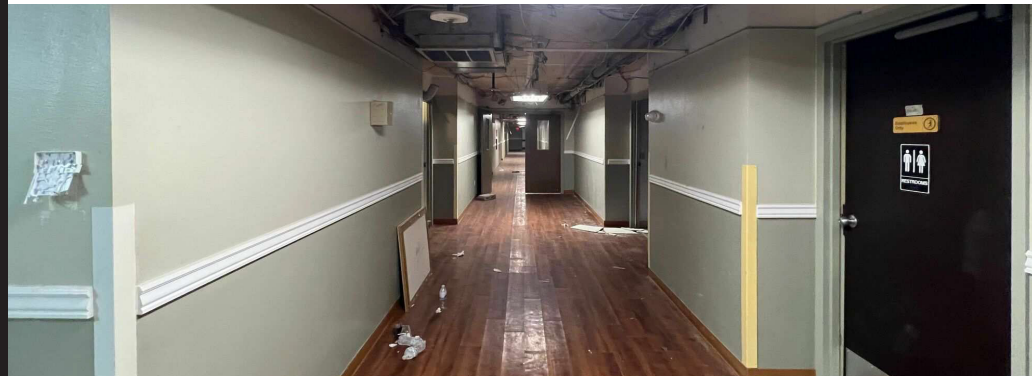
- Primarily studio units, with select 1-bedrooms and 2-bedrooms: ±78 Units
- Mesa East Submarket
- Central proximity between U.S. 60 and AZ-202
- Value-Add Opportunity – Renovate and Fill
- Multi-Family or Special Use Conversion Opportunity

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

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



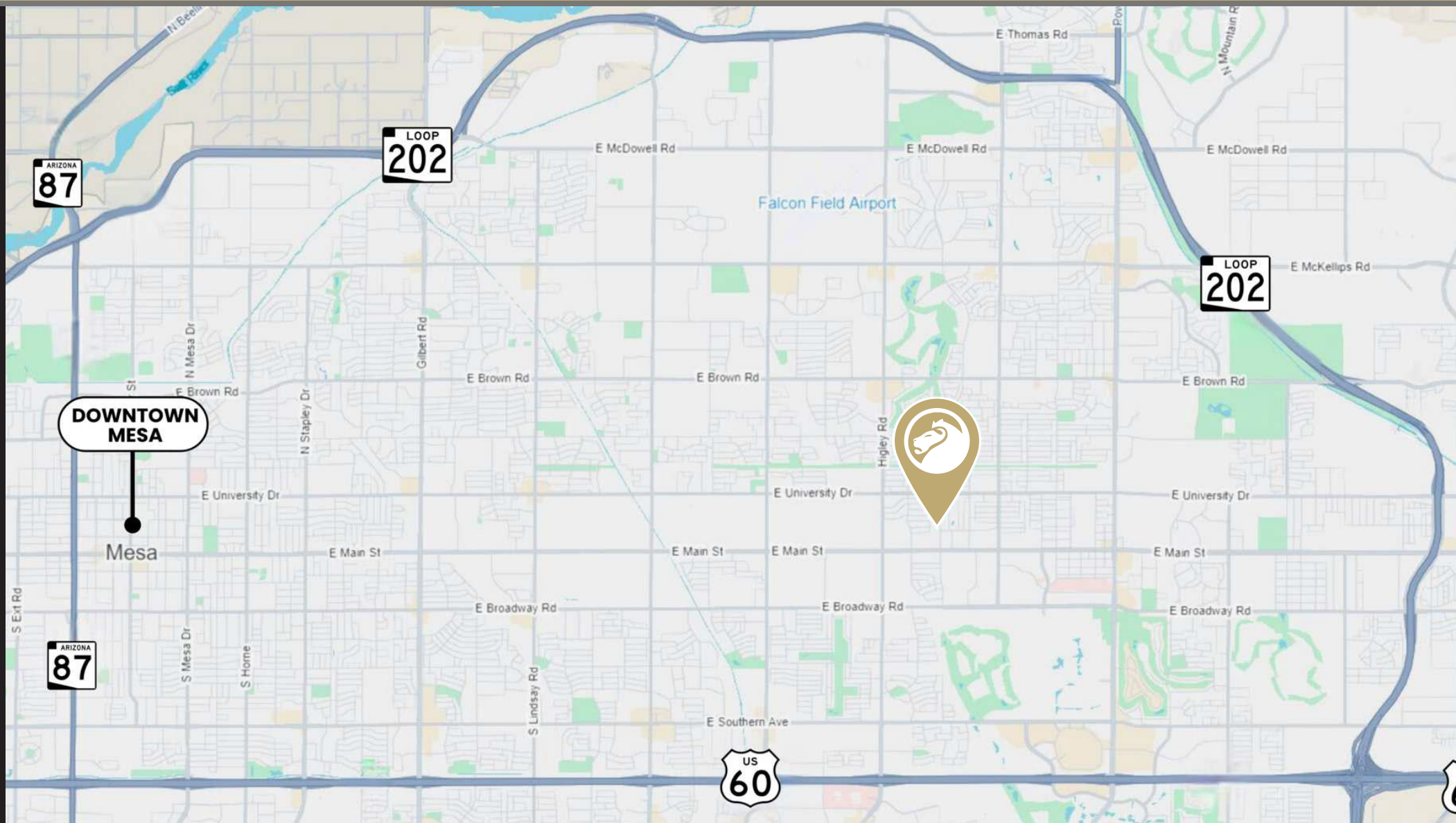
Paul J Bruccoleri
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PRIME OPPORTUNITY IN MESA EAST SUBMARKET: 78-UNIT PROPERTY READY FOR ADAPTIVE USE

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



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pbroc19@gmail.com



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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



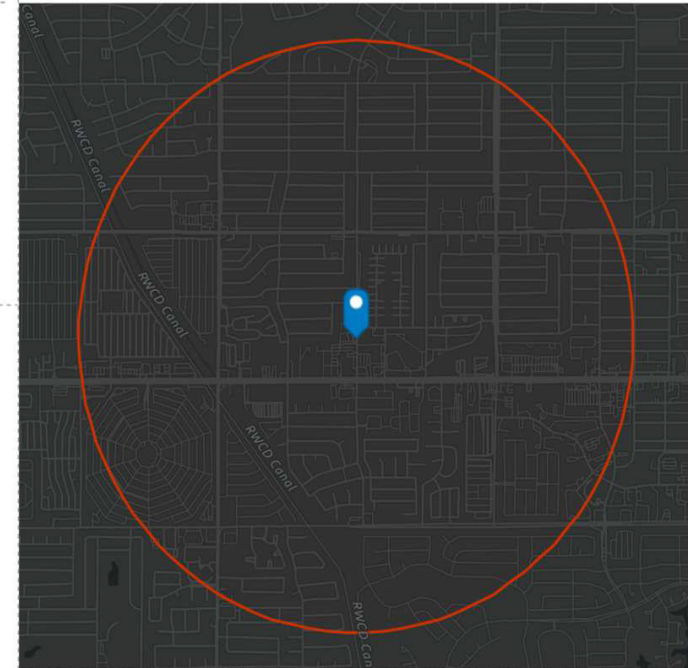
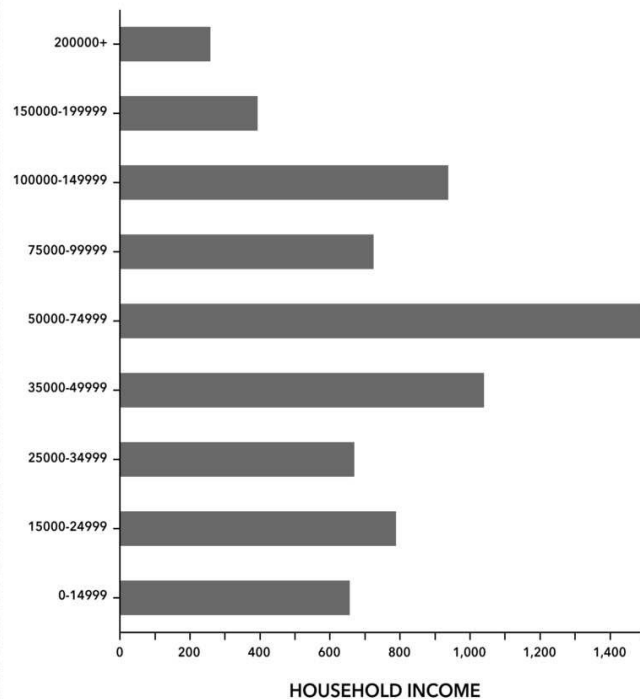
\$37,995

Per Capita Income



\$234,791

Median Net Worth



EMPLOYMENT



White Collar

60%



Blue Collar

23%



Services

24%

4.3%

Unemployment Rate

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

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ZION
REALTY

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



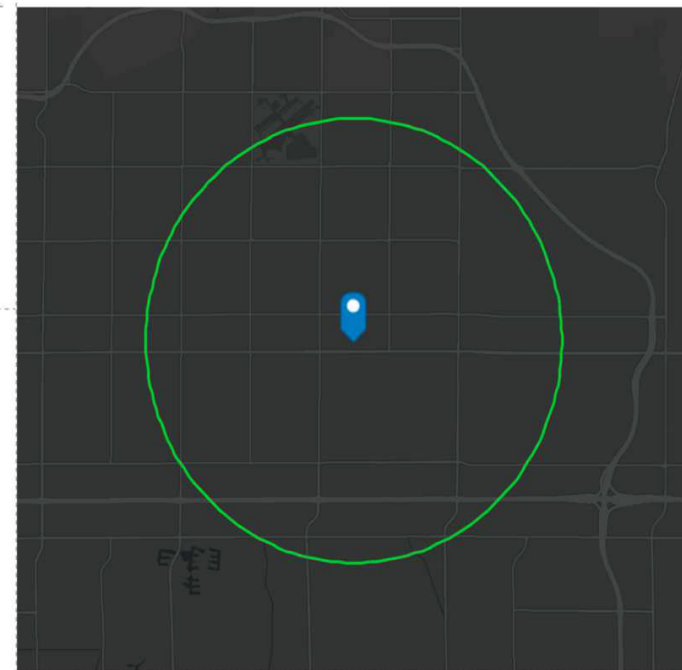
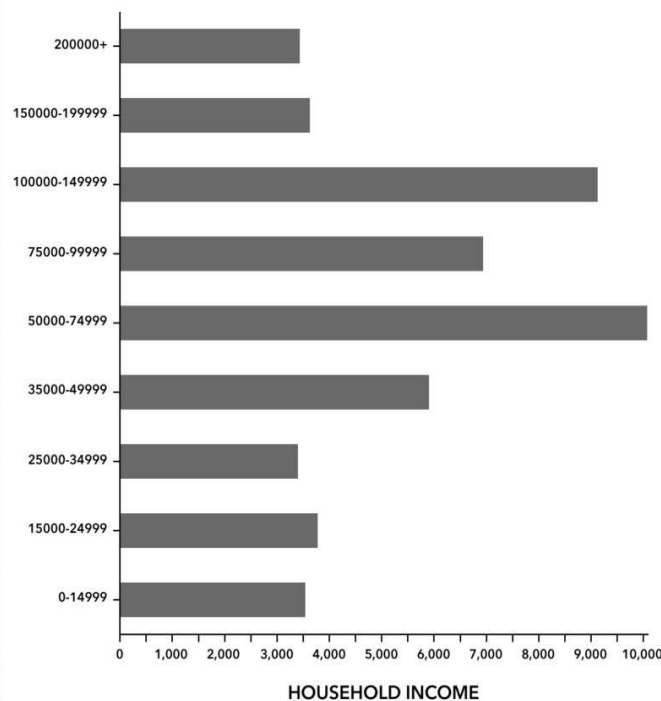
\$41,675

Per Capita Income



\$268,636

Median Net Worth



EMPLOYMENT



White Collar

70%



Blue Collar

18%



Services

15%

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



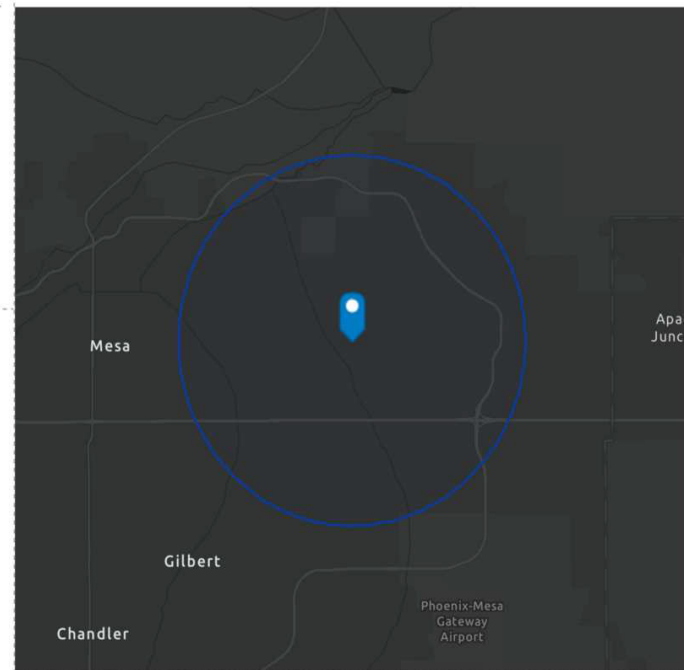
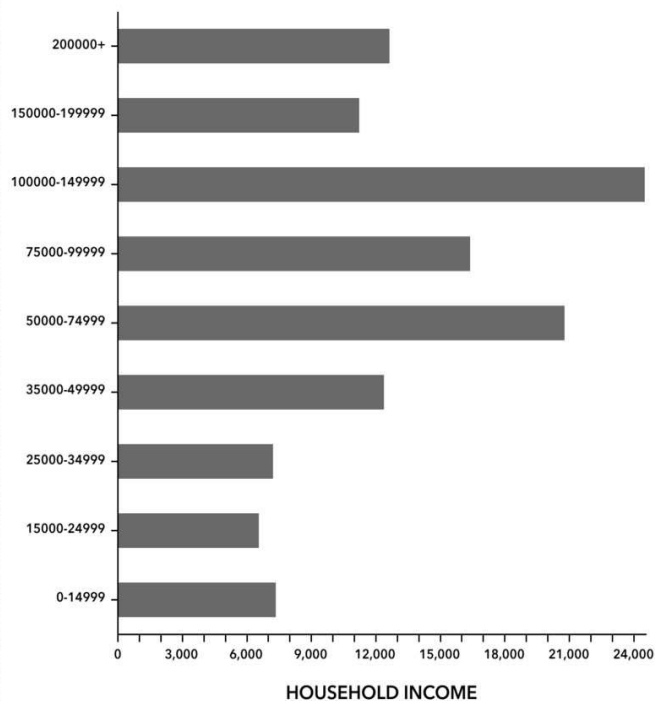
\$43,963

Per Capita Income



\$315,782

Median Net Worth



EMPLOYMENT



White Collar

70%



Blue Collar

18%



Services

16%

3.5%

Unemployment Rate

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