

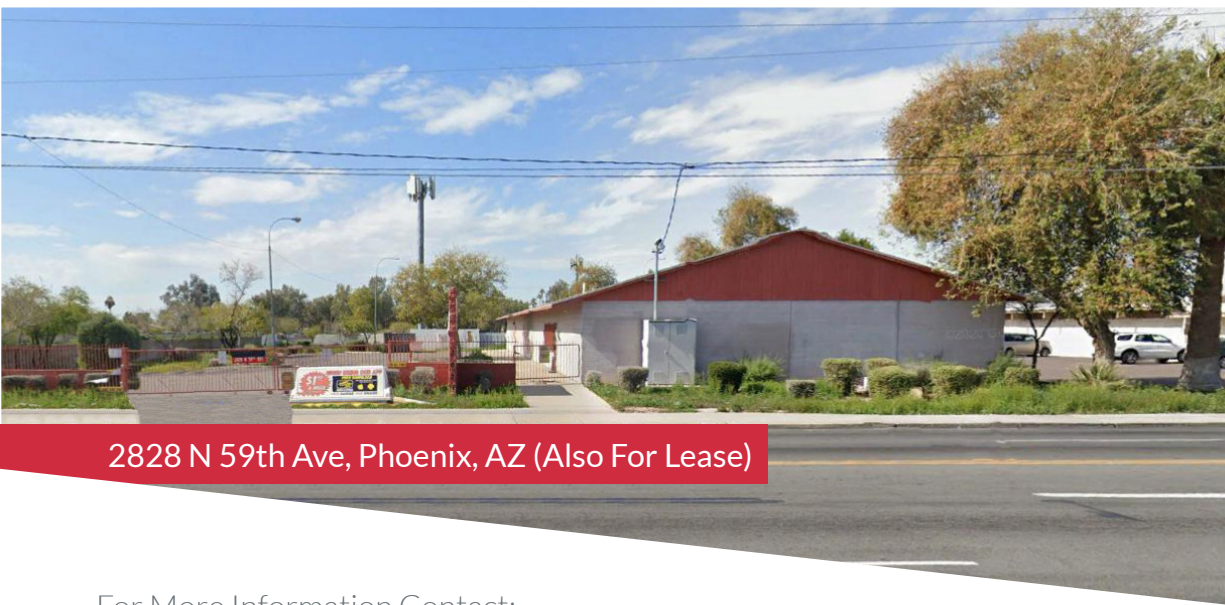


303 & 307 N 4th St, Buckeye, AZ

FOR SALE

Choices Day Treatment Centers Phoenix Metro Area

Sale Price: \$1,300,000



2828 N 59th Ave, Phoenix, AZ (Also For Lease)



10307 W Missouri Ave, Glendale, AZ

For More Information Contact:

Christopher Lewis

602 393 6617

chris.lewis@naihorizon.com

NAIHorizon

2944 N 44th St, Suite 200

Phoenix, AZ 85018

naihorizon.com

303 & 307 N 4th St, Buckeye, AZ

Property Description

NAI Horizon is please to exclusively offer for sale this ±3,200 SF NNN lease building with additional ±5,000 SF parking lot. The building is currently leased to Choices Day Treatment Centers at \$2,500/month on a 5-year NNN lease with zero landlord responsibilities.

Property Features

- APN #'s 400-20-061 & 400-20-119
- Established tenant fulfilling community need
- Tenant has approved state contract that is difficult and disruptive to move
- Location being sold as part of a portfolio, but may consider selling separately
- NNN Lease in place with **ZERO** land lord responsibility
- Multiple location tenant

Property & Locations Highlights

- Town Center location with plenty of on and off street parking
- Served by APS, City of Buckeye, and Cox Communications



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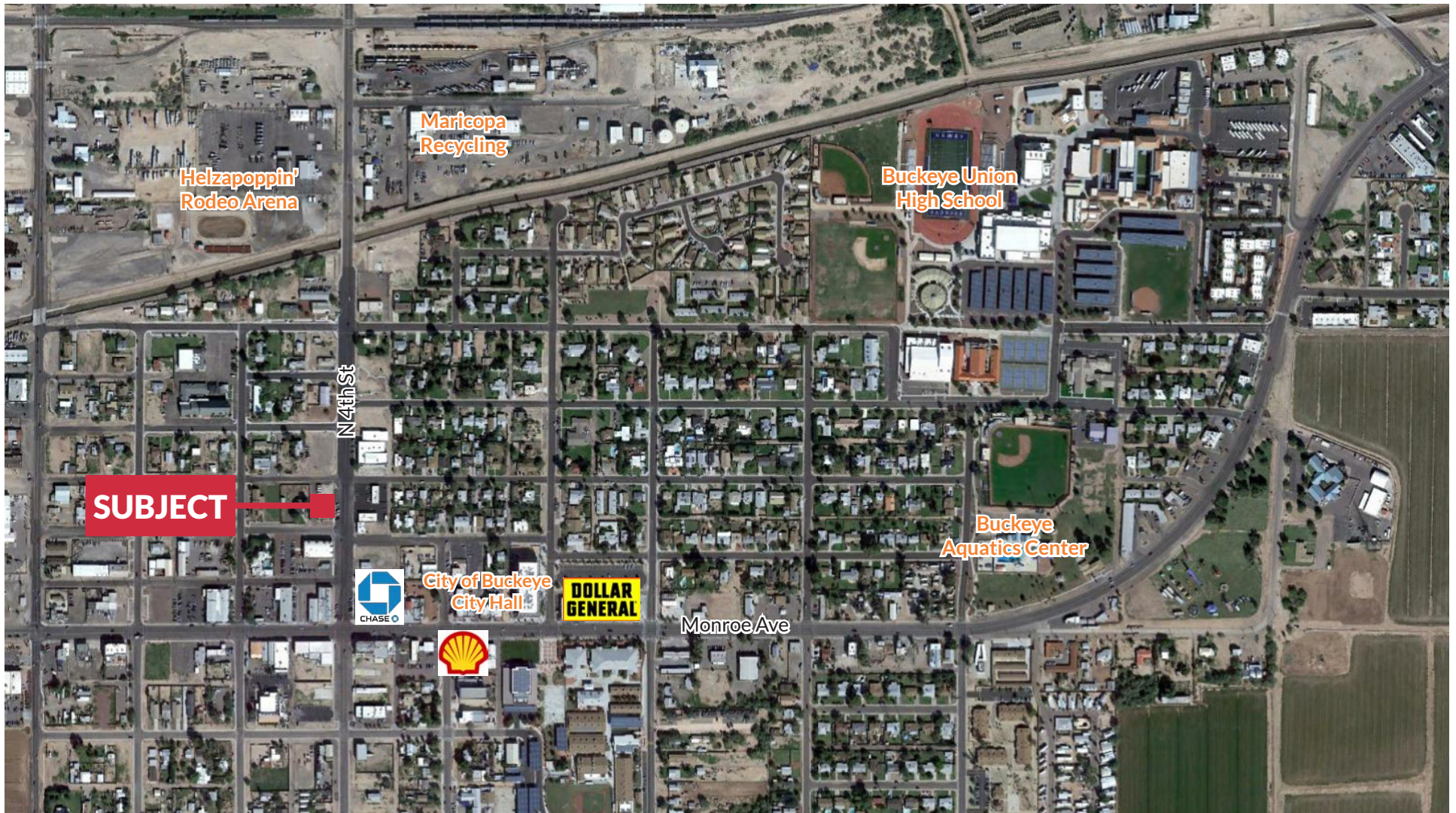
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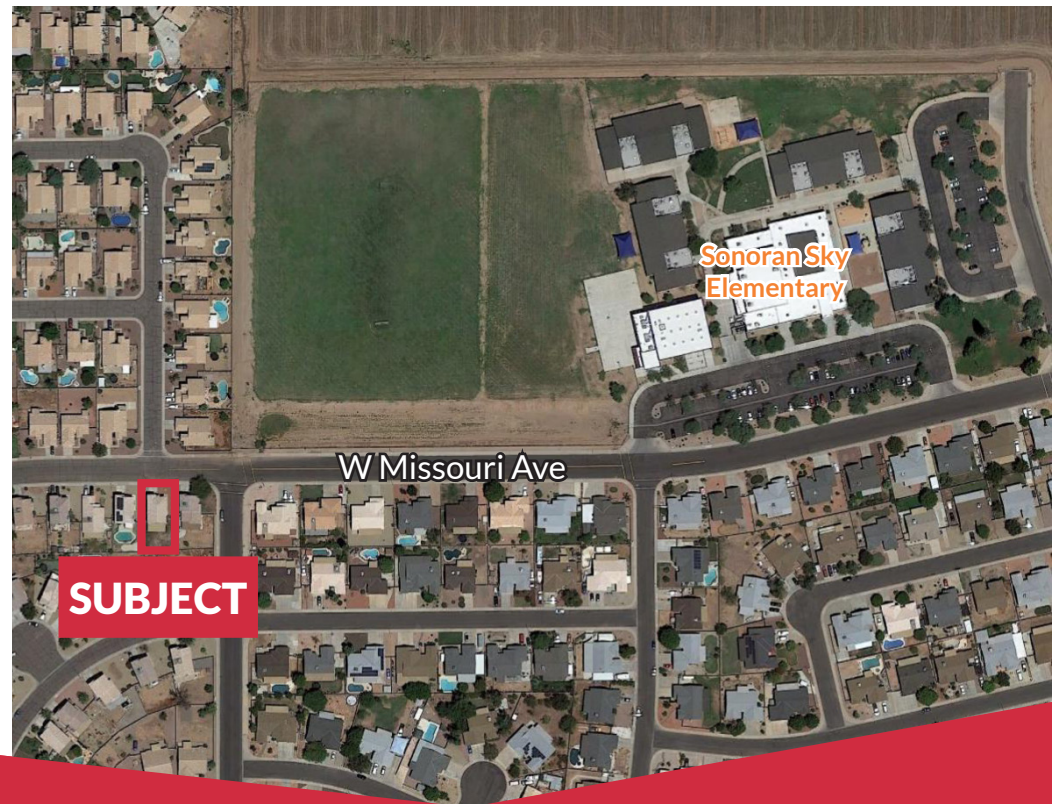
10307 W Missouri Ave, Glendale, AZ

Property Description

NAI Horizon is pleased to exclusively offer for sale this ±2,178 SF residential property converted for use as a day treatment center. Property is currently leased to Choices Day Treatment Centers at \$2,200/month on a 5-year NNN lease with zero landlord responsibilities.

Property Features

- APN # 102-89-419
- ±2,178 SF home converted for use as a day treatment facility
- Occupied by Choices Day Treatment Centers
- Built in 1997



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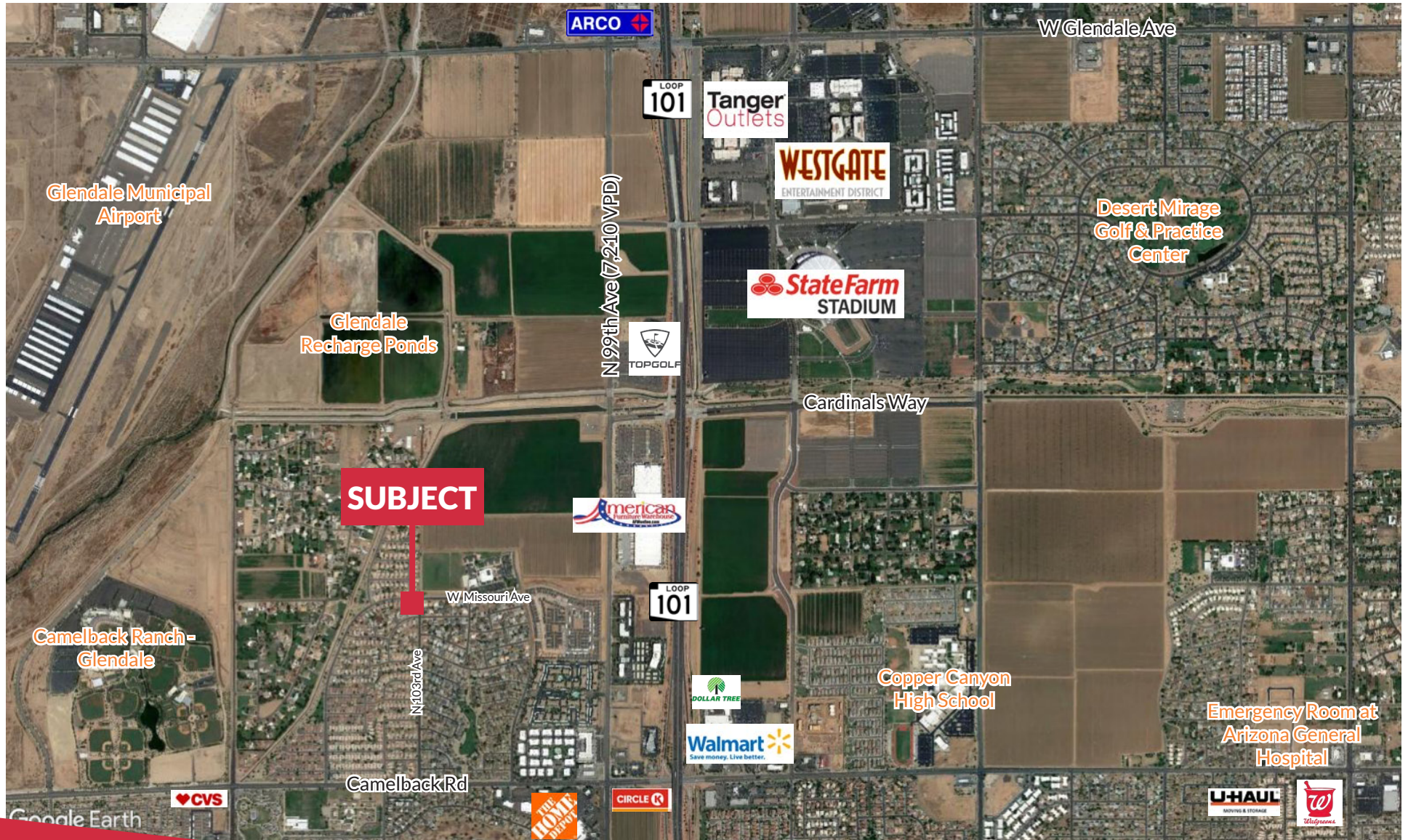
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About the Tenant



Who We Are

Choices Day Treatment Centers is an organization focused on realizing the potential within each individual, empowering people with special needs, and providing opportunity for growth through quality service.

At Choices Day Treatment Centers, we truly care about helping to enrich the quality of life for our clients. We want to do this by educating families, having the best team of caregivers that are trained to provide excellent services, and empowering clients to make progress in their therapies.

Our Vision: Potential

We believe every person has immense potential within them. We recognize that individuals with developmental disabilities have the same desires and needs as those without disabilities and we believe they should be able to achieve the same quality of life. Our vision is that each member can live as full of a life as they choose.

Our Mission: Empowerment

It is our mission to provide exceptional day treatment services for individuals with special needs with a focus on empowering the individual to make and achieve goals. We seek to value the dreams, aspirations, and vision of our members and support them in achieving the highest level of self-sufficiency and independence.

Our Goal: Opportunity

Our goal is to encourage independence for those with developmental disabilities by creating an environment when members are presented with opportunities to learn and progress at their own pace. Our staff are here to help clients appreciate everyday decisions as the building blocks of progress. By honoring these small but powerful moments, we can collaborate with members to realize their aspirations. By creating a unique experience, having quality programs, and providing convenient locations, our goal is to be the best solution for one of the most richly diverse populated areas of the country.

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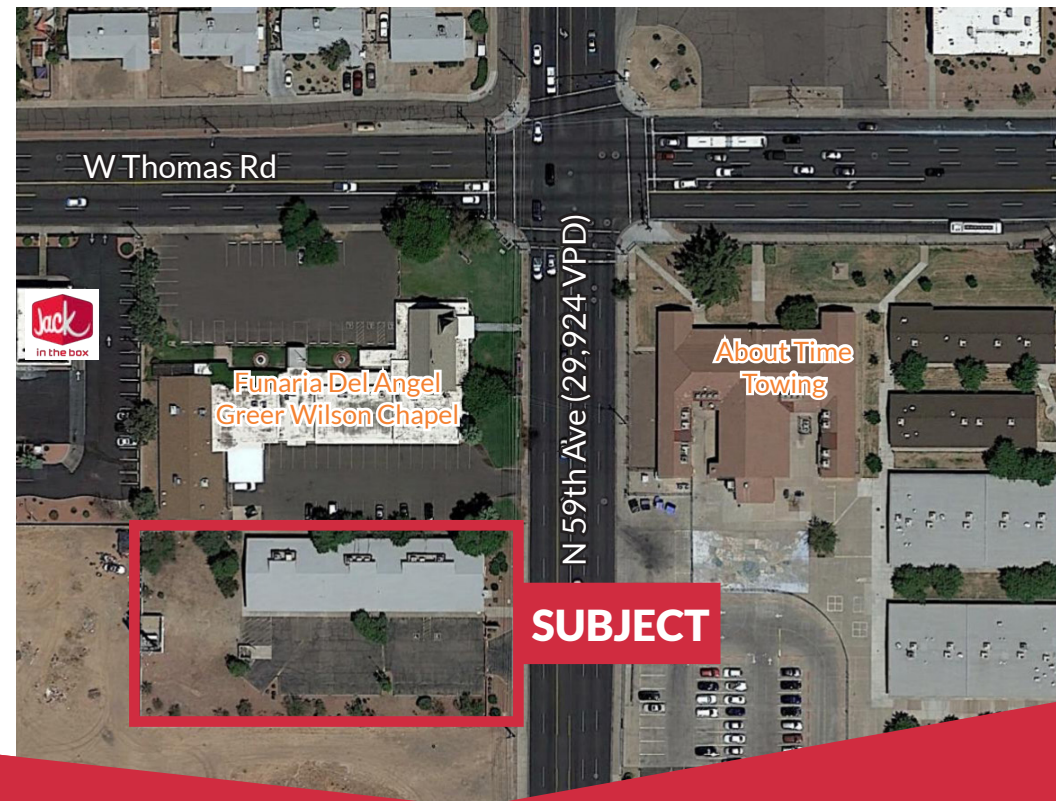
NAI Horizon is pleased to exclusively offer this ±9,000 SF retail/office property for sale or lease. This property is currently configured for single tenant use but can be configured for use for up to 3 tenants. The property is just off of the 59th Avenue and Thomas Road intersection and sits on approximately 1 acre of land. A short distance to the I-10, this property allows for easy access into other parts of the Valley and creates the impression of a more centralized location. *This property is not leased by Choices Treatment Day Centers.*

Property Features

- APN # 103-14-345
- Large fenced lot
- Easily converted back to multiple tenant set ups
- High visibility from intersection
- Large monument signage

Property & Location Highlights

- Located just off of a hard corner
- Serviced by APS and Cox Communications
- Close to the I-10 interchange off of 59th Ave



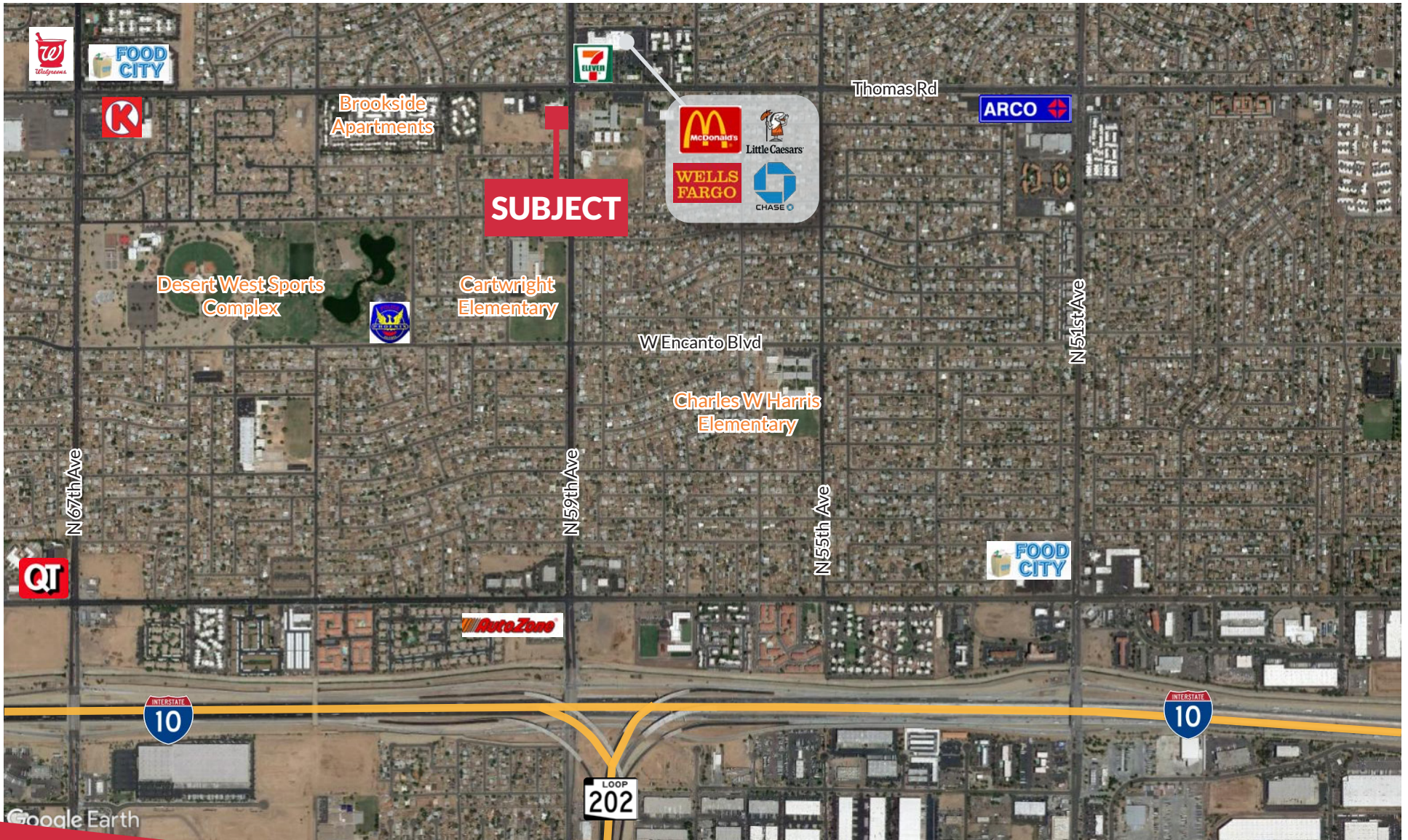
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