

TRANSITIONAL HOUSING FACILITY

OWNER/USER OPPORTUNITY IN
REDEVELOPING AREA



ASKING PRICE: \$3,400,000 | CALL FOR LEASE RATE

2625 E VAN BUREN ST | PHOENIX, AZ 85008



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cplaz.com

DALLAN RANDALL

D 480.634.2320

M 480.262.1023

DRANDALL@CPIAZ.COM

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EXECUTIVE SUMMARY

2625 E VAN BUREN ST
PHOENIX, AZ 85008

PROPERTY FULLY RENOVATED PLUS NEW GROUND UP CONSTRUCTION

Address	2625 E Van Buren St Phoenix, AZ 85008
Project Size	±9,626 SF
Year Built	1936 & 2020 (Renovated 2020)
Number of Buildings	9
Number of Units	17 Units and 43 Beds
Zoning	C-3, City of Phoenix
Parcel	121-64-018
Frontage	E Van Buren St
Parking Spaces	21 (Including 2 Handicap)



OWNER/USER OPPORTUNITY | TRANSITIONAL HOUSING FACILITY

This fully renovated property offers an exceptional opportunity for behavioral health providers, transitional housing operators, or other in-patient group housing programs seeking a turnkey facility in a prime Phoenix location. Originally built in 1936 and completely modernized in 2021, the property was purposefully redesigned for group living, with a secure layout that supports both supervision and resident comfort. Features include flexible private and common areas, a new commercial kitchen and dining hall, and updated units with modern finishes—all brought up to current code through permitted structural reconstruction.

The location amplifies its value: within one mile are major healthcare anchors including the new 673,000-square-foot Valleywise Medical Health Center (opened in 2024), the state-of-the-art Veterans Hospital, and Haven Health Sky Harbor rehabilitation facility. Directly across the street, the Arizona Department of Corrections, Rehabilitation & Reentry creates a steady demand for transitional housing and social services. This proximity to hospitals, rehabilitation centers, and corrections facilities provides a built-in referral base and complementary ecosystem of support services, making the property uniquely positioned to serve behavioral health and housing providers.

SALE PRICE: \$3,400,000.00



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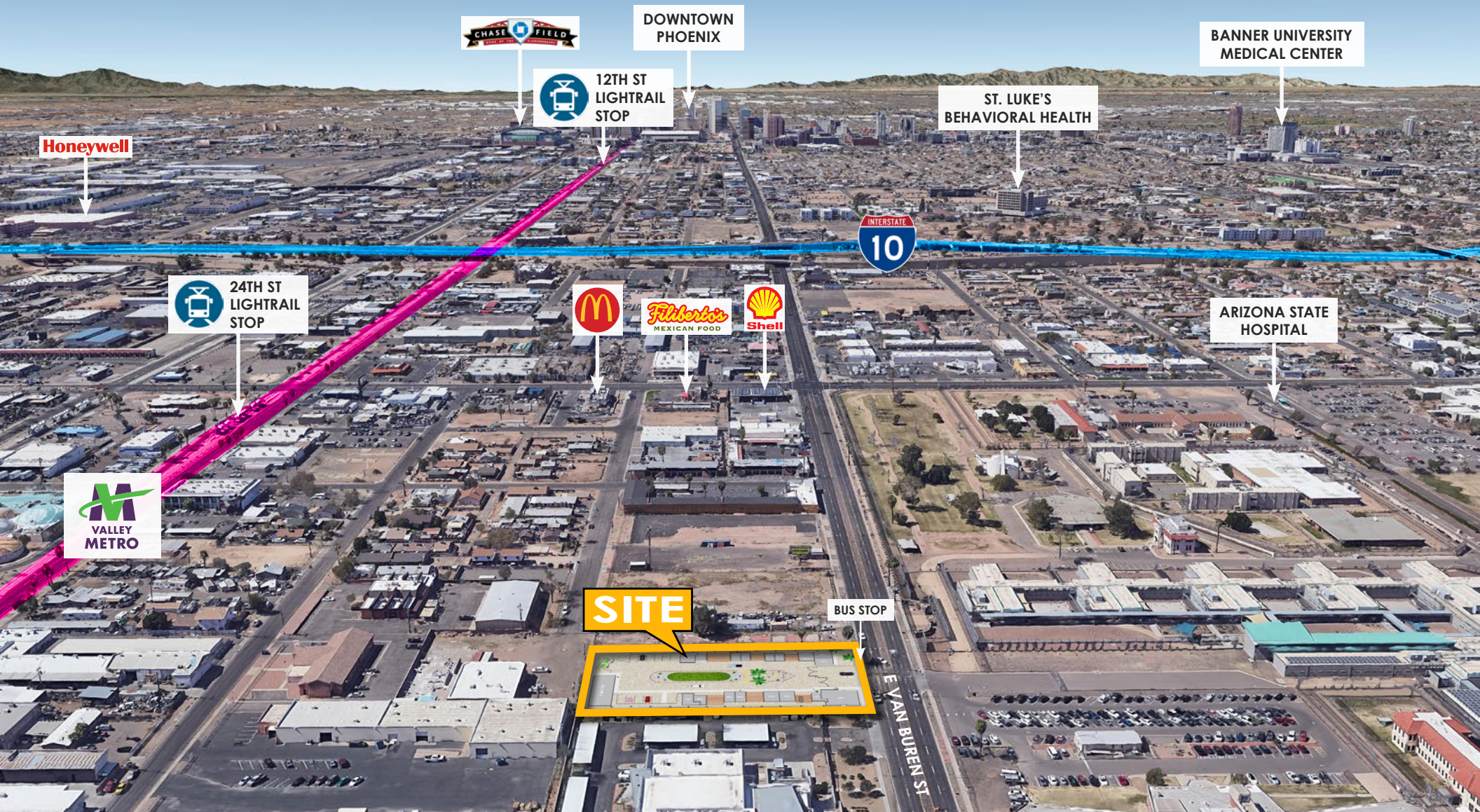
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AERIAL VIEW (WEST)

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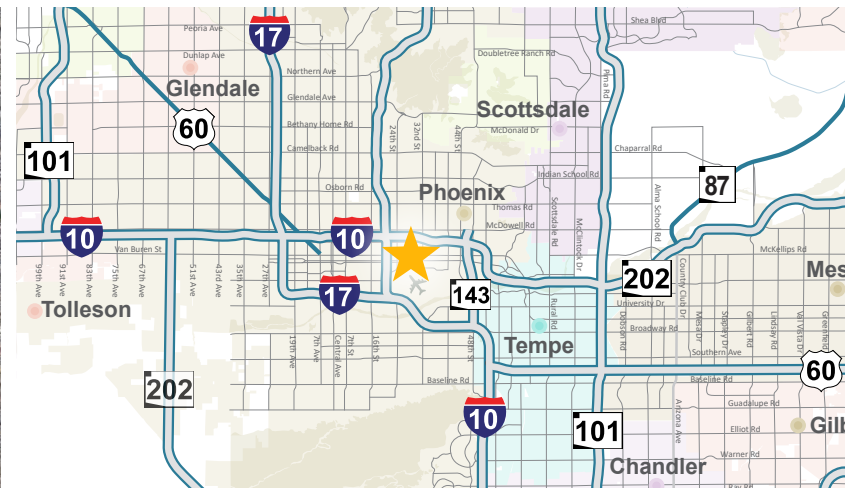
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AREA MAP

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SITE PLAN

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BUILDINGS

NINE (9)

(17) SUITES (43) BEDS



PARKING SPACES

TWENTY ONE (21)

(9) COVERED (12) UNCOVERED (2) HANDICAP



YEAR BUILT

RENOVATED 2020

BUILT IN 1936 (BUILDING 5 BUILT IN 2020)



RESIDENTIAL

IN-PATIENT HOUSING

FOR QUALIFYING INDIVIDUALS



SECURED YARD

GATE CODE ACCESS



ENVIRONMENT

NEW LANDSCAPING



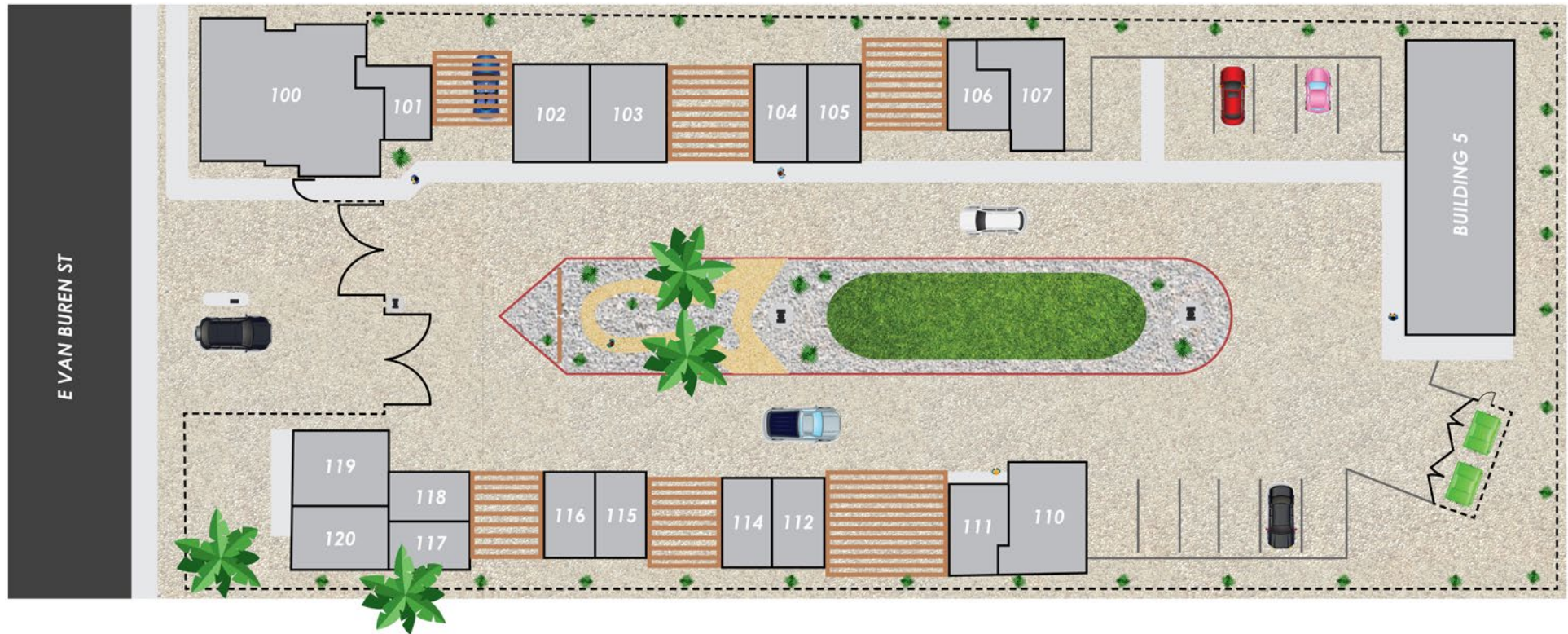
COMMERCIAL KITCHEN

WITH DINING HALL/BREAKOUT ROOM



PROMINENT SIGNAGE

ON VAN BUREN



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EXTERIOR PHOTOS

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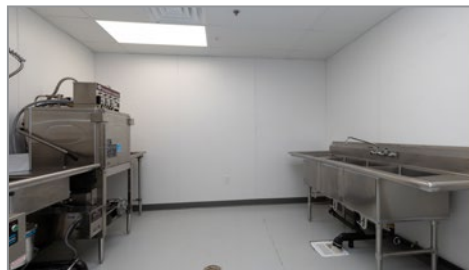
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INTERIOR PHOTOS

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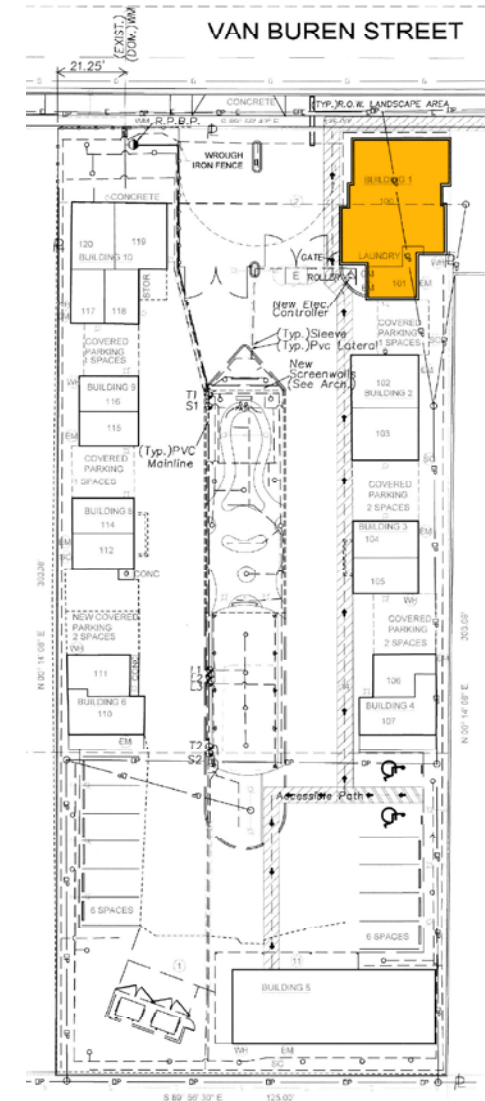
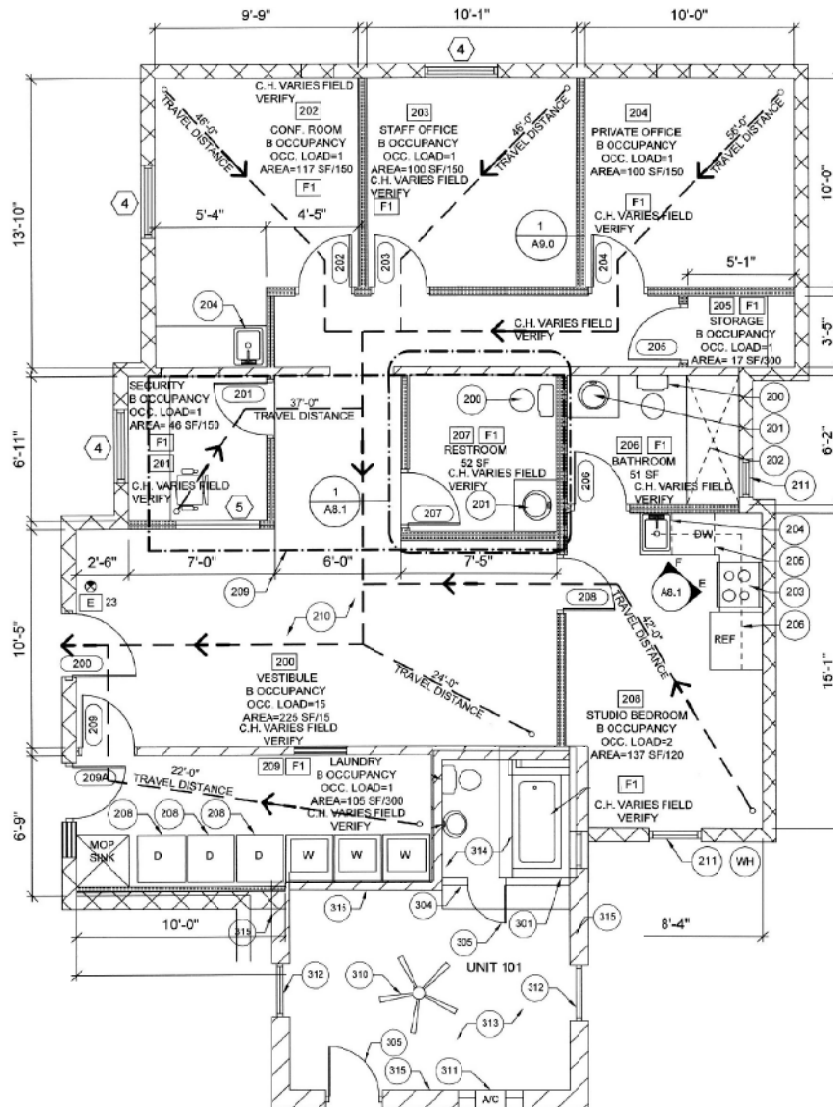
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BUILDING 1

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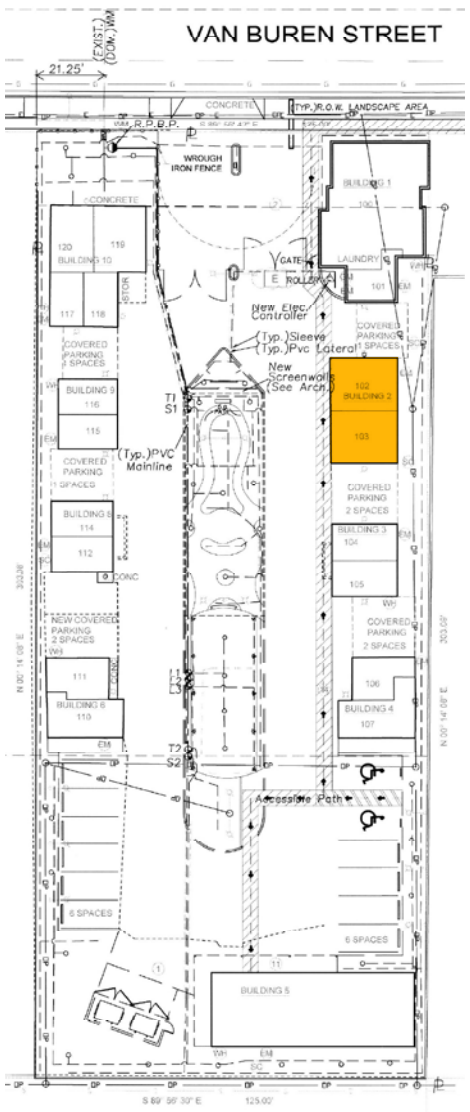
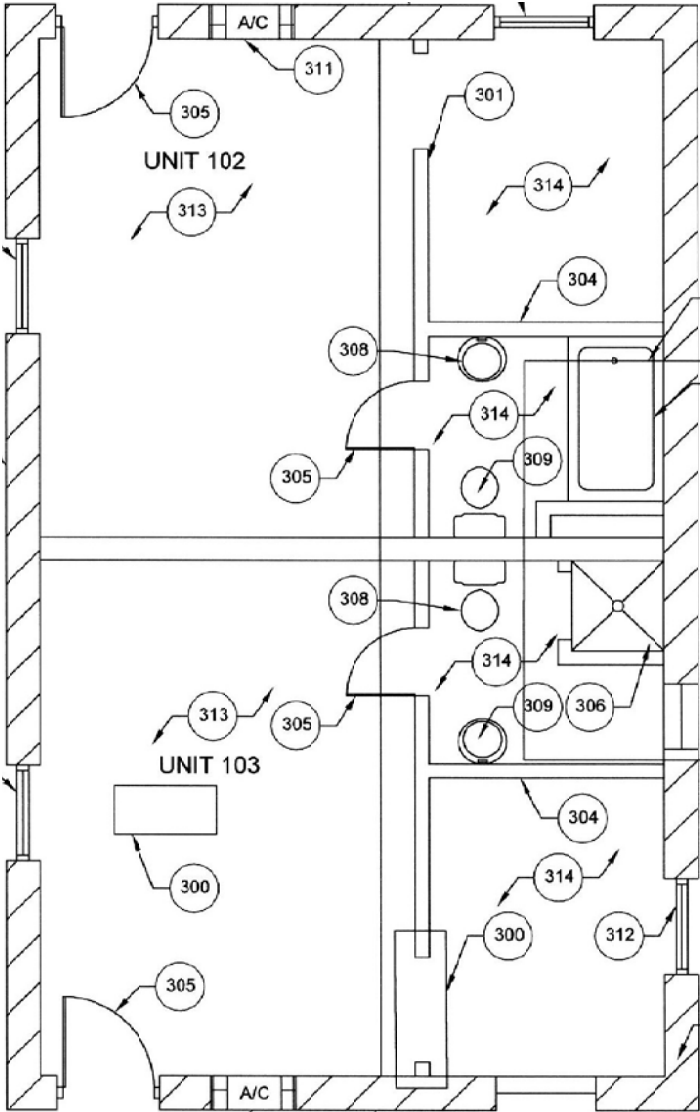
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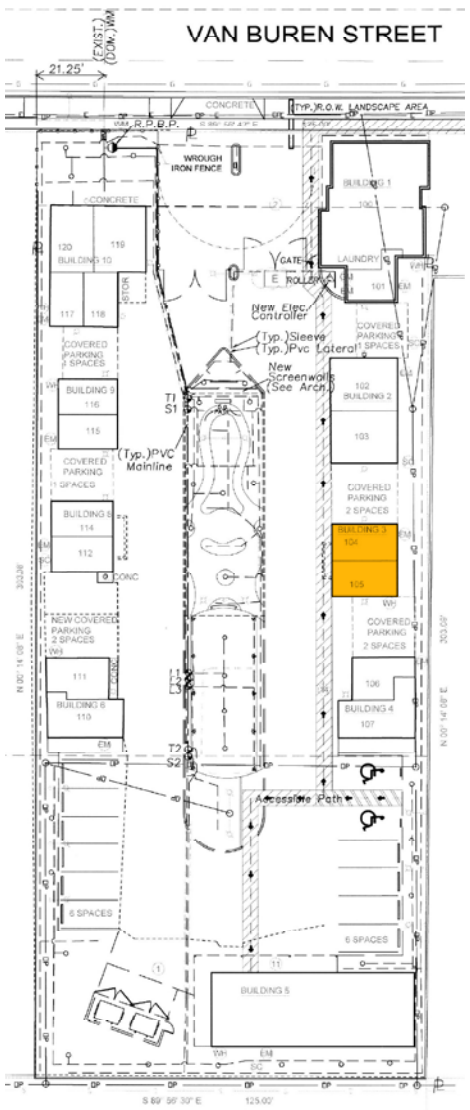
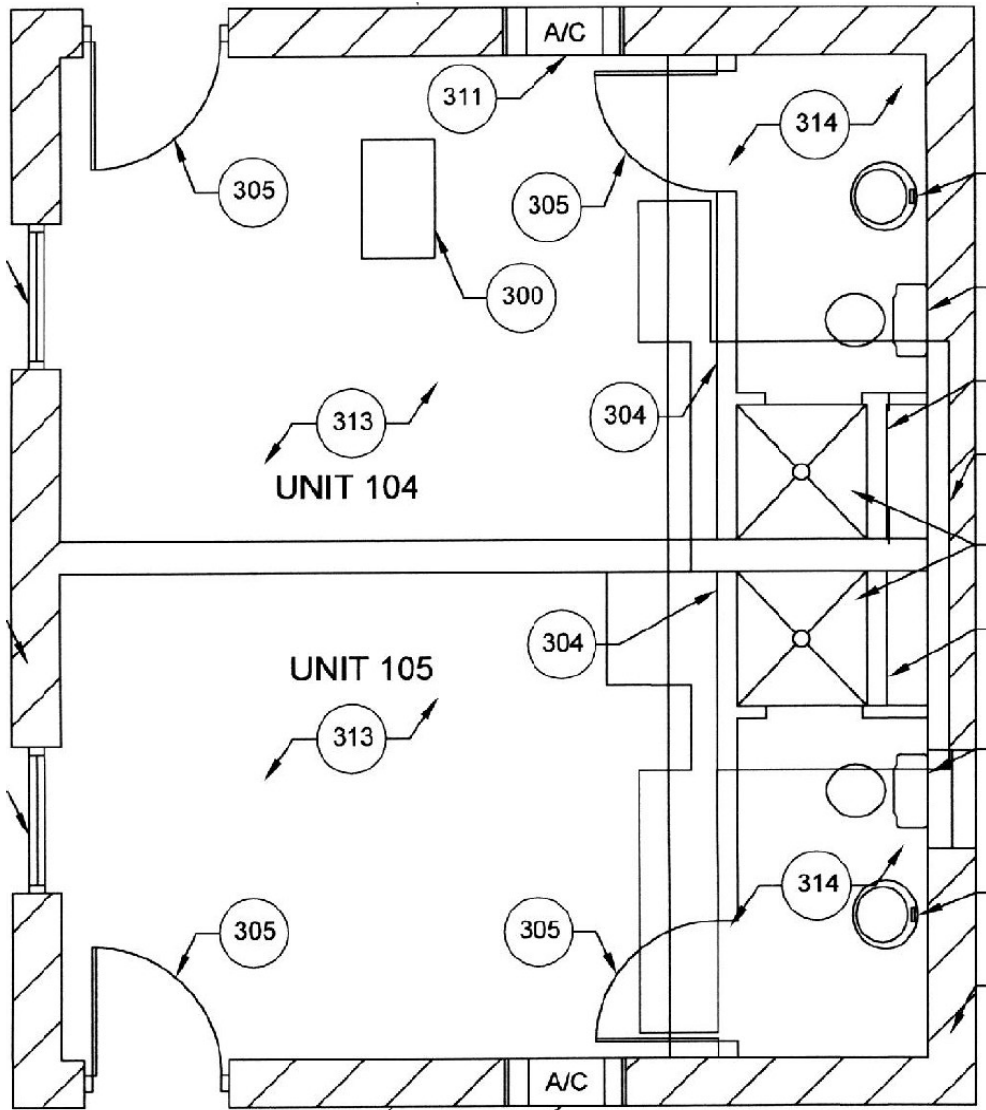
BUILDING 2

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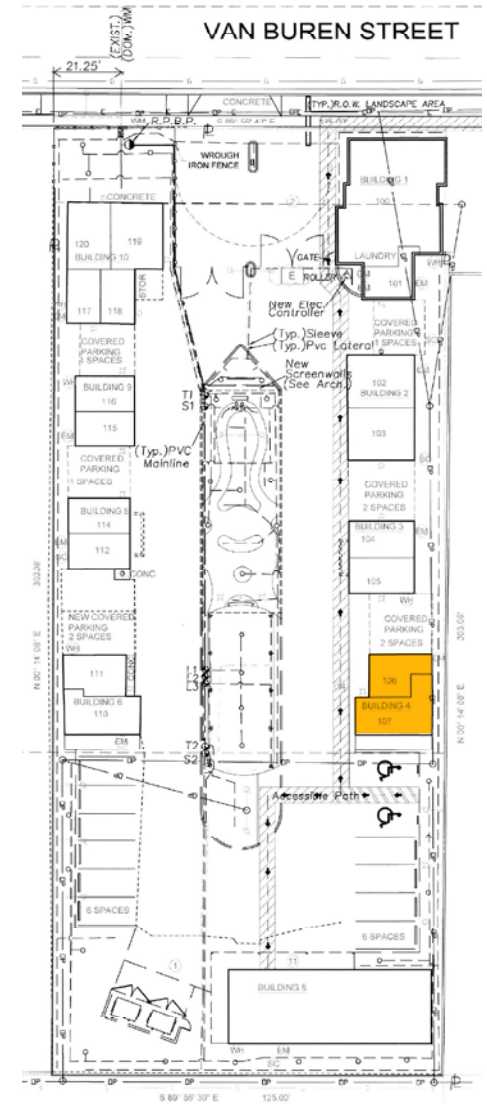
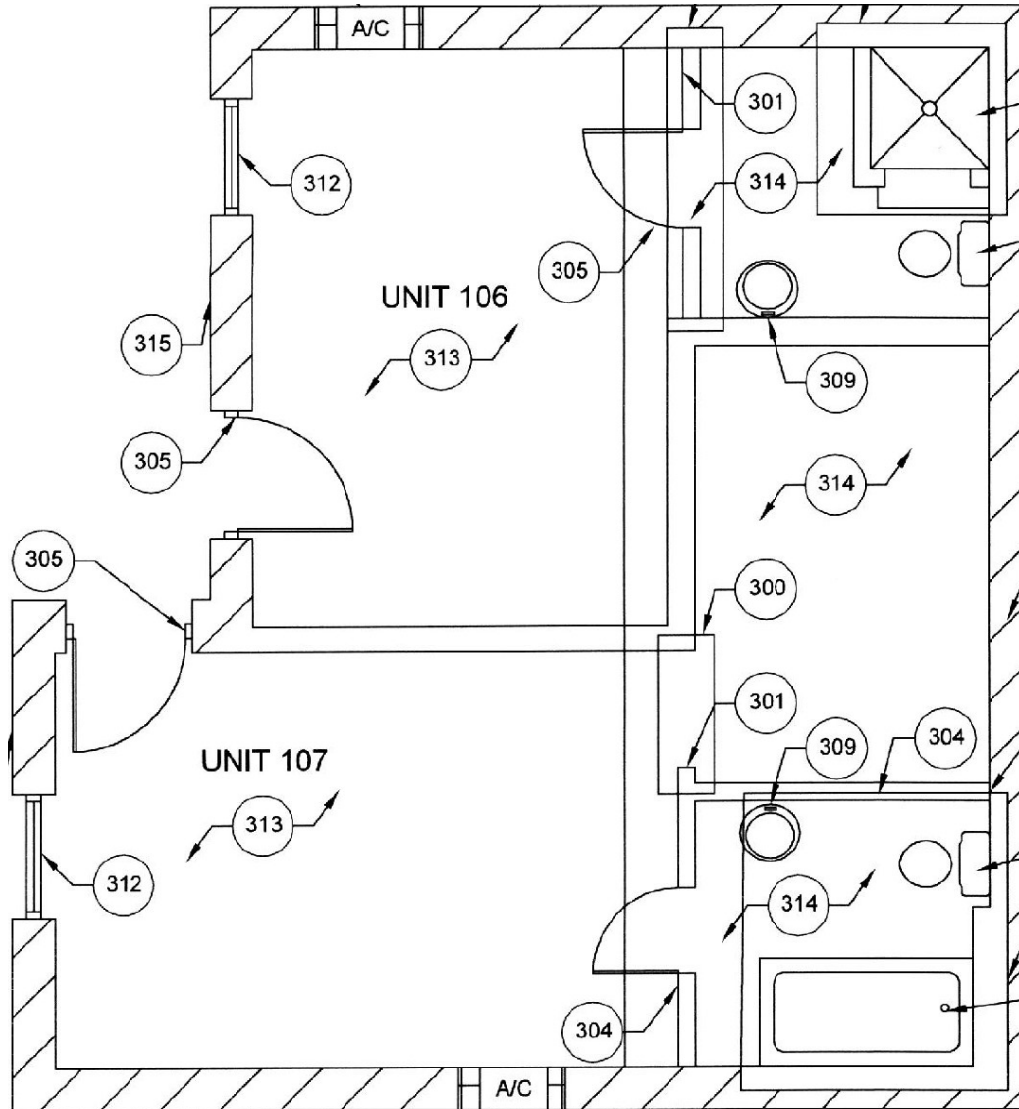
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BUILDING 4

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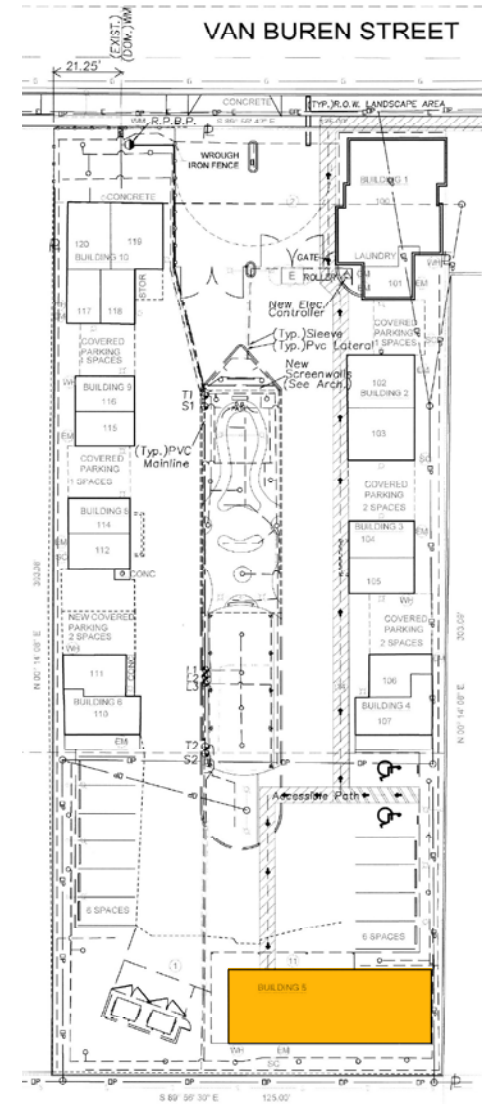
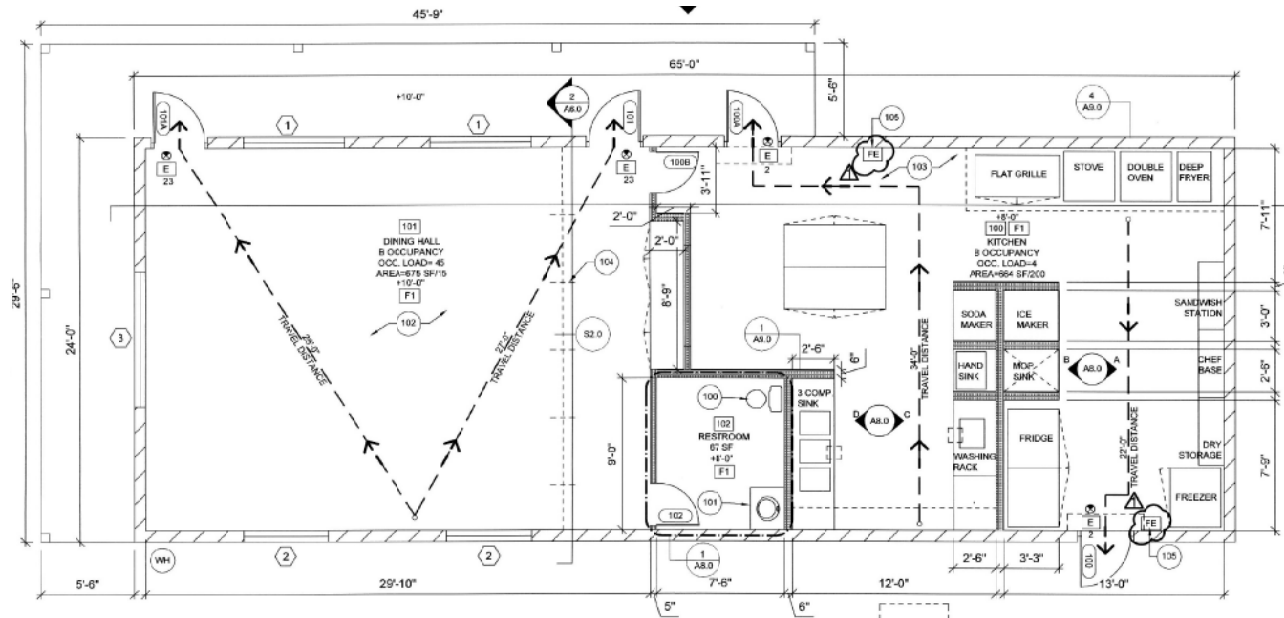
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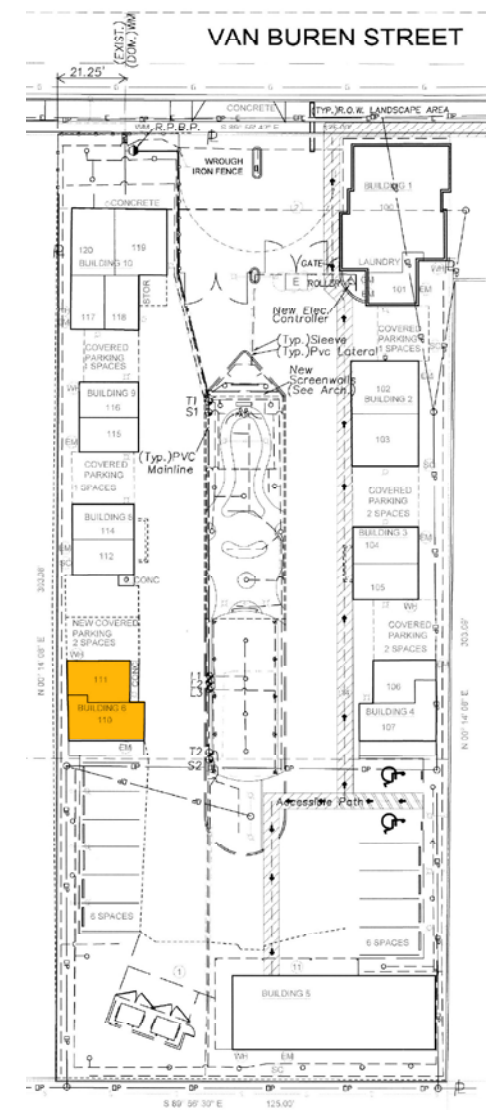
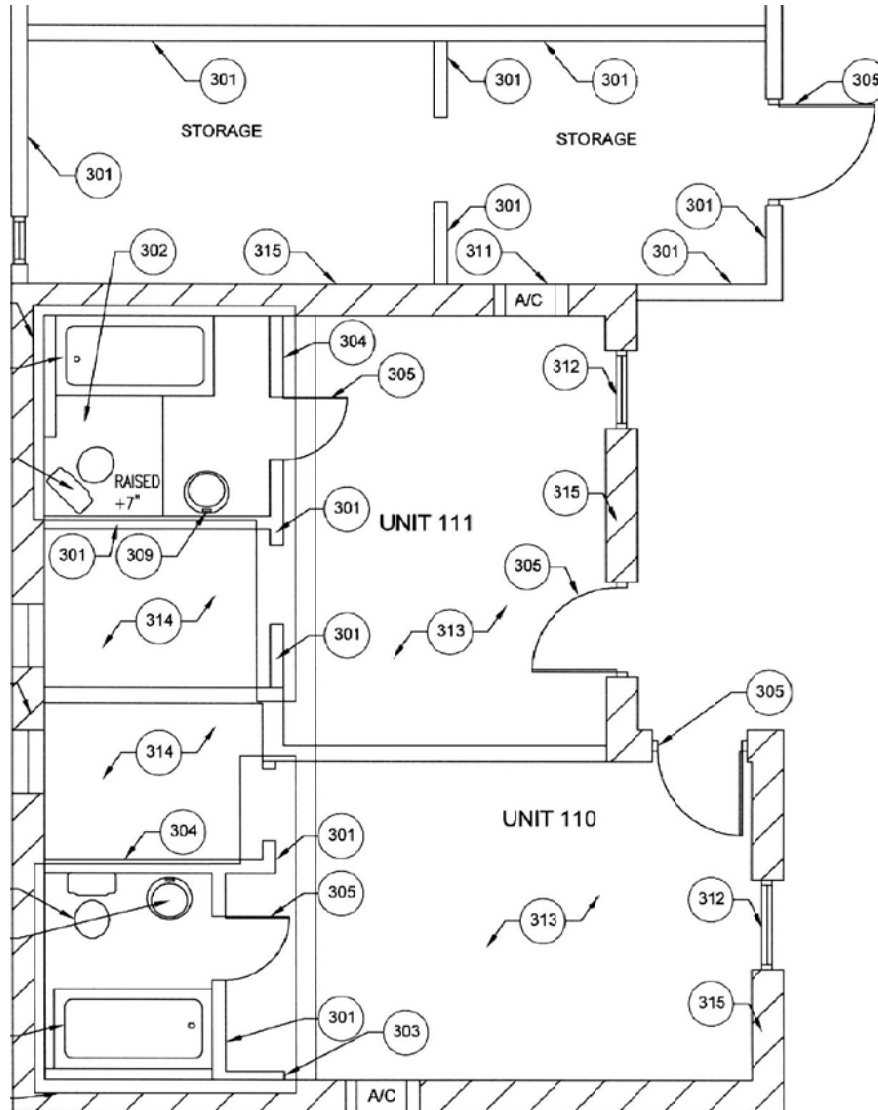
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BUILDING 6

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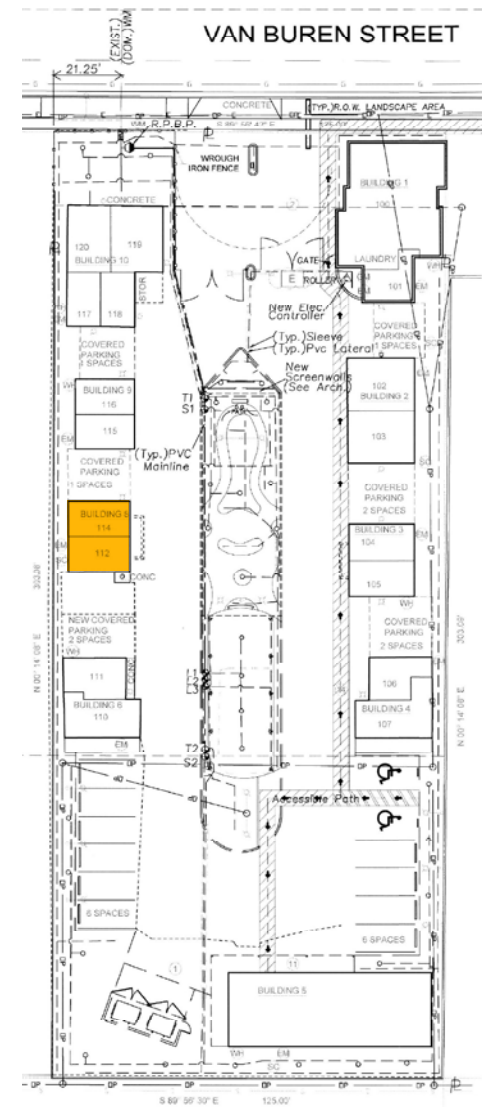
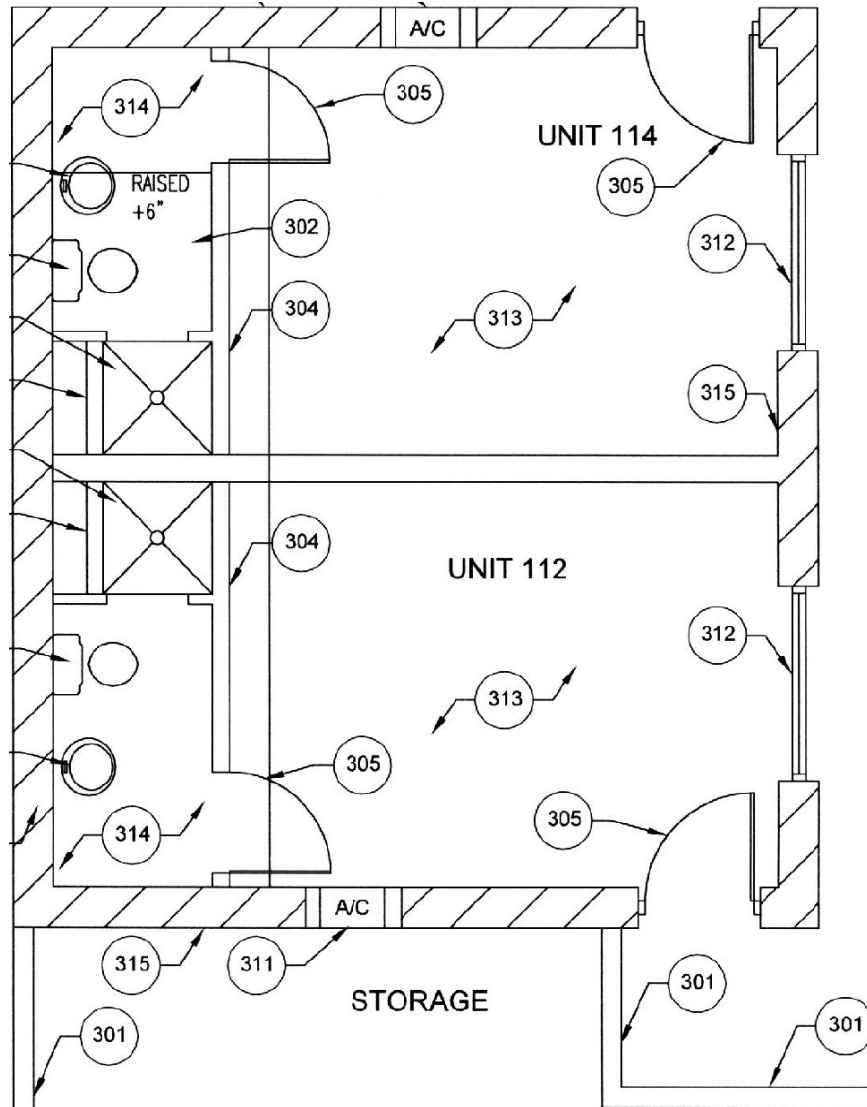
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BUILDING 8

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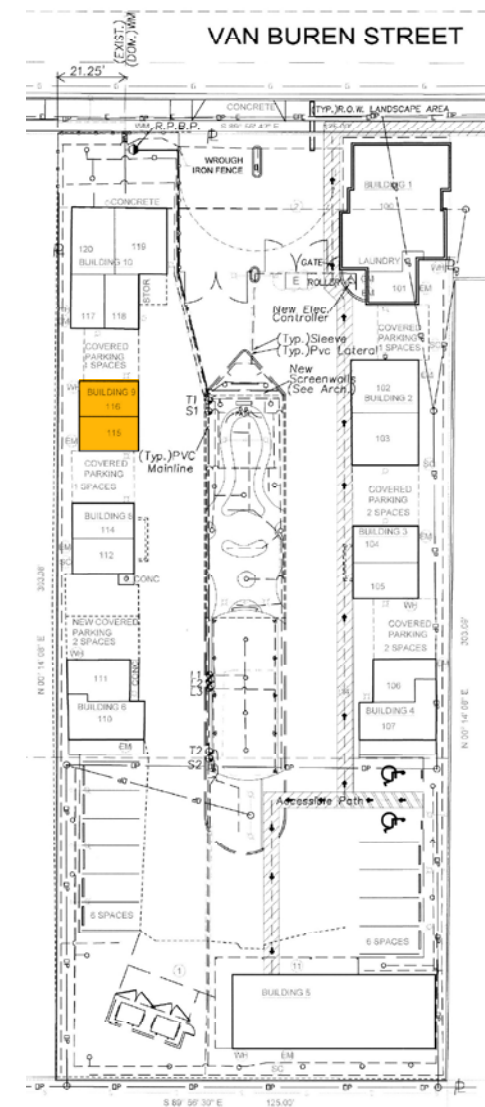
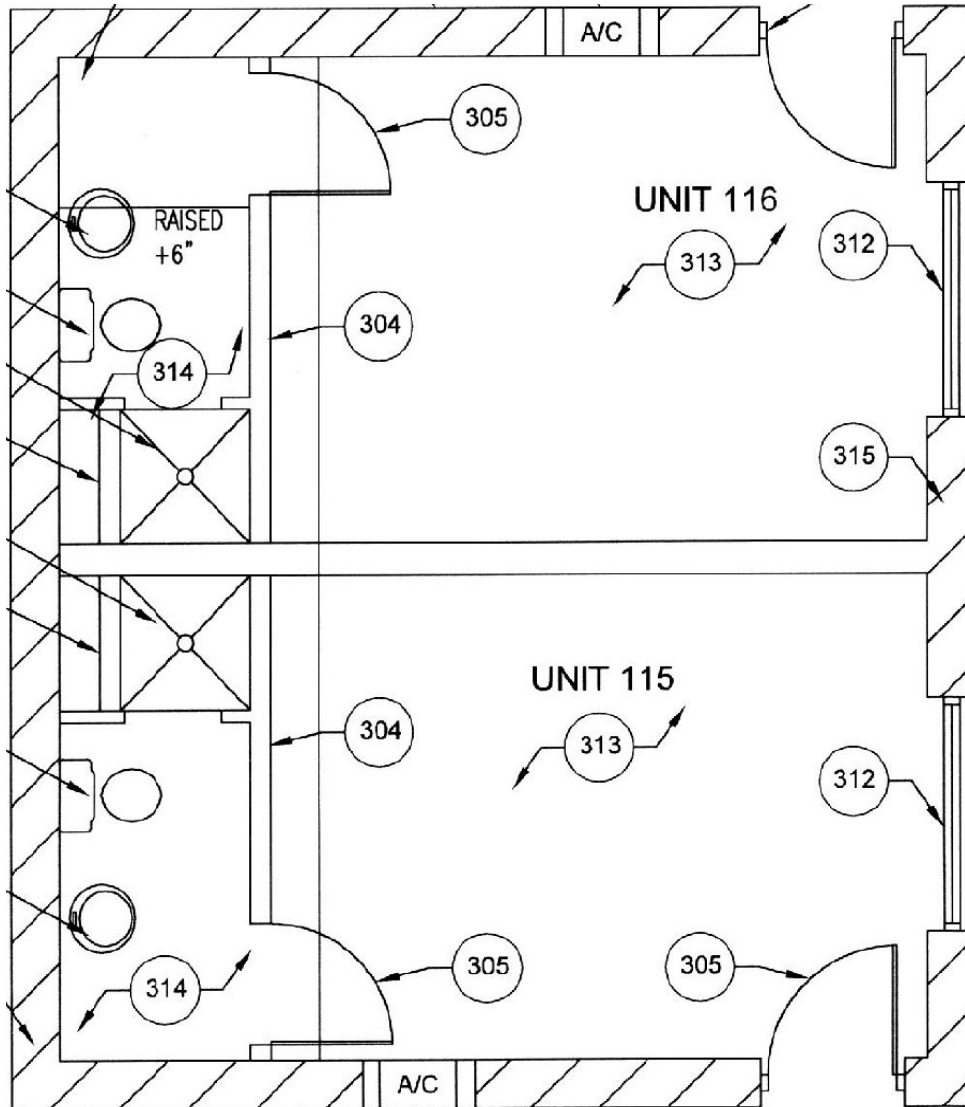
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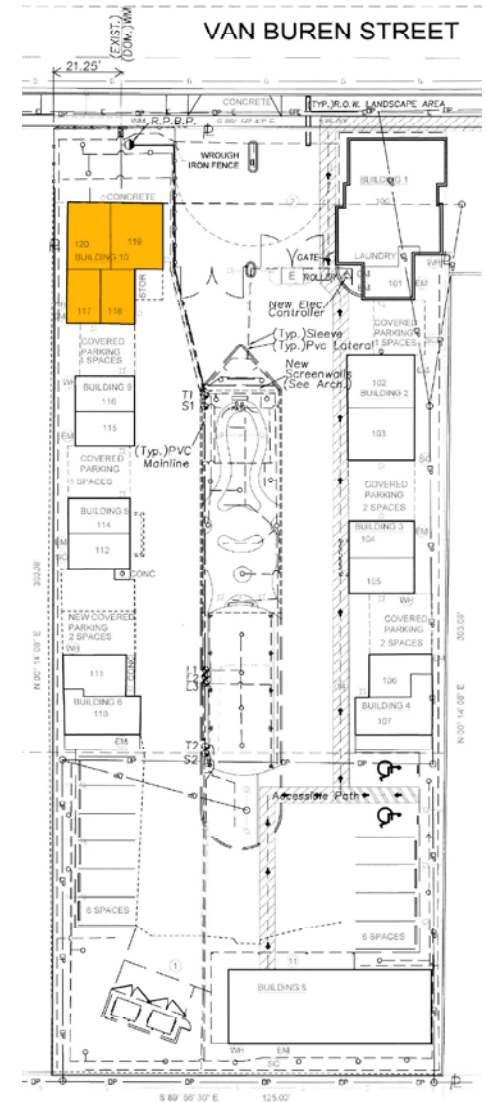
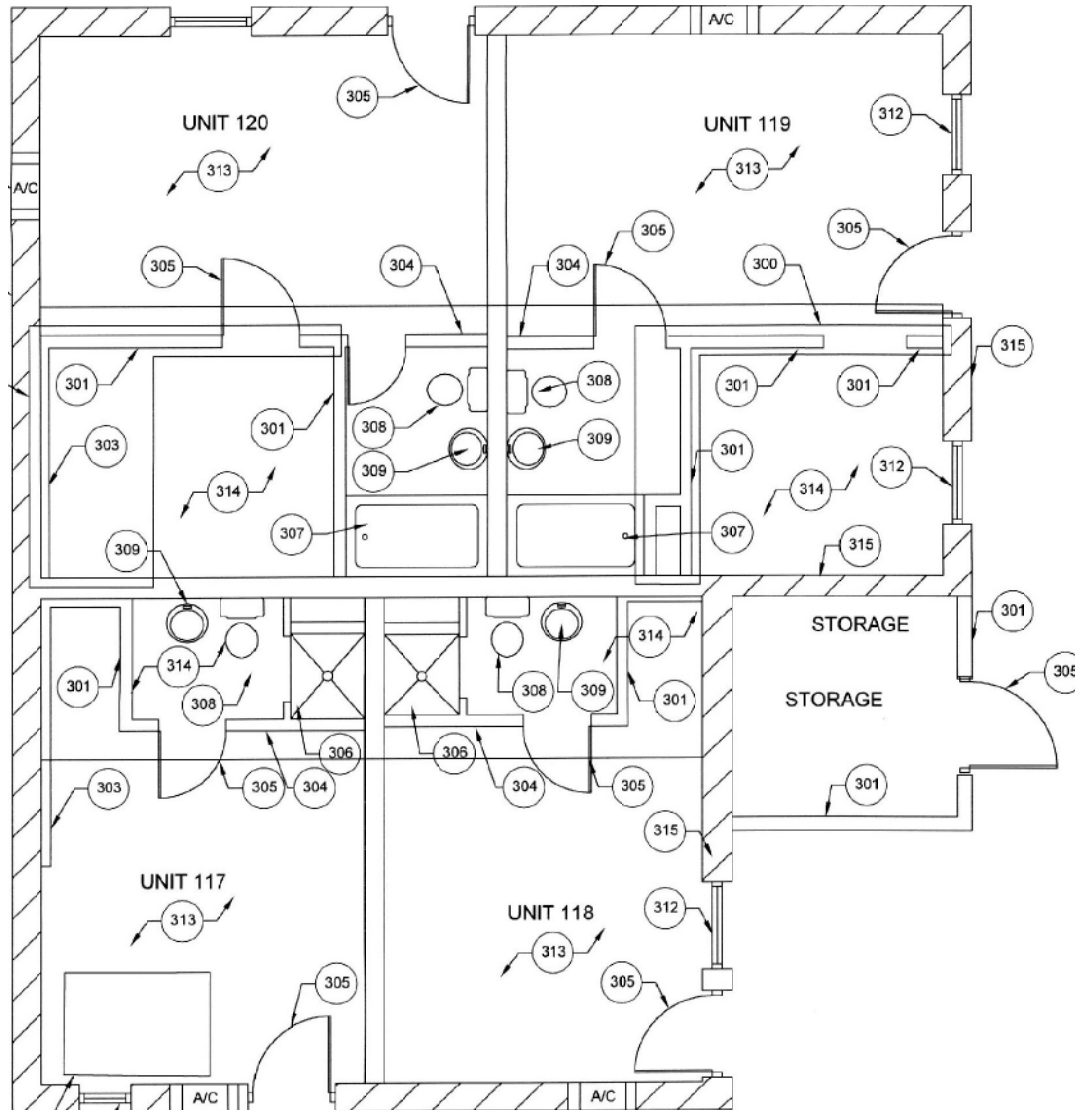
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BUILDING 10

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AMERICA'S LARGEST CITIES

1. New York (Est. 1624)
2. Los Angeles (Est. 1781)
3. Chicago (Est. 1696)
4. Houston (Est. 1836)
5. **Phoenix** (Est. 1867)

Phoenix is America's fastest-growing City 3 years in a row

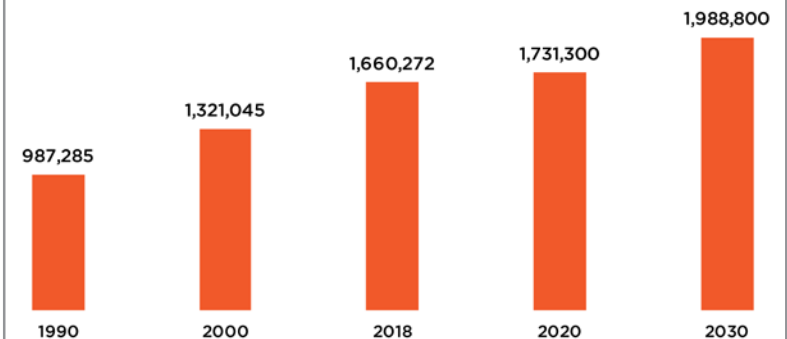


Population Growth in Arizona

	PHOENIX	MARICOPA COUNTY	STATE OF ARIZONA
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2020	1,731,300	4,456,589	7,286,100
2030	1,988,800	5,279,109	8,284,900



Phoenix Population Growth



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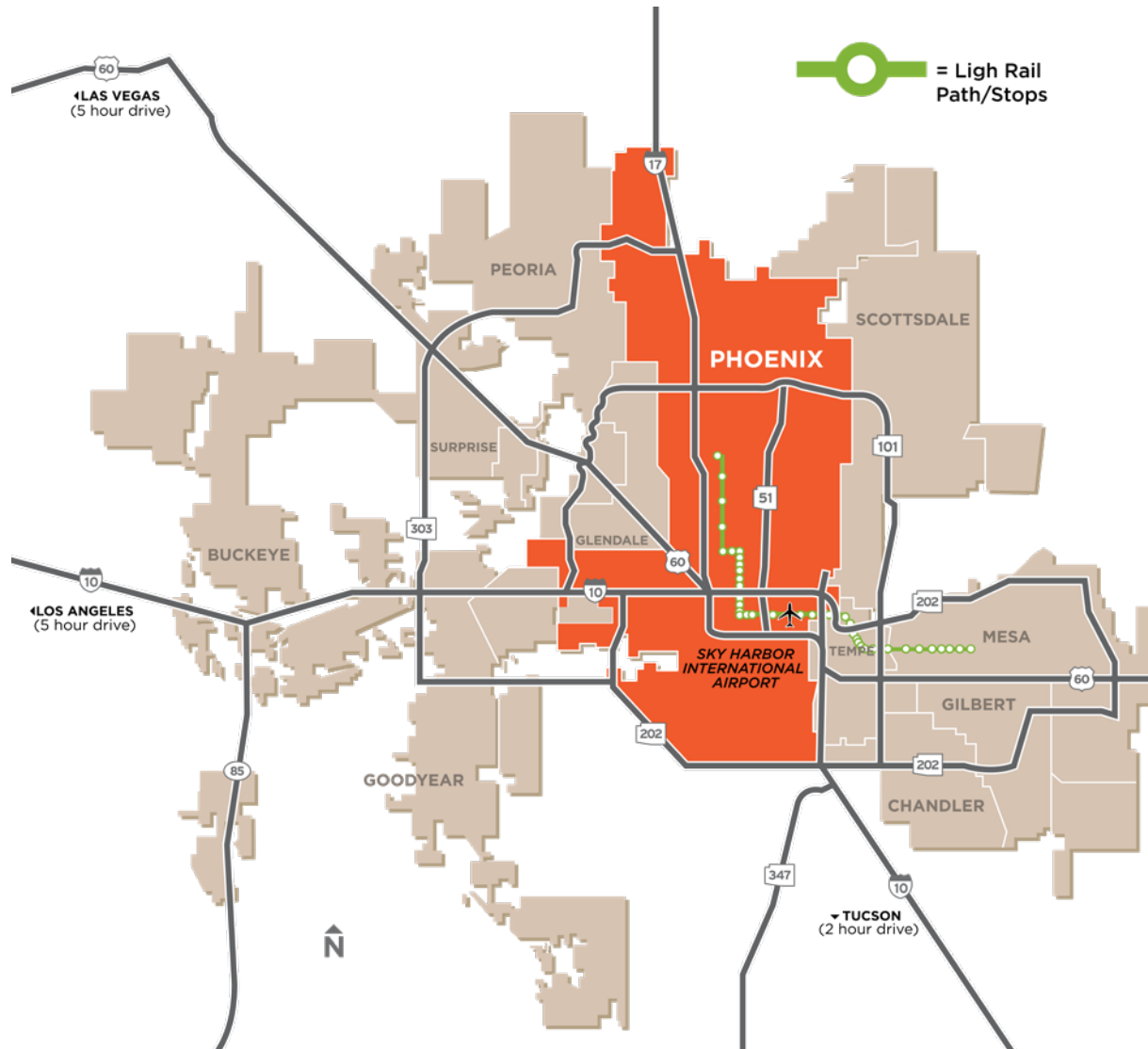
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Air

Phoenix Sky Harbor International Airport is the main airport serving the Greater Phoenix region and is situated less than 10 minutes from Downtown Phoenix.

In 2018, more than 45 million passengers traveled through Sky Harbor. The airport is also investing roughly \$5.7 billion to keep up with growing travel demand.

Ground

Phoenix has a strong ground transportation network with many major freeway/highway systems running through the city, including Interstate 10 which extends from California to Florida. Other freeways and highways include:

- Interstate 17
- U.S. Route 60
- State Route 51 / State Route 143
- Loop 101 / Loop 202 / Loop 303

Public Transit

Phoenix also enjoys a new METRO Light Rail which runs from North Phoenix, through downtown, to Tempe and Mesa in the east. Stations are conveniently located and the trains run every 12-15 minutes. The city also boasts an extensive public bus system reaching all corners of the metro area.

Rail

Phoenix is served by the Union Pacific transcontinental rail line as well as BNSF Railway, offering access to a variety of industrial-zoned properties.



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