

1255

W CHULA VISTA RD

Tucson, Arizona 85704

FOR SALE

±3,318 SF VACANT RESIDENTIAL CARE FACILITY

10-bed Residential Care Facility

(ADA compliant - Set up for Assisted Living & Ventilator based Rehabilitation)



For more information please contact:

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PROPERTY INFORMATION

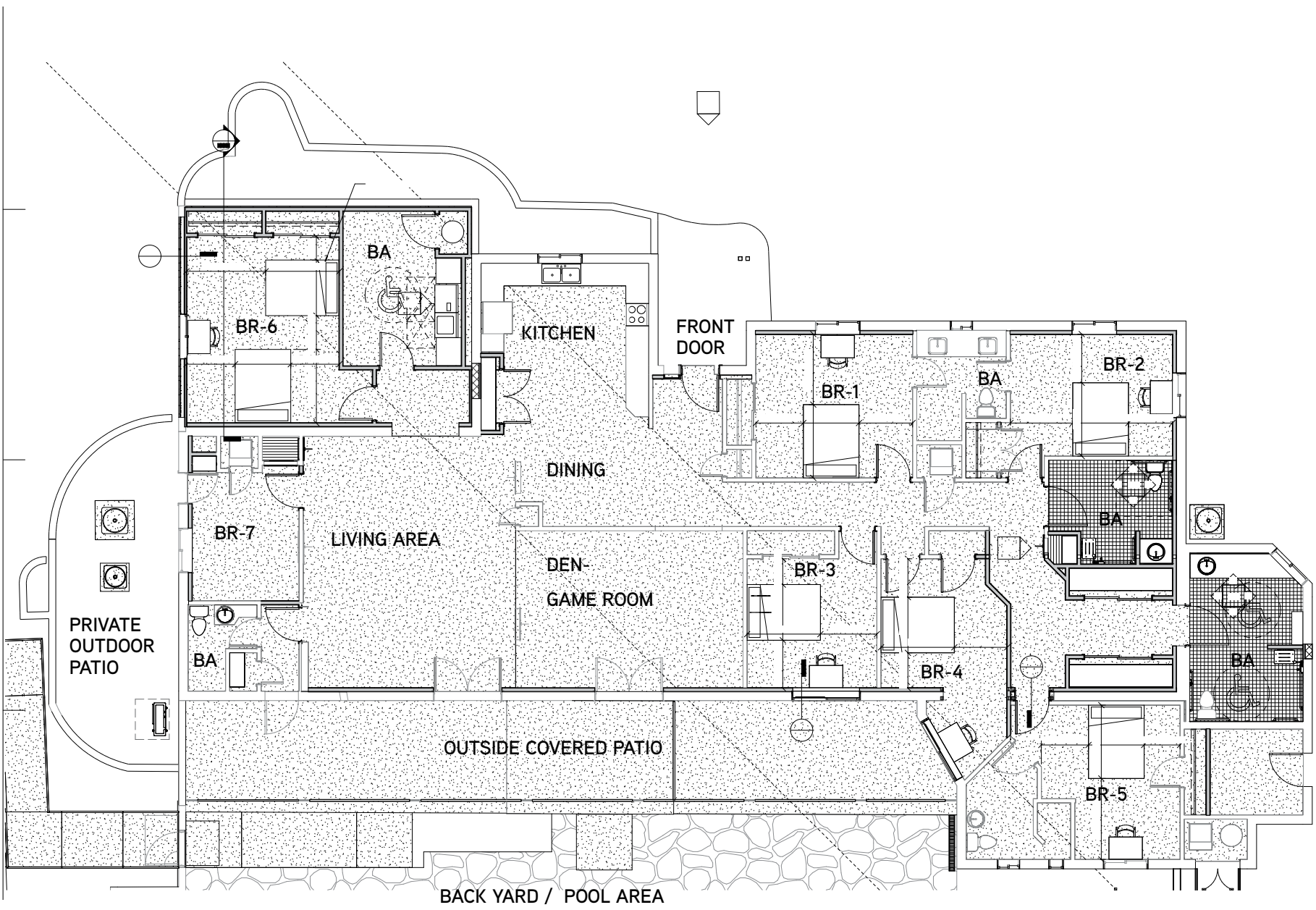
- › Previously licensed 12-bed Assisted Living Facility, but use approval on file for 10-beds
- › Gross Building Area: Approx. 3,318 SF (estimated)
- › Built in 1968 (Interior upgrade estimated in 2015 for converting to ADA for licensed Assisted Living)
- › Lot Area: Approx. 1.63 Acres (71,003 SF)
- › No. of Stories: One (1)
- › Zoning: CR-1 (Single Residence Zone - Pima County)
- › APN: 102-05-0590
- › Conditional Use: No, permitted by right
- › **Sale Price: \$550,000**

INTERIOR BUILDING SPECIFICATIONS (SINGLE STORY):

- Living Room
- Dining Area
- Kitchen
- Game Room/Den
- Laundry/Pantry
- 5.5 Bath
- (7) Bedrooms
- Large 2 car garage with storage



Floor Plan



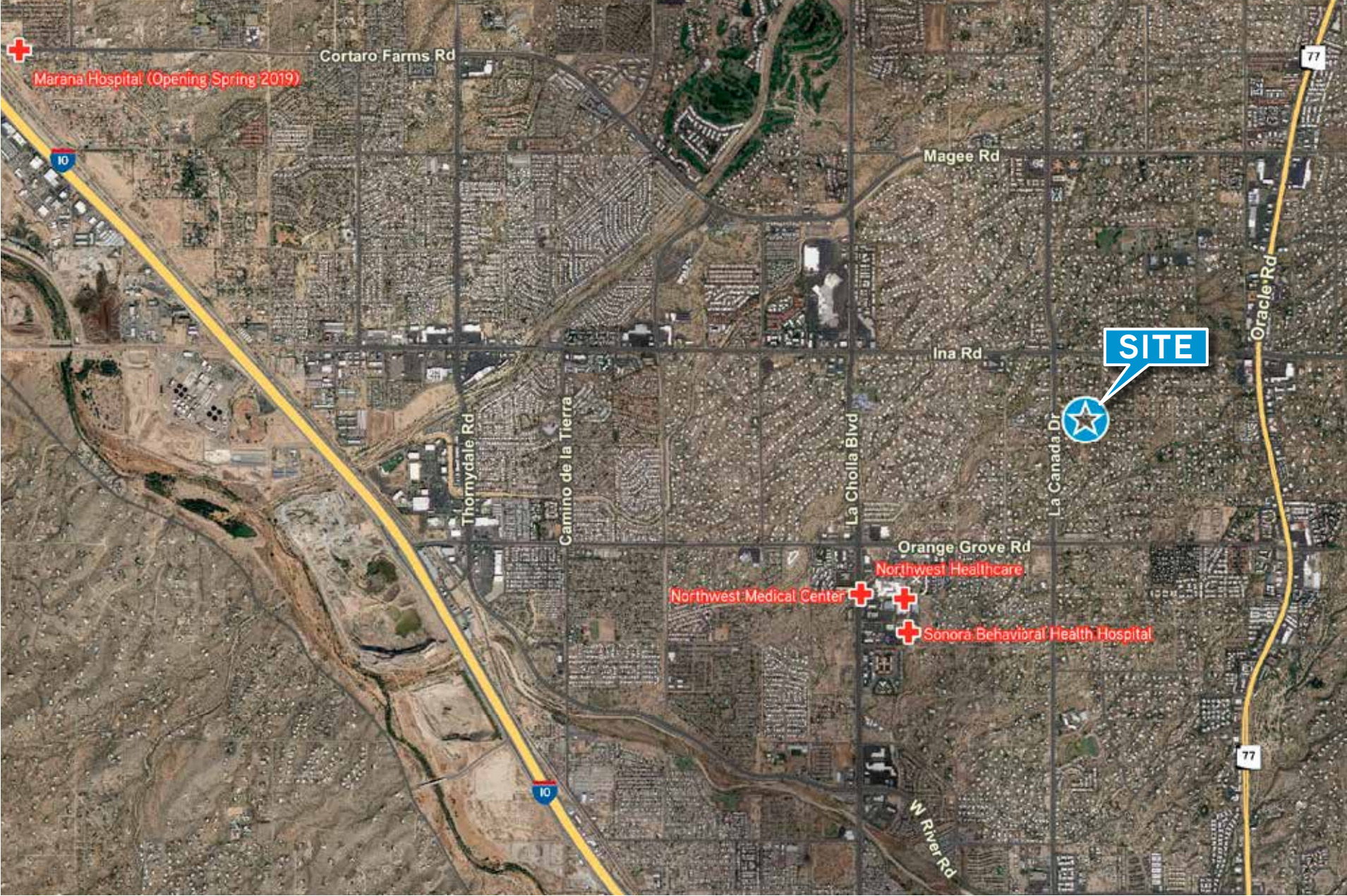
Exterior Photos



Interior Photos



Aerial



Demographics

	1 MILE	3 MILES	5 MILES
Population Trend			
Population (2000)	5,269	62,669	148,418
Population (2010)	4,983	64,954	154,304
Population (2018)	5,101	68,837	161,637
Projected Population (2023)	5,146	70,536	164,992
Households Trend			
Households (2000)	2,120	26,174	62,757
Households (2010)	2,141	28,251	66,539
Projected Households (2018)	2,162	29,393	68,538
Average Household Size (2023)	2,169	29,961	69,579
Population Change Trend			
2000 to 2010 Population Change	-5.4%	3.6%	4.0%
2010 to 2023 Population Change	3.3%	8.6%	6.9%
2018 to 2023 Population Change	.9%	2.5%	2.1%
Household Change Trend			
2000 to 2010 Household Change	1.0%	7.9%	6.0%
2010 to 2023 Household Change	1.3%	6.1%	4.6%
2018 to 2023 Household Change	.3%	1.9%	1.5%
2017 Race			
White alone	76.0%	66.7%	62.8%
Black or African American alone	1.4%	1.6%	1.9%
American Indian and Alaska Native alone	1.3%	.8%	1.1%
Asian alone	2.2%	3.5%	3.5%
Native Hawaiian and OPI alone	.0%	.1%	.1%
Some Other Race alone	.1%	.4%	.5%
Two or More Races	1.3%	1.2%	1.3%

	1 MILE	3 MILES	5 MILES
Income (2018)			
Per Capita Income	\$38,911	\$32,264	\$31,622
Household Income: Median	\$57,417	\$52,899	\$50,951
Household Income: Average	\$86,101	\$74,592	\$73,890
Less than \$10,000	3.7%	4.0%	5.5%
\$10,000 to \$14,999	.3%	.7%	1.5%
\$15,000 to \$19,999	.1%	1.3%	1.4%
\$20,000 to \$24,999	.0%	.8%	1.3%
\$25,000 to \$29,999	.8%	.7%	1.0%
\$30,000 to \$34,999	.4%	.7%	.8%
\$35,000 to \$39,999	.3%	.5%	.5%
\$45,000 to \$49,999	.9%	.7%	.9%
\$50,000 to \$59,999	.9%	.7%	.9%
\$60,000 to \$69,999	.2%	1.0%	1.5%
\$70,000 to \$79,999	.4%	1.3%	1.6%
\$100,000 to \$124,999	2.7%	8.1%	7.8%
\$125,000 to \$149,999	5.0%	9.7%	9.2%
\$150,000 to \$174,999	8.4%	11.9%	12.0%
\$200,000 or more	4.8%	7.7%	7.3%
Household Size			
Average Household Size	2.2	2.3	2.3
Population			
Total Daytime Population	5,652	73,437	180,062
Total Employee Population	2,464	34,038	87,661
Total Daytime at Home Population	3,188	39,399	92,401

Tucson Locator Map

