

KIERLAND ASSISTED LIVING

*Assisted Living or Behavioral
Health Group Home For Sale
in North Scottsdale*

16433 NORTH 68TH PLACE,
SCOTTSDALE, AZ

TIM DULANY
602.513.5134
tim.dulany@kidder.com

KURT KERNER
602.513.5171
kurt.kerner@kidder.com

KIDDER.COM



PREMIER OFFERING IN THE HEART OF NORTH SCOTTSDALE

This hard to find cozy and comforting 10-bed residential healthcare facility nestled in the heart of north Scottsdale, Arizona and located directly west of the prestigious Kierland Commons and The Quarters shopping area..

The exterior of the building boasts the Southwestern charm, with vibrant desert landscaping and an abundance of saguaro cactuses. A spacious rear patio area offers residents the opportunity to bask in the Arizona sun or enjoy cool evenings under the starlit sky.

Upon entering the facility, you step through the welcoming entrance and warm ambiance with soothing desert-inspired décor. The living quarters are designed to provide comfort and functionality, with six (6) residents having their own private room along with two (2) shared bedrooms. The tasteful furnishings, personal touches, and soft natural light filters through the windows creating a tranquil atmosphere that promotes relaxation and well-being.

Common areas are thoughtfully arranged to encourage socialization and engagement, but also the safety for its residents. A cozy lounge area offers residents the perfect spot to unwind with a book, watch TV or enjoy lively conversations with fellow residents. Nearby, is a large granite dining table that can accommodate of to 12 people allows for group interaction and conversation.



ADDRESS	16433 N 68th Place, Scottsdale, AZ 85254
NET RENTABLE AREA	3,218 SF
GROSS LAND SIZE	7,941 SF
YEAR BUILT	1985 (renovated)
OCCUPANCY	0%
BEDS	8 bedrooms with 10 beds
PARCEL #	215-43-174
ZONING	R1-8

LOCATED IN *AFFLUENT NORTH SCOTTSDALE*

North Scottsdale is known for its luxurious resorts, upscale shopping centers, and outdoor recreation areas. It is home to several high-end resorts, and popular shopping centers, including Kierland Commons, Scottsdale Quarter, and the Scottsdale Promenade. These shopping centers feature high-end stores, luxury boutiques, and restaurants.

North Scottsdale is also home to several large corporations and business parks. The area has a robust economy, with major industries including healthcare, technology, finance, and tourism.

246K+

RESIDENTS

\$104,743

MEDIAN HH INCOME

Former Nursing Home with Potential for Assisted Living, Group Home or Behavioral Health Facility

PROPERTY OVERVIEW

ADDRESS	16433 N 68th Street Scottsdale, AZ
TOTAL BUILDING SF	3,218 SF
YEAR BUILT	1985 (renovated)
STORIES	One (1)
TOTAL LAND AREA	7,941
COUNTY	Maricopa
LAND USE	Former nursing home
ACCESS	Off E Grandview Dr & North 68th Pl
ZONING	R1-8
PROPERTY TAXES	\$4,780.02

\$1,528,550

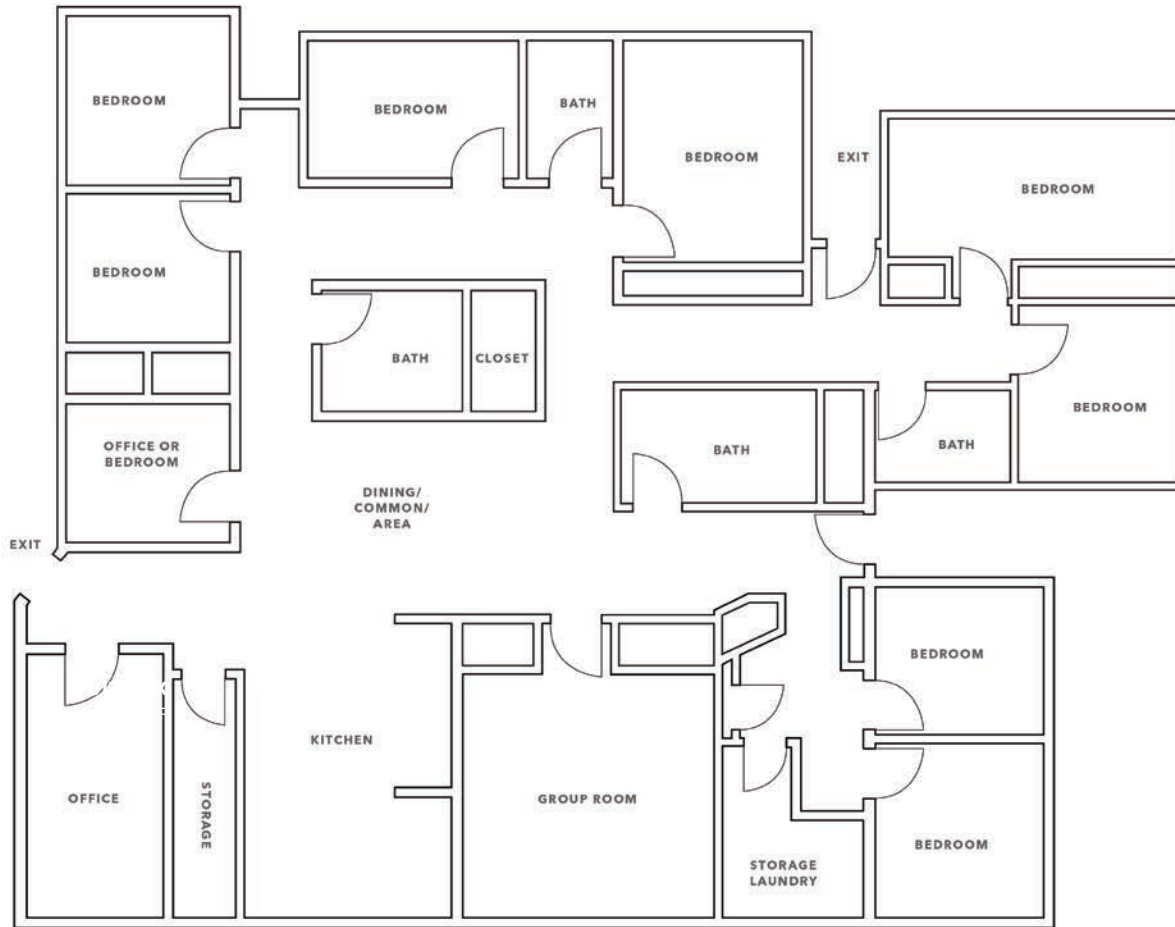
TOTAL PRICE

\$152,855

PRICE PER BED



FLOOR PLAN



3,218 SF

AVAILABLE

\$1,528,550

TOTAL PRICE

\$152,855

PRICE PER BED

\$475.00

PRICE PER SF

KIERLAND ASSISTED LIVING



KIERLAND COMMONS

Crate & Barrel	COACH	P.F. CHANG'S
Z GALLERIE	The Biscuit Factory	chico's

SUBJECT PROPERTY

THE PROMENADE

LIVING SPACES	LOWE'S	NORDSTROM rack
TRADER JOE'S	WORLD MARKET	Saks Fifth Avenue

TPC SCOTTSDALE CHAMPIONS COURSE

SCOTTSDALE QUARTER

Apple	west elm	lululemon
YETI COOLERS	GRIMALDI'S	URBAN OUTFITTERS

SCOTTSDALE AIRPORT

OHIO	BEST BUY	THE PRESERVE TAVERN & GRILLE
WILDFLOWER	TWIN PEAKS	Orignal's PIZZA BISTRO

NORTHSIGHT PLAZA

WESTWORLD OF SCOTTSDALE

KOHL'S	at home	BOOT BARN
Panera BREAD	Chick-fil-e	verizon

Walmart

SCOTTSDALE TOWNE CENTER

Target	ROSS DRESS FOR LESS	T.J. MAXX
--------	---------------------	-----------

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,331	56,623	186,225
2023 ESTIMATED	12,443	65,874	203,504
2028 PROJECTED	13,047	67,001	205,119

BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,456	9,047	18,338
TOTAL EMPLOYEES	17,403	101,469	173,053

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2028 PROJECTED HOUSEHOLDS	6,303	29,218	87,446
2028 MEDIAN PROJECTED	\$147,362	\$148,815	\$141,611
2023 AVERAGE	\$205,936	\$190,832	\$193,115
2028 AVERAGE PROJECTED	\$205,840	\$188,228	\$192,121

Data Source: ©2023, Sites USA





KIERLAND ASSISTED LIVING

*For more information on
this property, please contact*

TIM DULANY
602.513.5134
tim.dulany@kidder.com

KURT KERNER
602.513.5171
kurt.kerner@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

