

1921 W Hospital Drive

TUCSON, AZ

For Lease | 56,400 SF Healthcare Facility



Move-in-ready Hospital For Lease

Formerly known as Encompass Health Rehabilitation Hospital of Northwest Tucson, this **56,400 SF, healthcare facility is located at 1921 W Hospital Drive in Tucson**. The property is available for lease, with occupancy Summer 2027.

Located on Northwest Medical Center campus in Oro Valley the property is positioned near I-10 and offers exceptional accessibility, visibility, and synergies with other healthcare providers. The surrounding area is home to a variety of healthcare providers including Northwest Healthcare, Banner Health, and TMC Healthcare, creating a strong ecosystem for shared resources, strategic partnerships, and consistent patient referrals.



**Approximately
60 Beds/31 Rooms**
(29 SEMI-PRIVATE AND 2 PRIVATE)



**Laundry
Facilities**



**On Hospital
Campus**



**On-site
Pharmacy**



**Fitness Rooms
for Inpatient
and Outpatient
Physical Therapy**



**Commercial
Kitchen &
Dining Area**

Potential Uses

This former Encompass Health Rehabilitation (IRF) is presented to the market in vacant condition, ready for its next specialty healthcare operations.

- INPATIENT FACILITY
- INPATIENT BEHAVIORAL HEALTH FACILITY
- SKILLED NURSING
- ASSISTED LIVING
- OUTPATIENT MEDICAL USES
- LONG TERM ACUTE CARE



Property Features

ADDRESS:

1921 W Hospital Dr
Tucson, AZ 85704

PARKING:

99 Surface

- **Lease Structure:** NNN
- **Monument & Building Signage Available**
- **Year Built/ Renovated:** 1992/2007
- **2025 Property Taxes:** \$95,775.94 (\$1.74 PSF)

BUILDING SF:

56,400

SITE AREA

4.56 AC

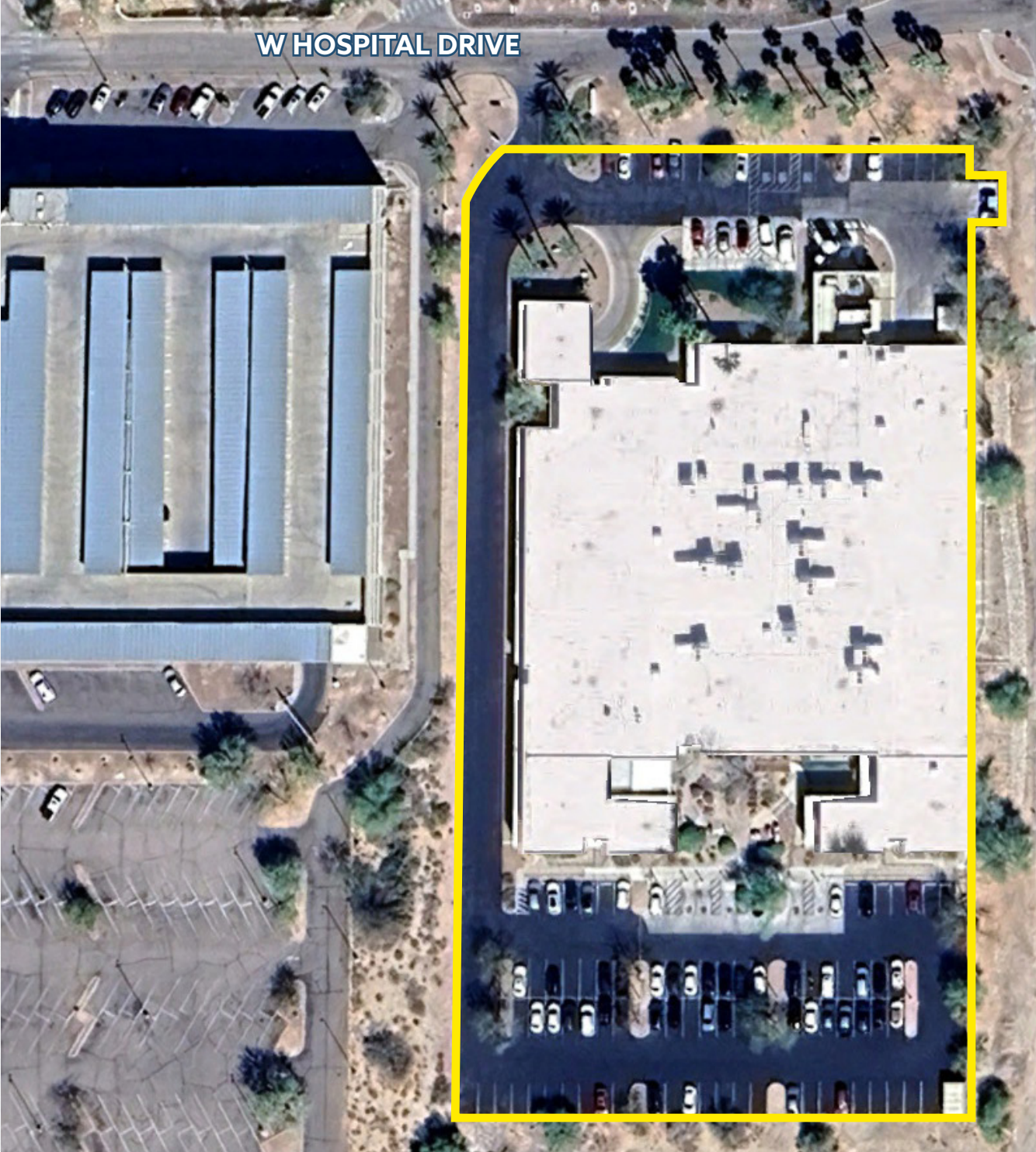
APN:

102-12-0060

BUILDING TYPE:

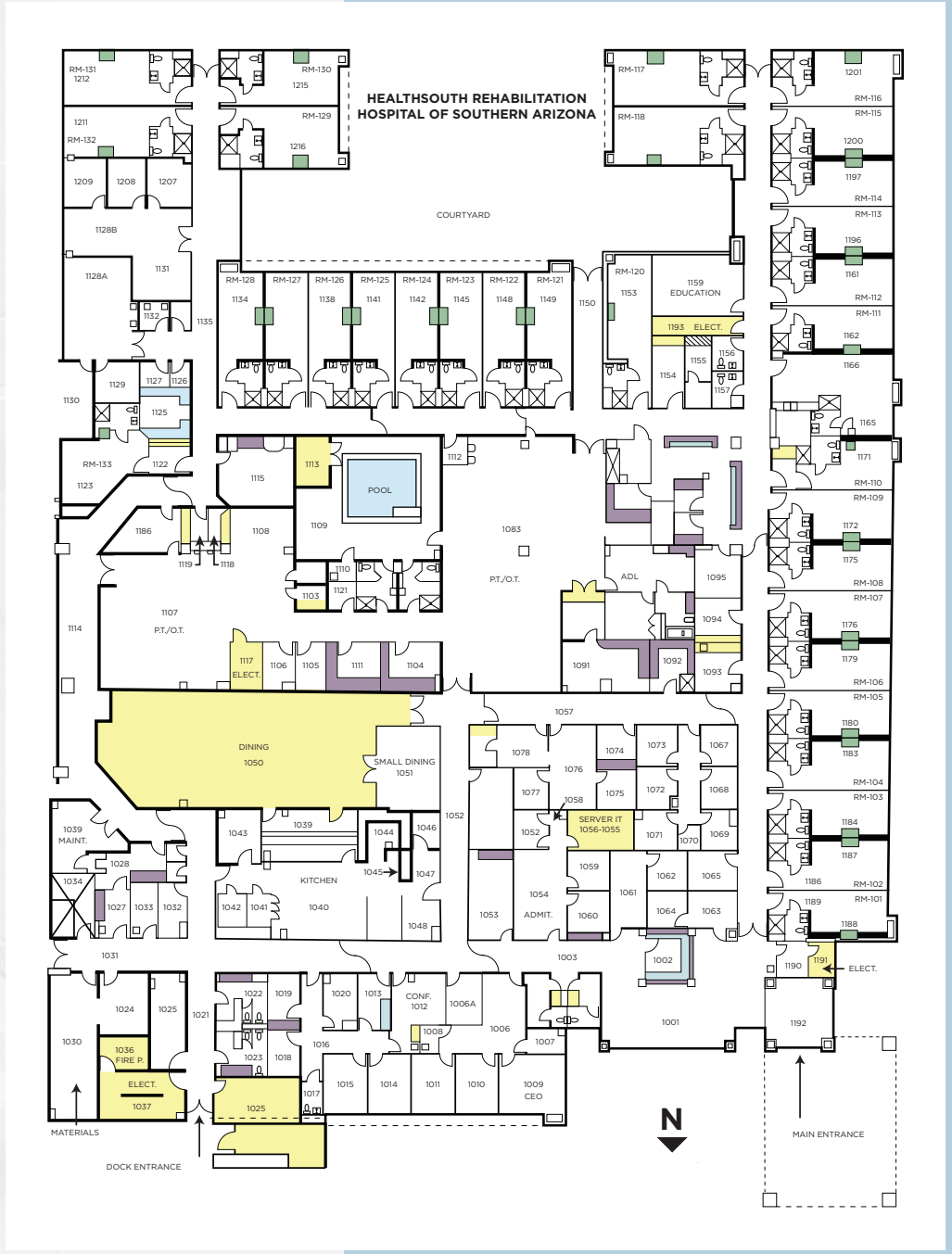
One-Story,
Rehabilitation Hospital





Floor Plan

56,400 SF



Property Photos





NORTHWEST MEDICAL CENTER

Located at 6200 N La Cholla Blvd in Tucson, Arizona, the Northwest Medical Campus is anchored by Northwest Medical Center, a full-service acute care hospital serving the community since 1983. The hospital offers 287 licensed beds and is accredited by The Joint Commission, providing comprehensive medical services to residents of Tucson and surrounding areas. As part of the Northwest Healthcare network, the campus benefits from a strong reputation for quality care and advanced technology.

FACILITIES AND SERVICES

The campus features a 24/7 emergency department, intensive care units, and specialized centers for cardiology, stroke, and women's health, including a dedicated birthing center and NICU. Northwest Medical Center is recognized for its advanced surgical capabilities, including robotic-assisted procedures, and offers a wide range of specialties such as orthopedics, neurosurgery, gastroenterology, and bariatric surgery. The hospital also holds accreditations for chest pain care, stroke treatment, and metabolic and bariatric surgery, making it a trusted destination for complex and routine care.

COMMUNITY AND GROWTH

Strategically located in northwest Tucson, the campus serves a growing population and is surrounded by residential neighborhoods, retail centers, and medical offices, creating a strong referral network. Northwest Healthcare continues to invest in innovative programs like structural heart procedures and robotic bronchoscopy, reinforcing its position as a regional leader in healthcare. This vibrant medical hub offers an ideal setting for specialized facilities such as inpatient rehabilitation, with easy access to hospital resources and a well-established patient base.

Submarket Healthcare Overview

IN THE HEART OF THE HEALTHCARE
HUB OF NORTH TUCSON



Prime Tucson Location

Tucson, Arizona, is a dynamic and growing metropolitan area known for its strong healthcare, education, and technology sectors. Home to the University of Arizona and a thriving research community, Tucson offers a skilled workforce and a culture of innovation. The city's strategic location along I-10 provides direct access to major Southwestern markets, including Phoenix, El Paso, and Southern California, making it an ideal hub for regional connectivity. With over one million residents in the metro area, Tucson combines urban amenities with affordability, attracting both businesses and talent.

The region boasts a robust healthcare ecosystem anchored by leading hospitals, specialty clinics, and rehabilitation centers. Tucson's medical community benefits from collaborative networks and proximity to major academic and research institutions, fostering opportunities for partnerships and patient referrals. Beyond healthcare, the area offers a high quality of life with year-round sunshine, outdoor recreation, and a lower cost of living compared to many Western cities. This combination of economic growth, accessibility, and lifestyle makes Tucson an attractive destination for healthcare providers and businesses seeking expansion.

Healthcare demand in Southern Arizona continues to rise, driven by an aging population, increasing prevalence of chronic conditions, and regional population growth. The metro area's senior population is projected to grow significantly over the next decade, fueling demand for rehabilitation services, specialty care, and integrated health solutions. Additionally, Tucson's role as a regional medical hub attracts patients from rural communities and neighboring states, creating strong referral patterns and reinforcing the need for advanced inpatient rehabilitation facilities. This sustained demand positions the market as an ideal environment for healthcare operators seeking long-term growth.



Nearby Providers

Demographics:

2025 TOTAL POPULATION

1 MILE	3 MILES	5 MILES
7,842	67,727	169,994

2030 TOTAL POPULATION

1 MILE	3 MILES	5 MILES
8,016	68,811	172,506

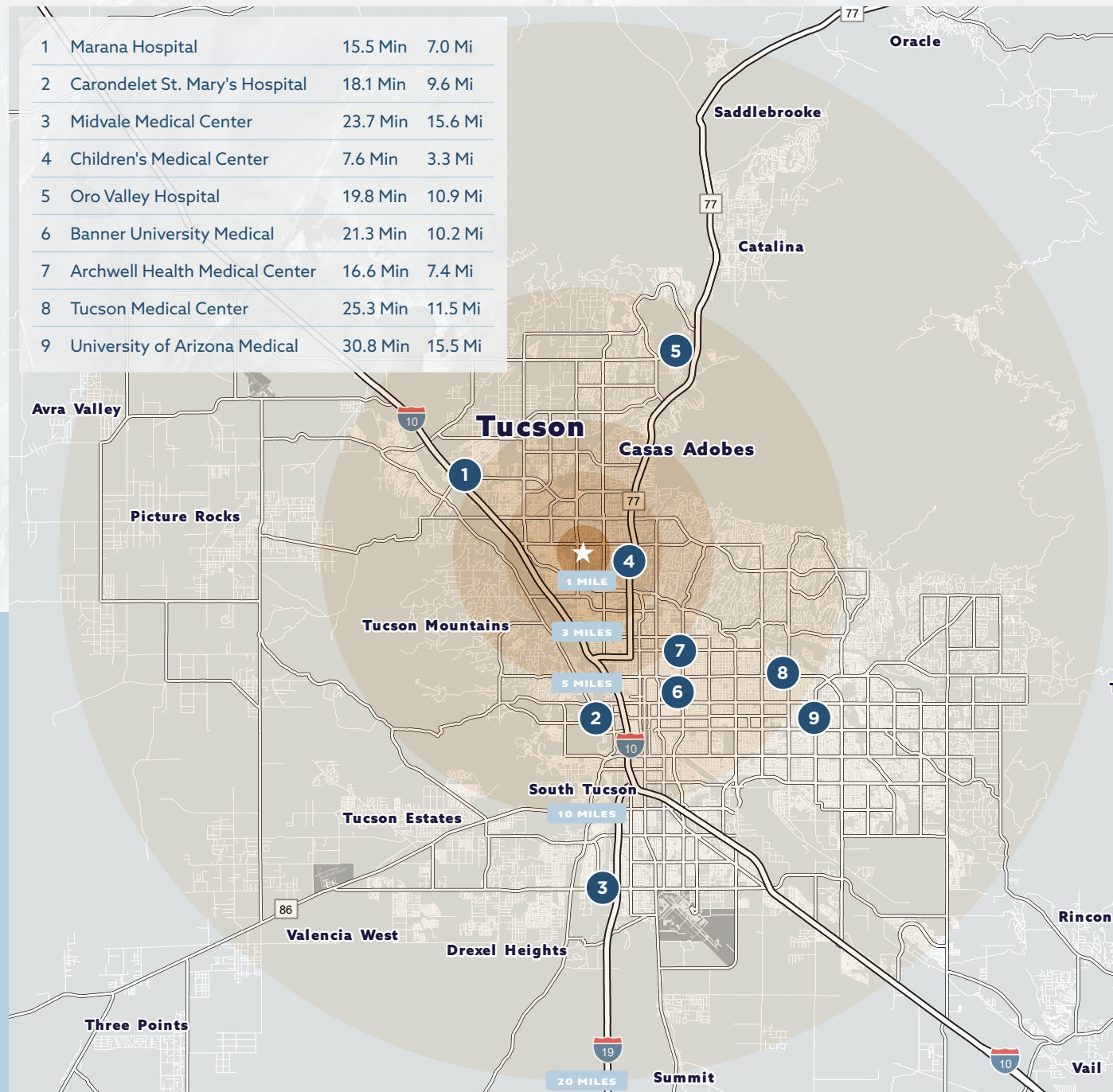
AVERAGE DAYTIME WORKERS

1 MILE	3 MILES	5 MILES
6,642	47,362	89,827

MEDIAN HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$91,114	\$69,927	\$67,756

1	Marana Hospital	15.5 Min	7.0 Mi
2	Carondelet St. Mary's Hospital	18.1 Min	9.6 Mi
3	Midvale Medical Center	23.7 Min	15.6 Mi
4	Children's Medical Center	7.6 Min	3.3 Mi
5	Oro Valley Hospital	19.8 Min	10.9 Mi
6	Banner University Medical	21.3 Min	10.2 Mi
7	Archwell Health Medical Center	16.6 Min	7.4 Mi
8	Tucson Medical Center	25.3 Min	11.5 Mi
9	University of Arizona Medical	30.8 Min	15.5 Mi



Vehicles per day:

27,315

W HOSPITAL DRIVE
& N LA CHOLA BLVD

22,123

W ORANGE GROVE RD
& N CORONA RD

1921 W Hospital Drive

TUCSON, AZ



Alexandra Loye

Executive Managing Director

+1 602 229 5957

Alexandra.loye@cushwake.com

Paige Blanzzy

Associate

+1 602 224 4484

paige.blanzzy@cushwake.com

Dave Hammack

Principal

+1 520 546 2712

dhammack@picor.com

Molly Gilbert

Medical Properties

+1 520 546 2712

mgilbert@picor.com