

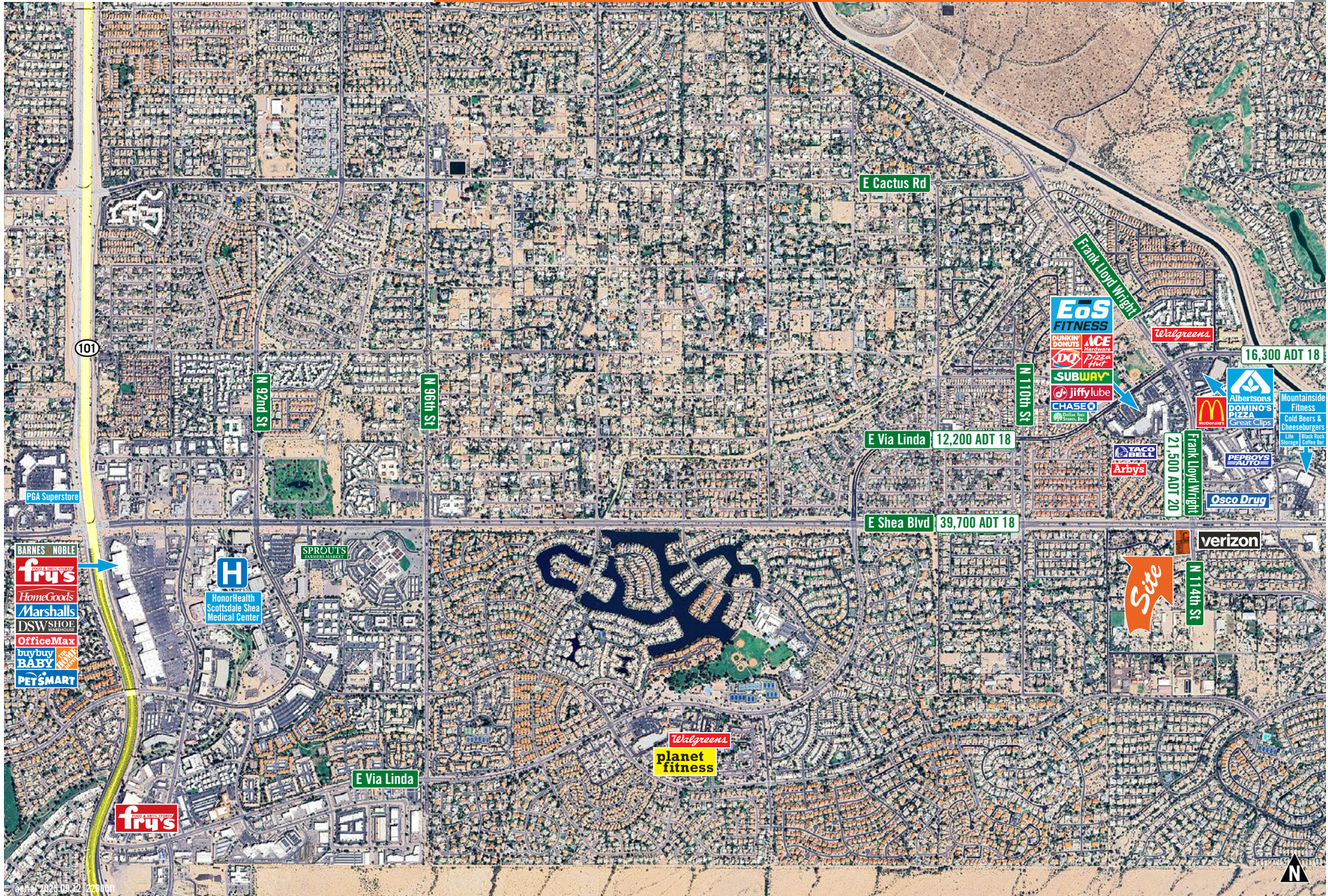


HAWKINS

Scottsdale, AZ N 114th St & E Shea Blvd



FOR SALE



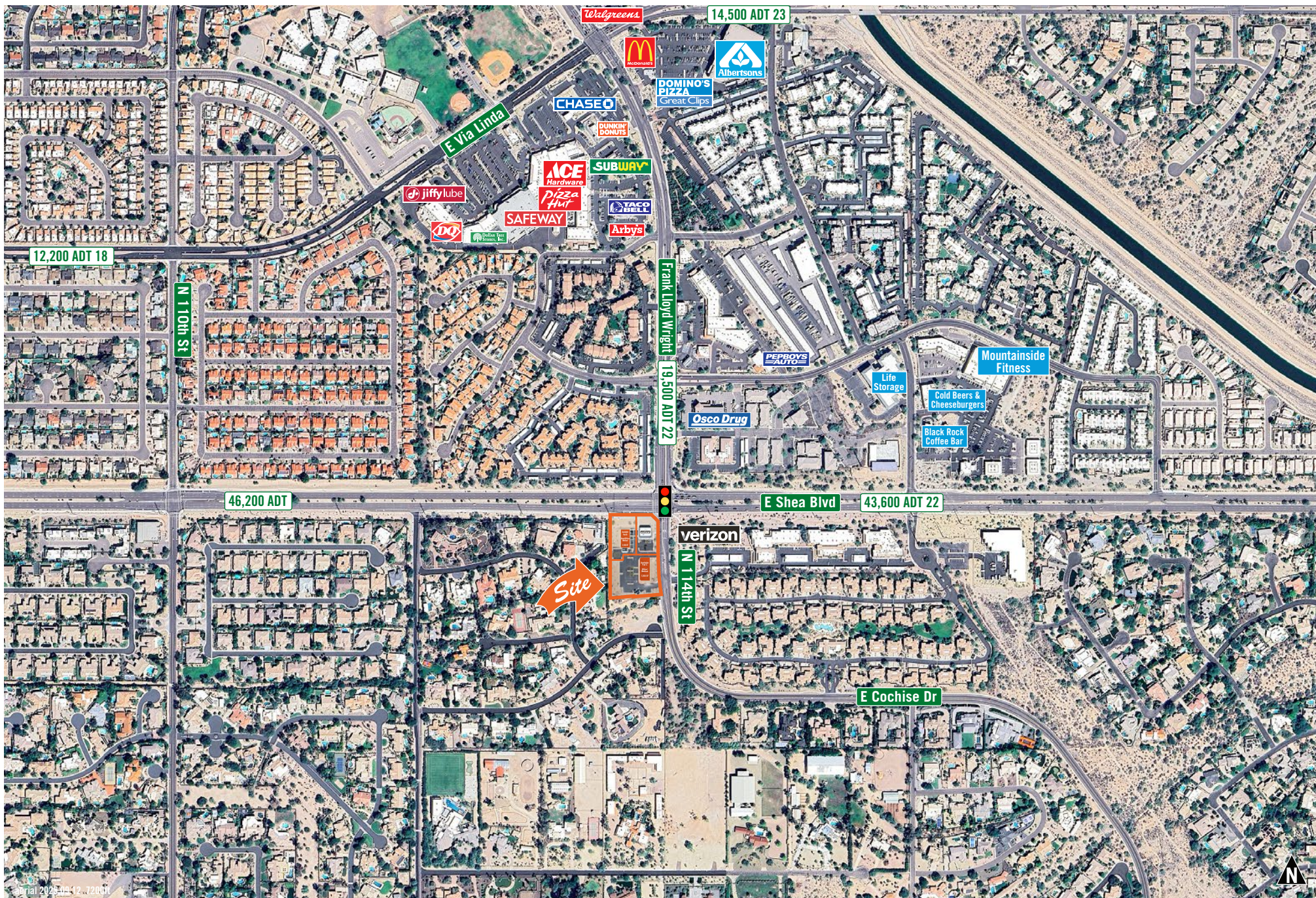


HAWKINS

Scottsdale, AZ — N 114th St & E Shea Blvd

33.582237
-111.835279

FOR SALE



Shaun Greear | 208.908.5520 | sgreear@hcollc.com • Dan Sabala | 208.908.5598 | dsabala@hcollc.com

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855 W Broad St, Ste 300, Boise, ID 83702

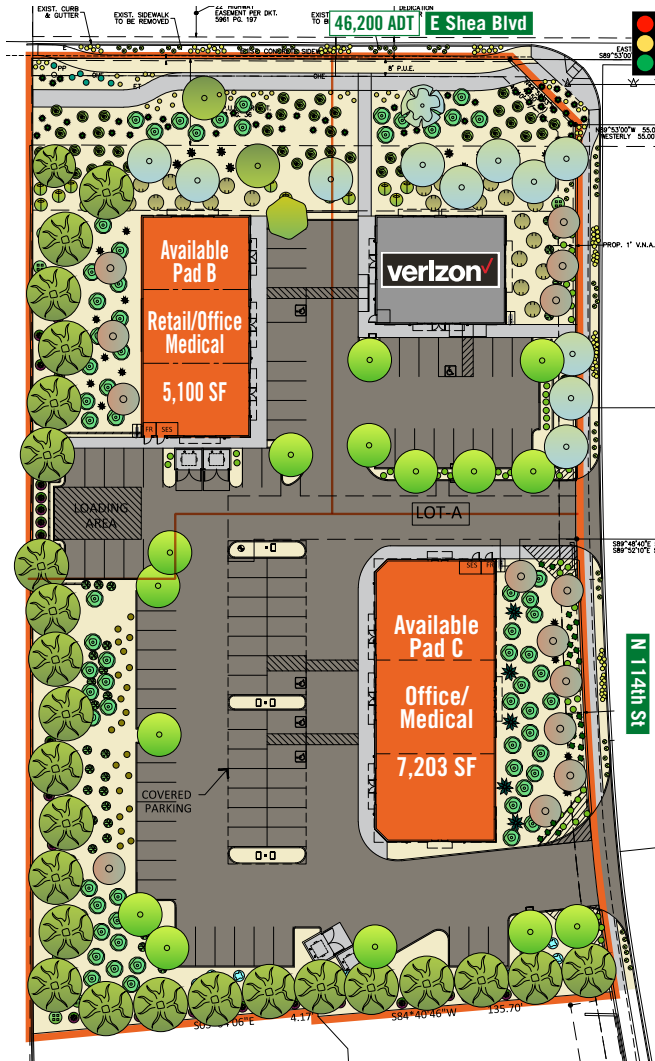


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Pad B — Conceptual Elevation



Pad C — Conceptual Elevation



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FOR SALE

Verizon Now Open All Site Work Completed to back of curb

(utilities, drive aisles, landscape, etc.)



Available

- Pad B –
 - Ground Lease, BTS or Sale
 - Only retail opportunity with Shea Blvd visibility in corridor
 - Zoned Neighborhood Commercial (C-1) for Retail, Office or Medical
 - buildable up to 5,100 SF
 - Divisible (no Drive-Thru allowed)
- Pad C –
 - For Sale
 - Zoned Service Residential (S-R) for Office/Medical
 - buildable up to 7,200 SF
 - Divisible (no Drive-Thru allowed)

Info

- Verizon open for business
- All Site Work completed to back of curb (utilities, drive aisles, landscape, etc.)

Demographics 2025

Population

1 Mile Radius	10,446
3 Mile Radius	42,731
5 Mile Radius	98,205
10 Mile Radius	424,383

Median Household Income

1 Mile Radius	\$111,287
3 Mile Radius	\$135,870
5 Mile Radius	\$128,521
10 Mile Radius	\$118,886

2026
06.01

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