

Residential Treatment Center / School Campus

960 N Stapley Dr, Mesa, AZ 85203

SALE PRICE: \$4,250,000.00

LEASE RATE: CONTACT BROKER

BUILDING AREA: ±21,945 SF



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CONFAC

FOR SALE & LEASE

21,945 SF Residential Treatment Center / School Campus in the Heart of Mesa, Arizona

For More Information, Please Contact an Exclusive Listing Agent:

Matt Zaccardi

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpiaz.com

Katy Haug

D: 480.623.2328

M: 816.808.7347

khaug@cpiaz.com



**COMMERCIAL
PROPERTIES INC.**

Locally Owned. Globally Connected. 

Executive Summary

CPI is pleased to present the unique opportunity to acquire **960 N Stapley Dr**, an expansive 21,945 SF mixed-use campus strategically located in the established community of Mesa, Arizona. This rare offering features a comprehensive collection of **11 distinct buildings** on a large, secure parcel, perfectly suited for a residential treatment center, behavioral health facility, or private educational institution. Notably, the prior tenant operated under a Behavioral Health Services (BHS) license issued by the Arizona Department of Health Services (ADHS) as well as a Department of Child Safety (DCS) license, demonstrating the property's established suitability for regulated care and residential services.

The property offers a versatile “live-learn-play” environment, featuring a blend of administrative offices, dormitory-style residential quarters, classrooms, and communal living spaces. The campus is further enhanced by exceptional **recreational amenities**, including full basketball courts, a swimming pool, and extensive green spaces, providing a self-contained atmosphere ideal for student or patient wellbeing.

Situated just north of University Drive, the location offers immediate access to the **Loop 202 Red Mountain Freeway** and is just minutes from the amenities of Mesa Riverview and the wider East Valley. This asset provides an investor or owner-user with a **turn-key opportunity** to acquire a fully improved facility in a central location, eliminating the time and cost associated with ground-up development.



Property Highlights

Since the licensing history contains a lot of specific building numbers and acronyms, breaking it out into a bulleted list below a shortened introductory paragraph might read better and be easier for potential buyers to scan.

This offering presents a secure opportunity to acquire a versatile educational or residential treatment campus with extensive in-place infrastructure. Strategically located in a dense, mature area of Mesa, Arizona, this property offers a private, campus-style setting with exceptional recreational amenities, making it perfect for operators seeking a turn-key, 25-bed facility for behavioral health, education, or non-profit use.

Licensing & Proven Operating History:

Buildings 1 & 11: Held an ADHS Behavioral Health Residential License; previously operated as a residential treatment center and later an ORR (Office of Refugee Resettlement) program.

Central Campus (Buildings 2-8 & 10): Held an ADHS Outpatient Treatment Center (OTC) License; housed Foster Care, PACCT, and After School programs.

Campus-Wide: The facility subsequently transitioned to a DCS License for ORR operations, with DCS confirming licensure extended across the entire campus.

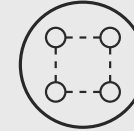
Sale Price: \$4,250,000.00

Contact Broker For Lease Rate



21,945 SF

Total Building Area



5.25 Acres

Lot Size



RS-9

Zoning



137-09-003C

Parcel Number



N Stapley Dr

Frontage



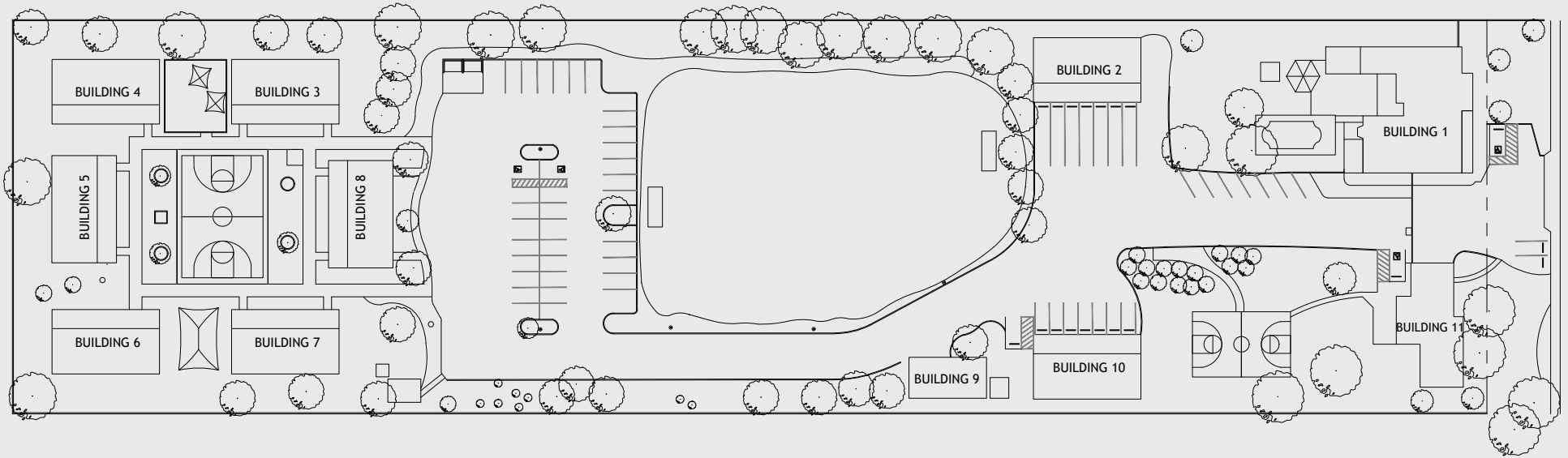
25

Bed Count



Site Plan

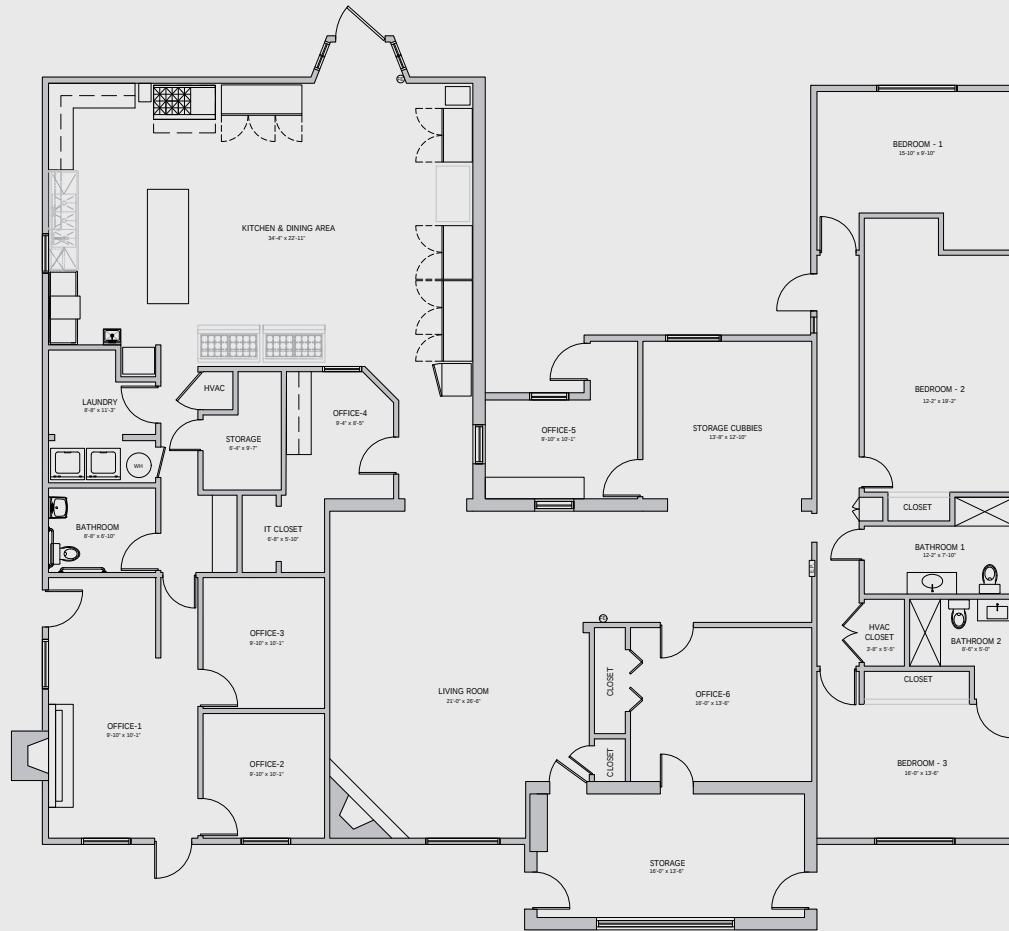
The site plan features a functional mix of administrative offices, classrooms, and residential dormitories, all centered around a massive green space and recreational core. With integrated amenities including full basketball courts, soccer field, and a swimming pool, the layout is perfectly designed to support a holistic 'live-learn-play' curriculum for students or patients.



Building 1

4,645 SF Office Building

Layout features a commercial kitchen/dining area, living room, 6 offices, 3 bedrooms, 3 restrooms, a laundry room, and storage room.



Versatile Headquarters & Residential Facility

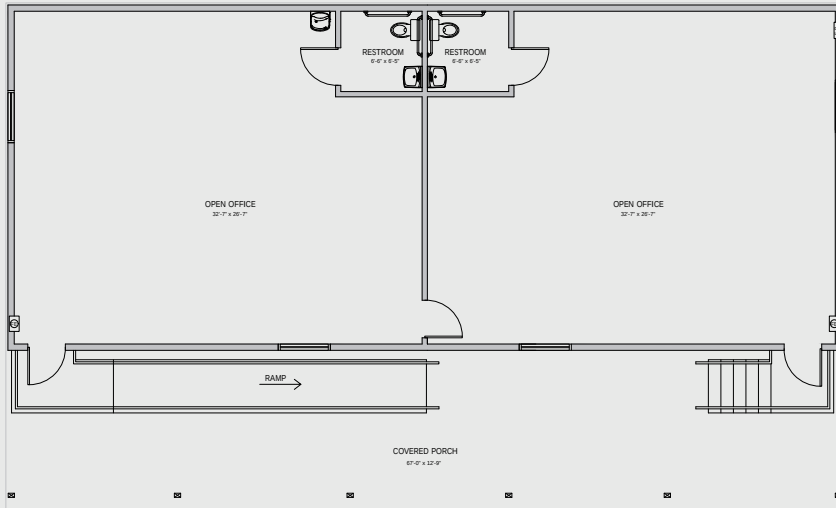
As the largest structure on campus, Building 1 serves as an ideal central headquarters. Its unique mixed-use design combines executive offices with full residential amenities, perfect for staff housing, a group home setting, or executive administration.



Building 3

1,850 SF Classroom/Office Building

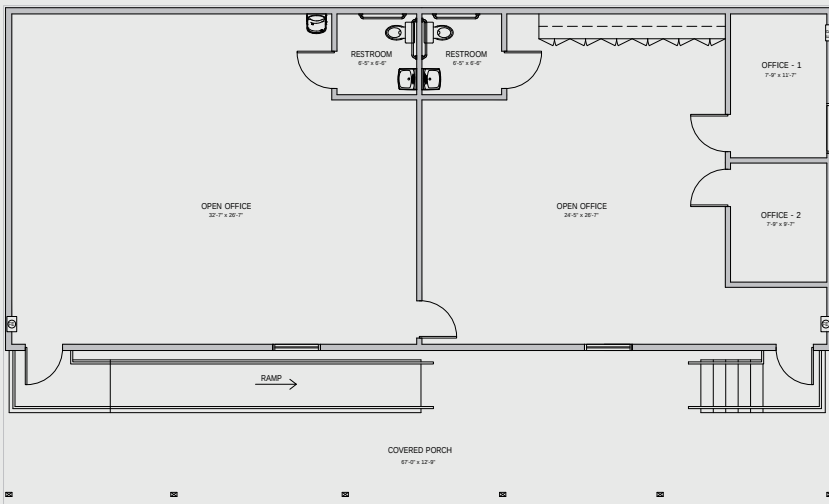
2 open office spaces with 2 restrooms and ramp access.



Building 4

1,850 SF Classroom/Office Building

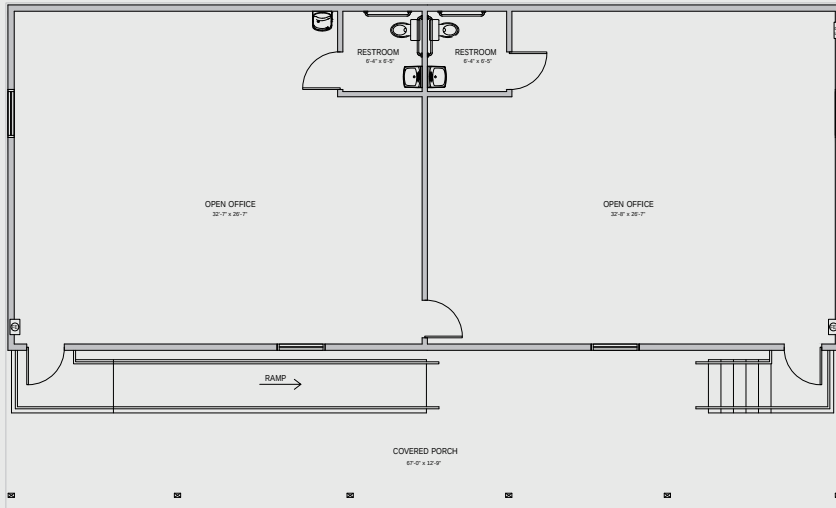
2 Open office spaces with 2 private offices, 2 restrooms and ramp access.



Building 5

1,850 SF Classroom/Office Building

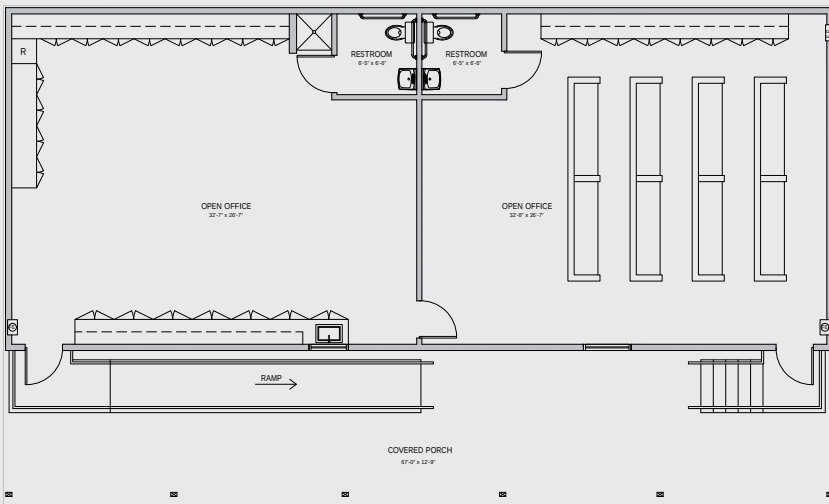
2 open office spaces with 2 restrooms and ramp access.



Building 6

1,850 SF Classroom/Office Building

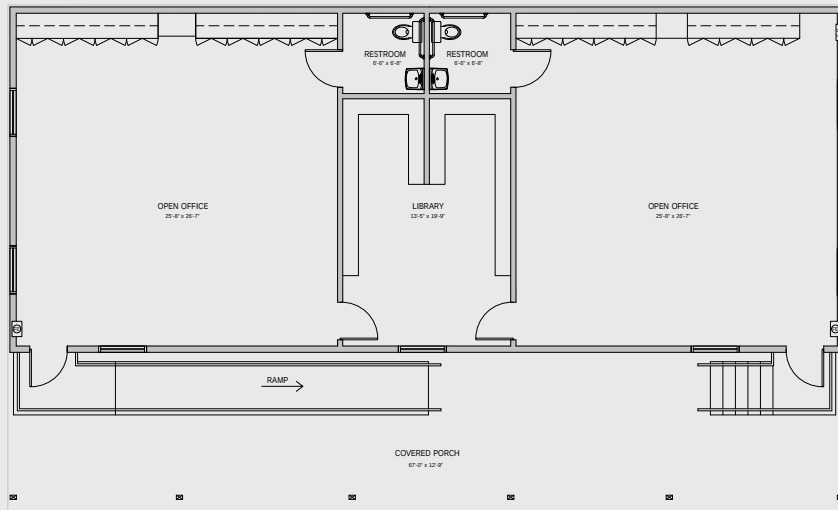
2 open office spaces with 2 restrooms and ramp access.



Building 7

1,850 SF Classroom/Office Building

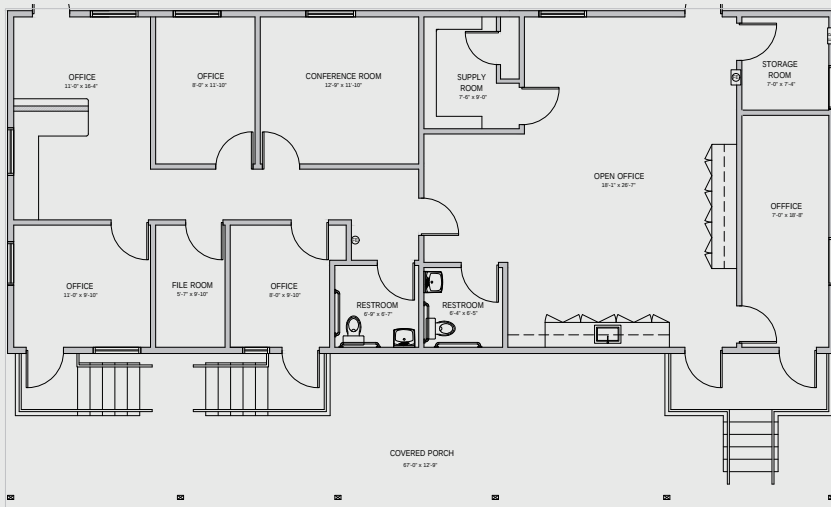
2 open office spaces with connected library, 2 restrooms, and ramp access.



Building 8

1,850 SF Classroom/Office Building

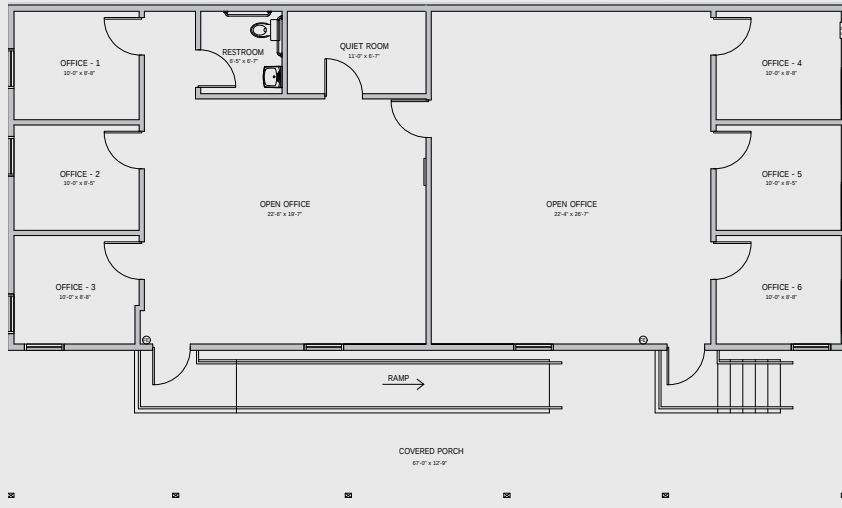
Open office space with 4 private offices, a conference room, 2 restrooms, a file room, and 2 storage rooms.



Building 2

1,850 SF Classroom/Office Building

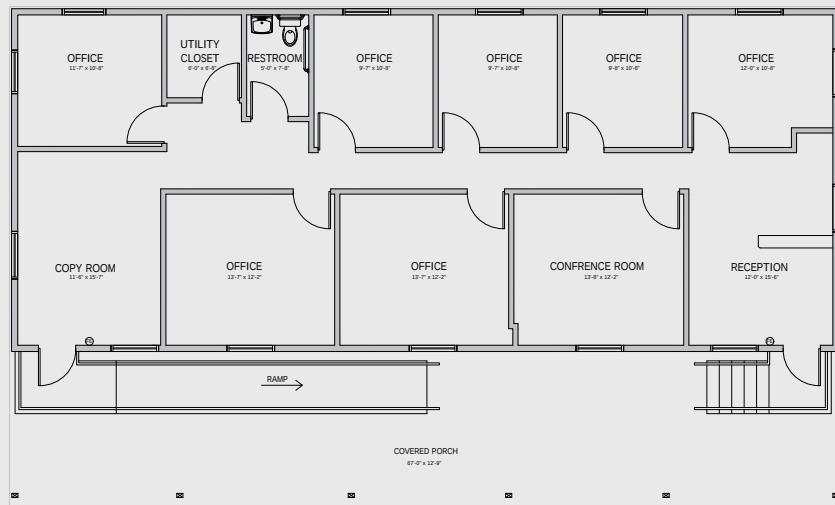
2 open office spaces with 6 private offices, a restroom, and ramp access.



Building 10

1,850 SF Classroom/Office Building

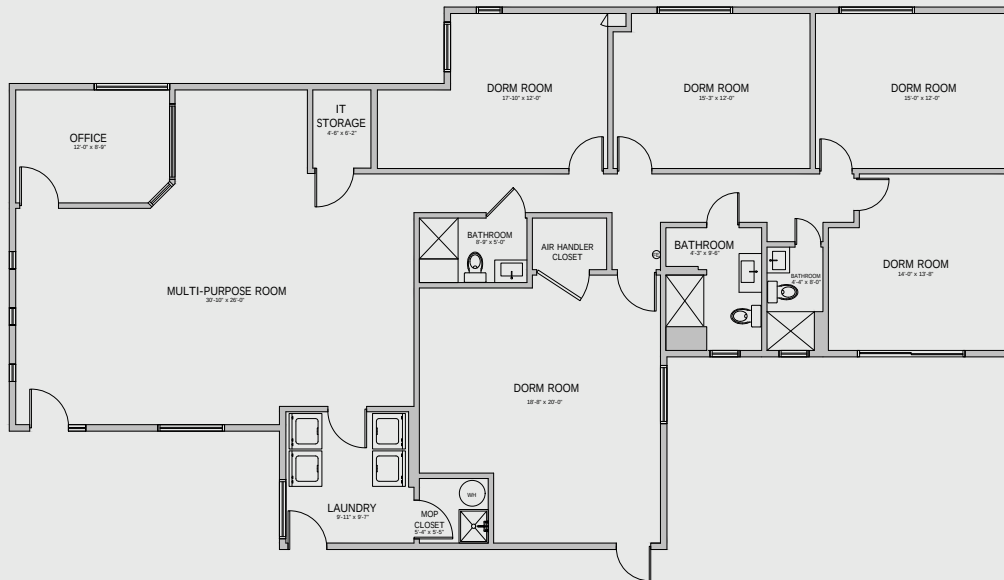
Office with reception, 7 private offices, a copy room, conference room, restroom, copy room, utility closet, and ramp access.



Building 11

2,500 SF Office Building

Layout features open office, a private office, 5 bedrooms, 2 restrooms, a laundry room, and IT storage closet.



Dedicated Residential & Support Wing

Building 11 offers a specialized 2,500 SF floor plan designed for secure accommodation. The facility features five dormitory-style bedrooms supported by a private staff office and IT storage, allowing for 24/7 supervision and patient care within a comfortable, self-contained environment.









Fountain Hills

101

51

Scottsdale

Phoenix

87

 **Valleywise Health**
Behavioral Health Center

202

 **MIND24-7**

SITE

Mesa

60

143

Tempe

AURORA
BEHAVIORAL HEALTH

101

Chandler

 **OASIS BEHAVIORAL HEALTH**

202

Agave Ridge
Behavioral Hospital

Gilbert

Queen Creek

202



Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

**City for Economic Growth
(250K - 500K Population)**
([CoworkingCafe, 2024](#))

**TOP
5**

**Most Neighborly
Large City**
([Neighbor.com, 2024](#))

#11

**Best-Run City
in the US**
([WalletHub, 2025](#))

**TOP
40**

**Cities with the Best
Public Schools in the US**
([Niche, 2024](#))



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	17,392	155,305	311,612
 Households	5,706	54,776	117,547
 Average Household Income	\$93,200	\$78,711	\$79,457
 Median Home Value	\$354,945	\$320,219	\$314,866



5 Mile Highlights

35.3
Median
Age

141K
Daytime
Employees

24%
Bachelor's Degree
or Higher

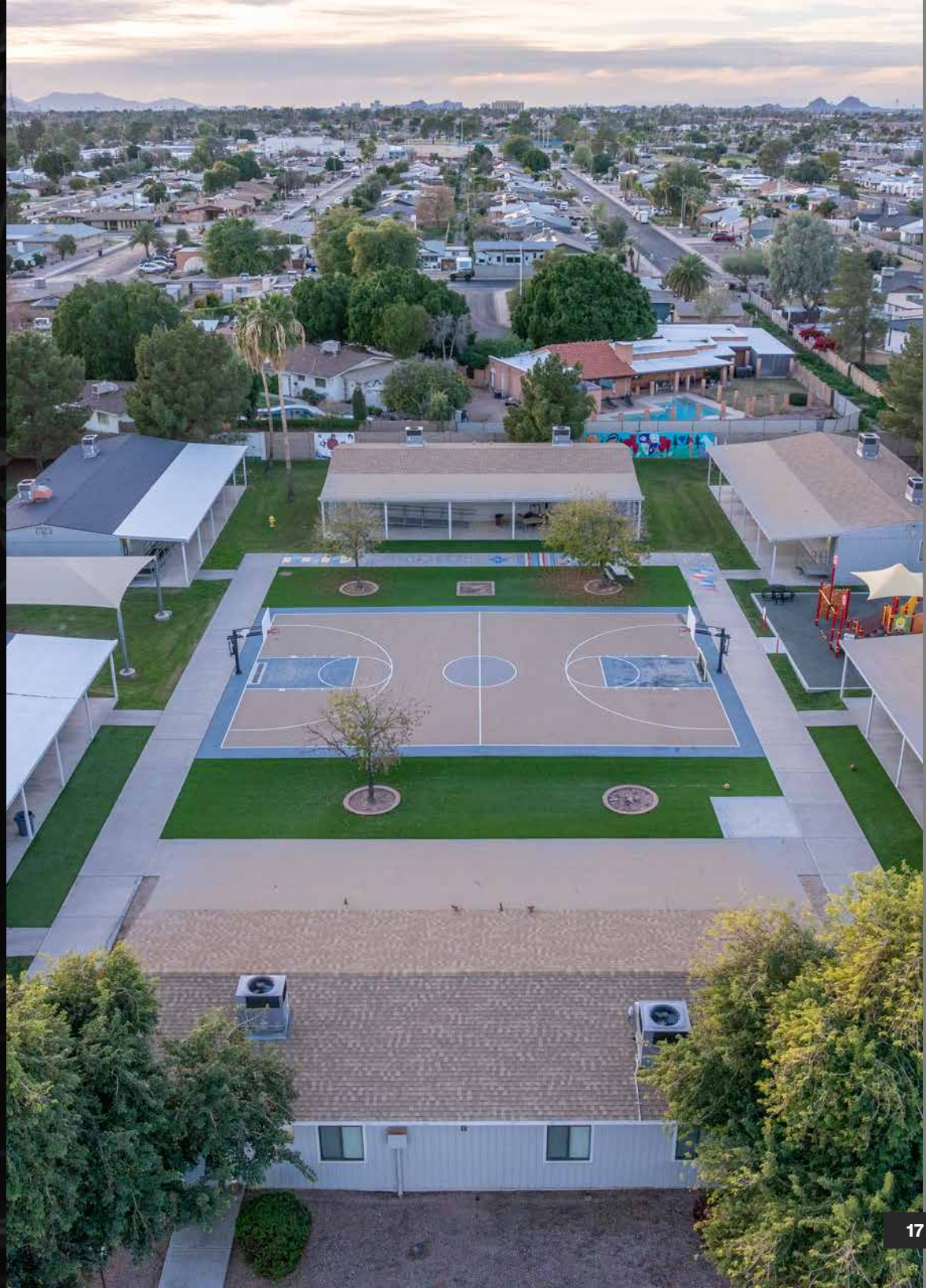
High-Density Community Support

This location offers an owner-operator immediate access to a deep and stable client base. With a dense population of over 155,000 residents within a 3-mile radius, the site is surrounded by established families and a robust workforce.

Additionally, the immediate 1-mile radius boasts an impressive average household income exceeding \$93,000. This financial stability indicates a local community with the resources to support private education and specialized healthcare services, ensuring a consistent pipeline for enrollment or patient intake.

960 N Stapley Dr is an unparalleled opportunity to acquire a premier campus facility in one of the Phoenix metro's most accessible submarkets. It offers a unique combination of residential accommodations, educational infrastructure, and resort-style amenities, making it an ideal acquisition for an organization seeking to control its long-term future.

- **Turn-Key Campus Asset:** A rare find featuring 11 specialized buildings including dorms, administrative offices, and classrooms, allowing for immediate operational startup for schools or treatment centers.
- **Unmatched Amenities:** The site boasts resort-quality features including a swimming pool, sport courts, and expansive grounds, significantly enhancing the quality of life for residents and students.
- **Strategic Mesa Location:** Situated in a central Mesa location with rapid access to the Loop 202, the property enjoys high connectivity while maintaining a secure, community-focused environment essential for specialized care or education.



Residential Treatment Center / School Campus

960 N Stapley Dr, Mesa, AZ 85203



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

For More Information,
Please Contact an
Exclusive Listing Agent:

Matt Zaccardi

D: 480.966.7625

M: 602.561.1339

mzaccardi@cpi.az.com

Katy Haug

D: 480.623.2328

M: 816.808.7347

khaug@cpi.az.com

The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Properties Inc ("CPI") or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is "CPI," and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering.

This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner, "CPI," nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering are advised and encouraged to conduct their own comprehensive review and analysis of the Property.