



OFFERING MEMORANDUM

Residential Assisted Living– active and operational, licensed for 10 residents

PRIVATE & CONFIDENTIAL

SUMMARY

Offered at **\$1,950,000**

Price includes : Real Estate, FF&E, License + Policies & Procedures

INCOME	TENANT	OO
GROSS INCOME	\$41,880	\$50,000
LESS BUSINESS EXPENSES	\$23,505	\$23,505
NET OPERATING INCOME	18,375	\$26,495

TYPE	DETAILS
LICENSED BEDS	10 Residents
MARKET	Peoria
BUILDING SF	3,749
LAND SF	26,562 sqft
YEAR RENOVATED	2023
OWNERSHIP TYPE	Fee Simple
NUMBER OF BEDROOMS	11
NUMBER OF BATHROOMS	6

DEMOGRAPHICS

Peoria's blend of established neighborhoods, modern developments, and strong community planning reflects the city's steady growth and continued appeal to residents and investors alike

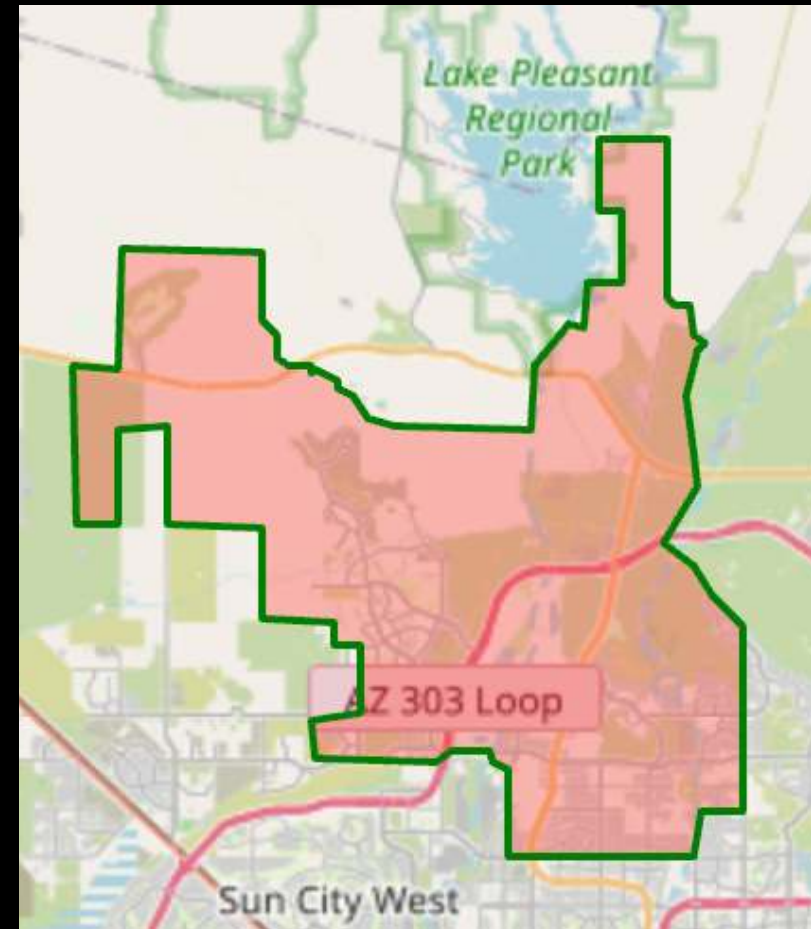
MARKET AREA

Peoria
85383

2025 Population
73,500

Median Household Income
\$127,000

Median Resident Age
42



Peoria Luxury Assisted Living Private Offering

- 10 Private Resident Bedrooms
plus caregiver room
- 6 Bathrooms
- Office
- Newly Renovated
- Gated Community
- Over \$5000 average
resident room rates

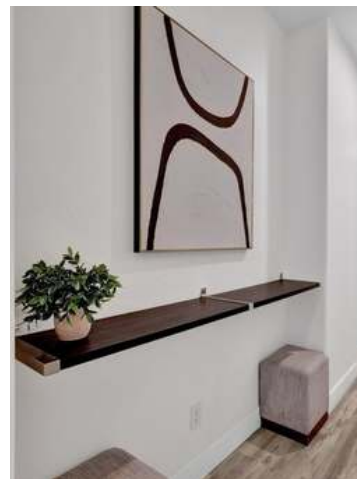
Detailed financial and operational information is available to qualified buyers upon execution of a Non-Disclosure Agreement (NDA) and submission of Proof of Funds (POF).



Peoria Luxury Assisted Living Private Offering

The demand for assisted living continues to accelerate as Arizona's senior population expands. Peoria and the surrounding Northwest Valley have experienced significant growth among retirees and older adults seeking quality healthcare services, lifestyle amenities, and residential care options. As families increasingly seek personalized, home-like care environments over institutional settings, residential assisted living homes have become an increasingly attractive alternative.

The combination of a high-capacity license, luxury residential setting, recent renovations, and strong demographic trends positions this property to capitalize on the growing need for quality senior housing. For investors and operators, this represents an opportunity to acquire a rare asset in a market supported by favorable long-term demographic fundamentals and increasing demand for assisted living services.



Peoria Luxury Assisted Living Private Offering

- Licensed for 10 residents
- Over ½ acre lot
- Gazebo
- Covered patio
- Synthetic grass
- Low maintenance desert landscaping

Extensively renovated in 2023, the home combines modern finishes with functional design, creating an attractive environment for both residents and operators. Located within a prestigious gated community in one of Peoria's most desirable residential areas, the property delivers a premium living experience that appeals to private-pay residents and their families.



A CANVAS FOR YOUR FUTURE

This exceptional Peoria assisted living home is ready for its next chapter—and yours. Whether you're an experienced operator looking to expand, an investor seeking a growing asset class, or an entrepreneur entering the senior care industry, this property offers the foundation to bring your vision to life.

COMPARABLE SALES

BROKER PRICE OPINION: \$1,950,000 REAL ESTATE, FF&E, BUSINESS

SUBJECT PROPERTY: 11 PRIVATE BEDROOMS, 6 BATHROOMS

Price Status MLS #	Close of Escrow Date	List Price	City/ Town	Zip Code	Sqft Bldg	Sqft Land
 7198 W Camino De Oro Peoria, AZ 85383		\$1,950,000	Peoria	85383	3749	26,562

COMPS: ASSISTED LIVING HOMES LICENSED FOR 10

Price Status MLS #	Close of Escrow Date	Price	City/ Town	Zip Code	Sqft Bldg	Sqft Land
 6982 W Vialla Lindo Peoria, Az 85383	02/11/2026	\$2,100,000	Peoria	85383	4,145	54,450
 10610 N 84th St Scottsdale, AZ 85260	12/12/2025	1,985,000	Scottsdale	85260	3,260	43,433
 6710 E Fanfol Dr Paradise Valley, AZ 85253	11/12/2025	\$2,800,000	Paradise Valley	85253	4,251	42,897

THE FLOORPLAN

Licensed and already operating, this expansive 11-bedroom, 6-bathroom assisted living home is approved for 10 residents and designed to provide a comfortable, residential care environment.



Market Demographics & Wealth Concentration

The Peoria, AZ 85383 area presents an attractive demographic profile for investors and operators seeking opportunities in one of the Northwest Valley's most desirable and rapidly growing communities. With a median age of approximately 42 years, the area offers a balanced mix of families, working professionals, and retirees, supporting long-term residential stability and demand for healthcare and senior living services. A median household income exceeding \$125,000 and strong household net worth levels reflect a financially secure population with significant purchasing power.

- Population: Approximately 73,000+ residents
- Median Age: Approximately 42 years
- Median Household Income: Approximately \$127,000
- Average Household Net Worth: Exceeds \$1 million in many neighborhoods within the ZIP code

Insight

The area's continued population growth, fueled by new residential development and in-migration, reflects the sustained appeal of the Northwest Valley. Excellent schools, master-planned communities, recreational amenities, and proximity to major employment corridors contribute to the area's long-term economic strength. These factors position 85383 as a compelling market for assisted living, healthcare-related real estate, and other investments designed to serve a growing and affluent population.

- Unemployment Rate: Approximately 3.5%–4.0%, generally below national averages
- Workforce Participation: Strong professional and managerial employment base, supported by growth throughout the Northwest Valley
- Benefits from proximity to major employment centers in Peoria, Glendale, Phoenix, and the Loop 303 corridor, contributing to sustained economic activity and consumer

Key Takeaways

For assisted living and senior housing investors, Peoria offers a particularly attractive opportunity due to its aging demographics, strong household wealth, and increasing demand for quality care options in a highly desirable residential setting.

ABOUT US



At DRAGOS & Co., we specialize in providing high-quality opportunities coupled with high-value content to select clients looking to invest in residential assisted living and behavioral health properties in Arizona. Our approach is personalized, methodical, and focused on ensuring you're in the best position to succeed.

Whether you're considering downsizing, expanding your investment portfolio, or selling a senior living facility, our team is prepared to present you with exclusive opportunities both on and off the market. You can trust the experience and professionalism of DRAGOS & Co. to help you maximize the potential of your real estate investments while ensuring the utmost confidentiality throughout the process.



DRAGOS & CO.

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BY APPOINTMENT ONLY

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*ask about our special incentives for all Private Client Group members and professional network affiliates

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