

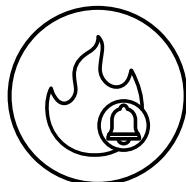


MHG Commercial
The Dark Horse of commercial real estate
1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
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Assisted Living / Group Home

for lease \$5000/mo

4038 Thistle Landing Drive, Phoenix 85044



Fire Alarm



Sprinklers



Up to 10 beds



David Pierce

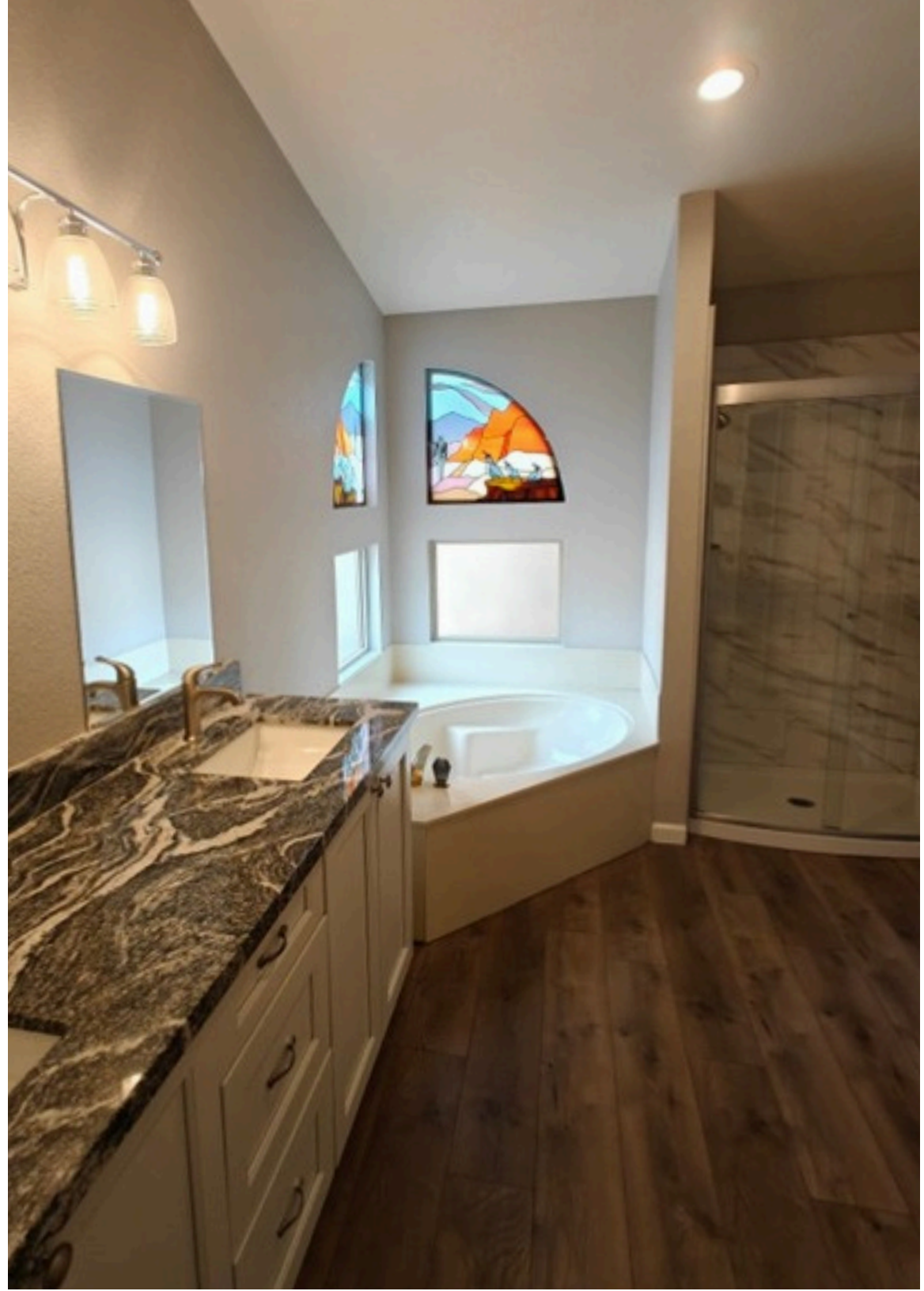
Associate Broker
602-312-1419
David.Pierce@mhgcommercial.com

PROPERTY HIGHLIGHTS

| | |
|------------|------------------------|
| Available | January 2026 |
| Size | ±2,098 SF |
| Year Built | 1985 |
| Lot Size | 0.167 acres / 7,261 SF |
| Bedrooms | 5 |
| Rate | \$5,000 / month |

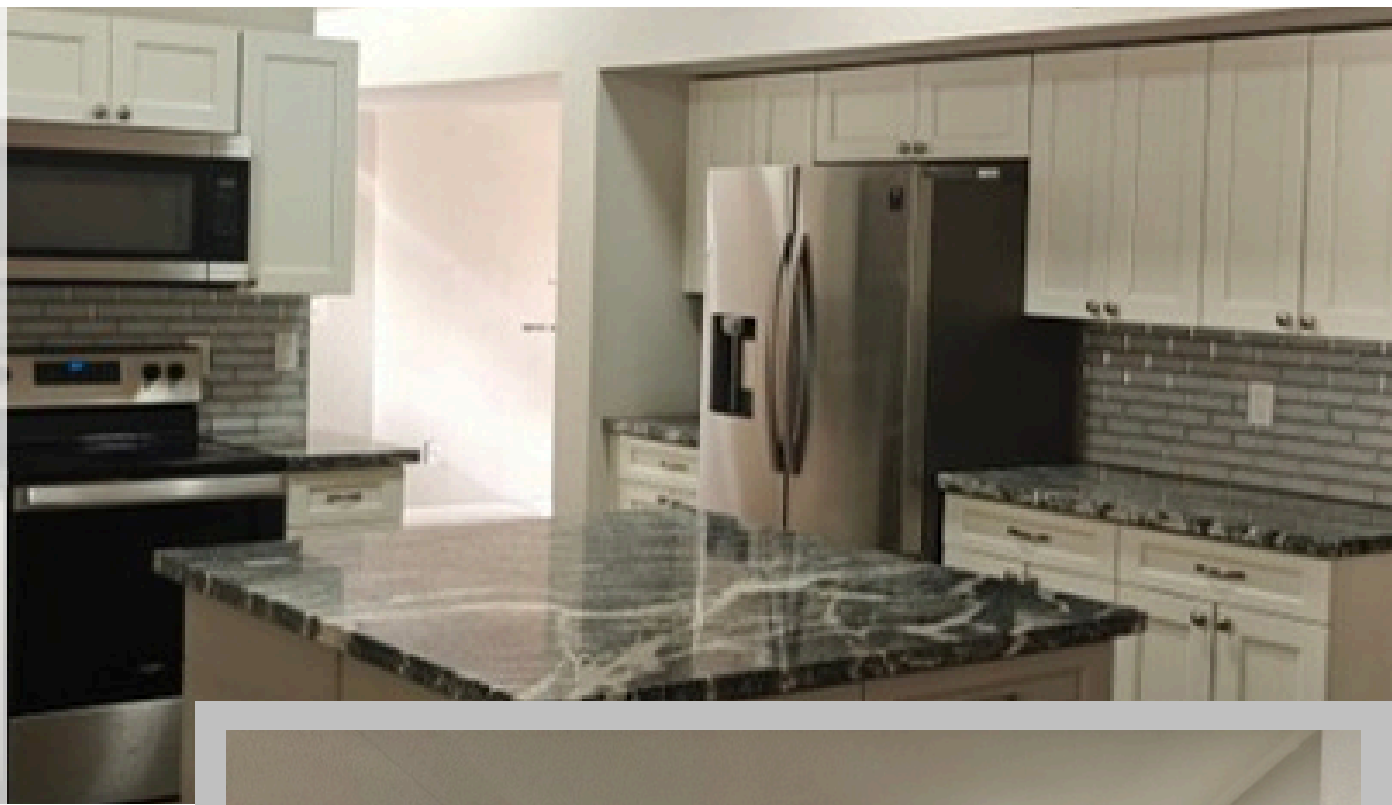
This property is a proven assisted living / group home asset, having operated as an assisted living facility for over five years. The home includes key operational amenities such as a fire sprinkler system, monitored fire alarm, and dedicated staff office.

The property can accommodate up to 10 residents. With established infrastructure already in place, this is a turnkey opportunity to step into a functioning assisted living environment with minimal retrofit requirements.



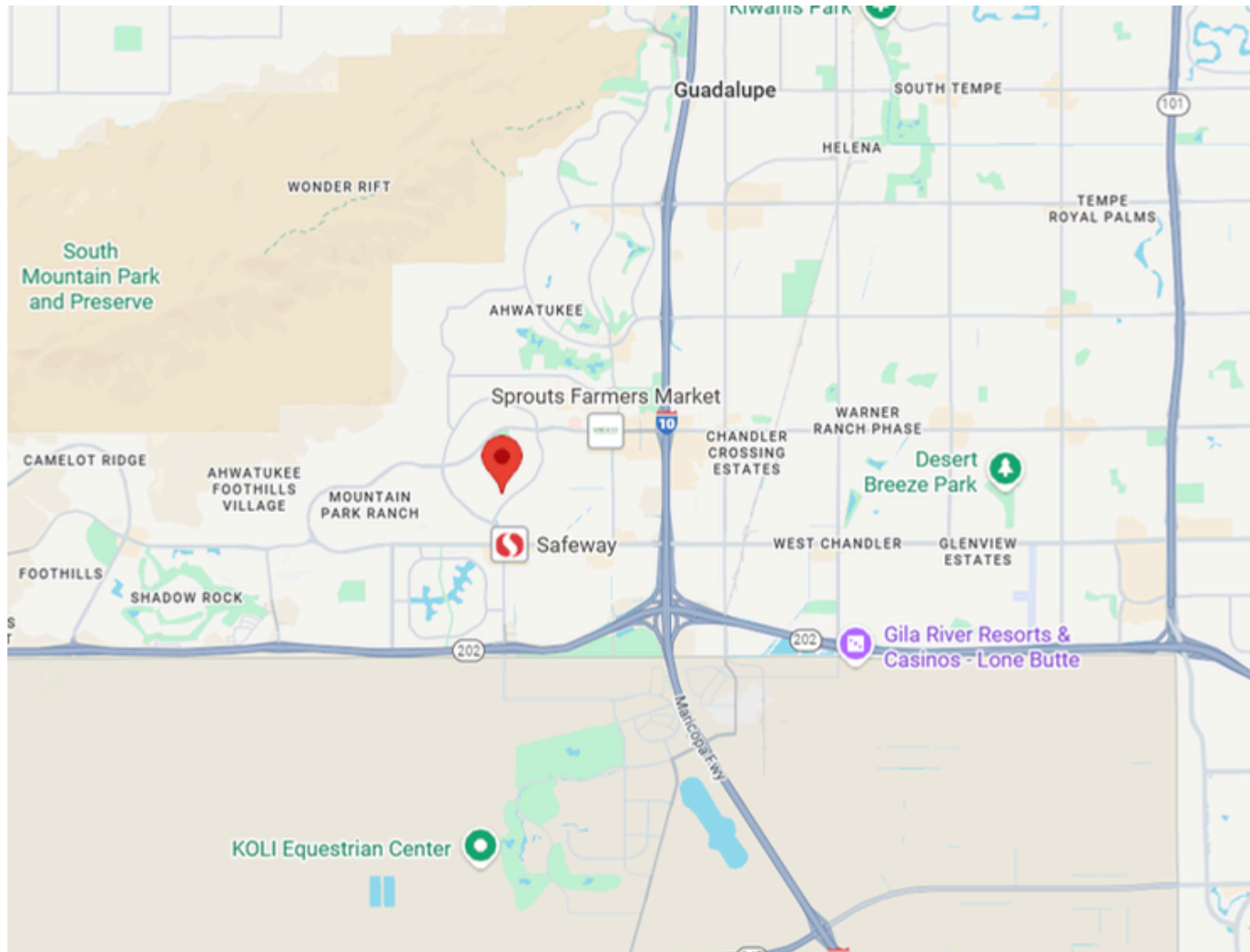
AREA BENEFITS

- Located in the desirable Ahwatukee Foothills area of Phoenix
- Quiet, established residential neighborhood ideal for assisted living and group home use
- Convenient access to I-10 and Loop 202 for staff, visitors, and service providers
- Close proximity to hospitals, medical offices, pharmacies, and urgent care
- Nearby grocery stores, retail, restaurants, and daily services
- Adjacent to South Mountain Park & Preserve with extensive hiking trails, offering a calm, scenic environment
- Strong surrounding demographics with stable, owner-occupied housing
- Location supports resident comfort, family visitation, and efficient operations





Located at 4038 Thistle Landing Drive, Phoenix, AZ 85044, this group home / assisted living property is situated within the highly desirable Ahwatukee Foothills area of Phoenix. This established residential enclave is known for its quiet streets, strong community character, and proximity to both natural amenities and essential services - an ideal environment for assisted living and care-oriented uses. The property benefits from excellent accessibility to major transportation corridors, including Interstate 10 and Loop 202, allowing convenient access for staff, visiting family members, and medical providers while maintaining a peaceful, neighborhood setting away from heavy commercial congestion.







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MHG Commercial is Arizona's *Dark Horse* of commercial real estate, quietly formidable, relentlessly client-focused, and built to outperform. Based in Phoenix, MHG Commercial operates as a division of My Home Group, the fastest-growing real estate brokerage in the state, combining agility with serious market muscle.

At its core, MHG Commercial is relationship-driven. The firm prioritizes trust, integrity, and long-term partnerships with residential agents, community leaders, clients, and referral partners. These connections fuel deeper market insight, smarter strategies, and a meaningful impact across the communities they serve.

Known for seasoned professionals and a transparent, no-nonsense approach, MHG Commercial brings diverse expertise and a collaborative mindset to every deal. They don't chase noise, they deliver results. For clients who value clarity, experience, and a partner that consistently shows up and delivers, MHG Commercial is the Dark Horse advantage.

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