



PIMA CROSSING

PIMA CROSSING IS ANCHORED BY THE PGA TOUR SUPERSTORE AND ENCOMPASSES 283,275-SQUARE-FEET OF RETAIL SPACE.

Spanning 27.47-acres, the property is home to well-known national and regional tenants including Cold Beers & Cheeseburgers, Snooze, Starbucks, AT&T, The Beauty District and more.

 8740 E SHEA BOULEVARD | SCOTTSDALE, AZ



FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

 480.696.4812

 MARTA@YAMPROPERTIES.COM



**ESTIMATED
POPULATION**
(5 MILE RADIUS)

156,305



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$136,330



**YEAR BUILT/
RENOVATED**

1993/2020



AT A GLANCE



CO-TENANTS



PGA TOUR
SUPERSTORE



NNN ESTIMATES FOR 2024 | \$4.62 PSF

AVAILABLE UNITS

SUITE 105

967 SF

RETAIL (AVAILABLE 1/1/25)



SCAN THE CODE TO
VISIT OUR WEBSITE

yamproperties.com

PROPERTY HIGHLIGHTS

- ✓ A 238,275 SF neighborhood center comprised of 14 buildings on 29 acres.
- ✓ Dynamic mix of service, retail & restaurant concepts.
- ✓ Located at one of Scottsdale's busiest intersections at Loop 101 and Shea Boulevard with 71,000± VPD.

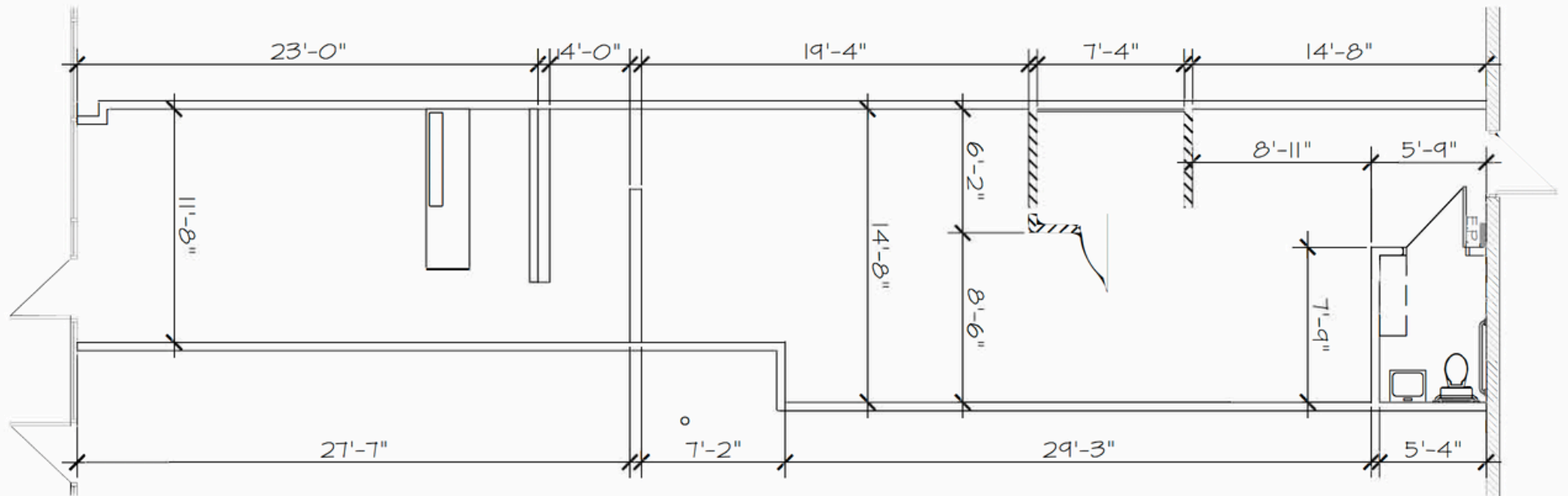
AREA CO-TENANTS



FLOOR PLAN

RETAIL SUITE 105 | #11 | 967 SF

8740 E SHEA BOULEVARD | SCOTTSDALE, AZ



SITE MAP | PIMA CROSSING



FOOD

- 2 Macayo's Mexican Food
- 3 Cold Beer & Cheeseburgers
- 4 Starbucks
- 5 Culver's
- 6 Cheba Hut (coming soon)
- 14 Urban Cookies
- 18 Hello Vietnam Pho & Roll
- 42 Snooze, an A.M. Eatery

SHOPS

- 1 J&P Cycles
- 20 S&S Golf Carts
- 22 Scottsdale Medical Equipment & Supplies
- 25 PGA TOUR Superstore
- 27 Paddy O' Furniture
- 28 Sherwin Williams
- 30 Adam's Polishes
- 31 Pure Hockey
- 33 Uptown Cheapskate
- 38 Fetching Dog Pet Supply Store
- 39 Be Stitched
- 40 Phoenix Wine

SERVICE

- 8 Rush Bowls (coming soon)
- 9 Vitality Med Spa
- 10 T-Mobile
- 12 The UPS Store
- 13 Minted Dental
- 15 AT&T
- 16 New York Community Bank
- 17 Cigar Shop
- 19 Riviera Opticare
- 21 Jolt PEMF
- 23 Avis/Budget
- 24 Massage Envy
- 26 The Beauty District
- 29 Fight Ready
- 32 Lacquer Nails & Spa
- 34 Ascension Skin By Sydney
- 35 Scottsdale Gymnastics
- 36 Made Men Barbershop
- 37 HotWorx
- 41 Partners Dog Training & Pet Resort

AVAILABLE

- 11 Suite 105 | 967 sq. ft. (available now)

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Starbucks	1	2,535 SF	Retail - Pad Tenant	4
Cheba Hut (coming soon)	100, 101	3,201 SF	Retail - Net	6
Vitality Med Spa	103	1,070 SF	Retail - Net	9
T-Mobile	104	1,216 SF	Retail - Net	10
The UPS Store	106	1,031 SF	Retail - Net	12
Minted Dental	107	2,015 SF	Retail - Net	13
Urban Cookies	108	1,204 SF	Retail - Net	14
AT&T	109	1,562 SF	Retail - Net	15
New York Community Bank	114	4,030 SF	Retail - Net	16
Cigar Shop	115	800 SF	Retail - Net	17
Hello Vietnam Pho & Roll	120	3,247 SF	Retail - Net	18
Riviera Opticare	125	2,497 SF	Retail - Net	19
S&S Golf Carts	128	2,140 SF	Retail - Net	20
Jolt PEMF	130	1,427 SF	Retail - Net	21
Scottsdale Medical Supply	131	1,070 SF	Retail - Net	22
Avis / Budget	132	1,070 SF	Retail - Net	23
Massage Envy	137	3,875 SF	Retail - Net	24
Fight Ready	147	12,000 SF	Retail - Net	29
Adam's Polishes	149	3,887 SF	Retail - Net	30
Pure Hockey	150, 151	5,268 SF	Retail - Net	31
Laquer Nail and Spa	152	2,640 SF	Retail - Net	32
Uptown Cheapskate	153	2,683 SF	Retail - Net	33

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Ascension Skin by Sydney	158	954 SF	Retail - Net	34
Made Men Barbershop	163	781 SF	Retail - Net	36
Hotworx North Scottsdale	164	1,560 SF	Retail - Net	37
Fetching Dog	165, 170	3,695 SF	Retail - Net	38
Be Stitched Needlepoint	175	3,880 SF	Retail - Net	39
Phoenix Wine	180	1,933 SF	Retail - Net	40
Snooze	2	4,300 SF	Retail - Pad Tenant	42
J&P Cycles	8606	11,014 SF	Retail - Net	1
Macayo's Mexican Food	8608	7,764 SF	Retail - Net	2
Cold Beer & Cheeseburgers	8624	5,420 SF	Retail - Net	3
Partners Dog Training	8642	20,620 SF	Retail - Net	41
Scottsdale Gymnastics and Trampoline	8662	38,000 SF	Retail - Net	35
Culvers	8668	5,209 SF	Retail - Net	5
Sherwin Williams	8710	5,168 SF	Retail - Net	28
Paddy O' Furniture	8718	17,140 SF	Retail - Net	27
The Beauty District	8734	8,027 SF	Retail - Net	26
PGA Superstore	8740	46,955 SF	Retail - Net	25
Rush Bowls (coming soon)	102	1,070 SF	Retail - Net	8
AVAILABLE				
VACANT	Suite 105	967 SF	Retail - Net	11

PHOTOS

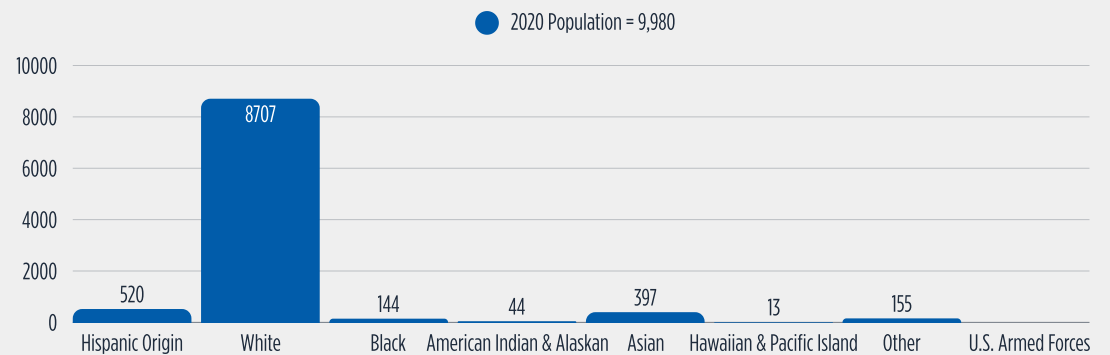
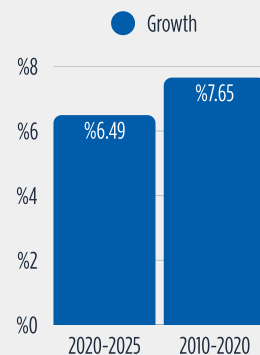
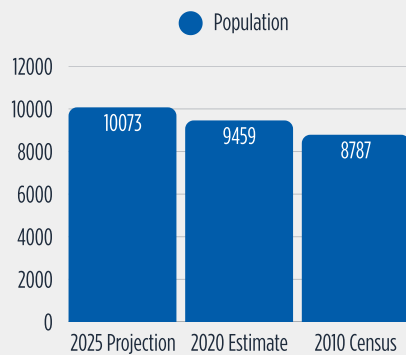


DEMOGRAPHICS

1 MILE RADIUS

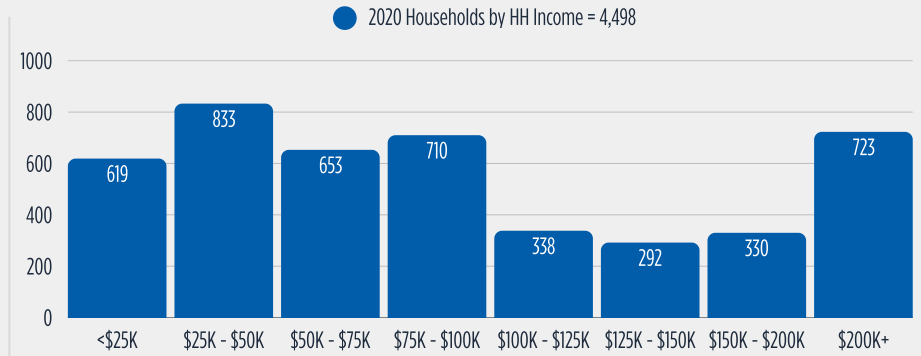
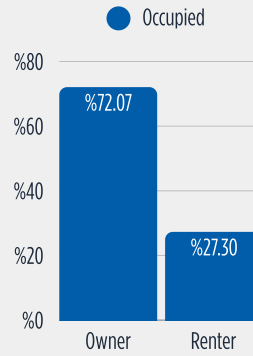
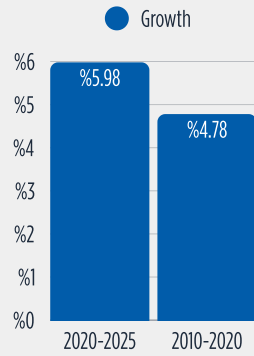
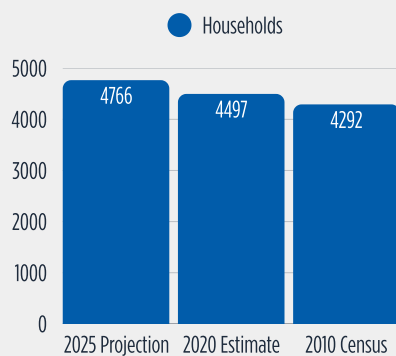


POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$11,335
2020 Med Household Income | \$80,070

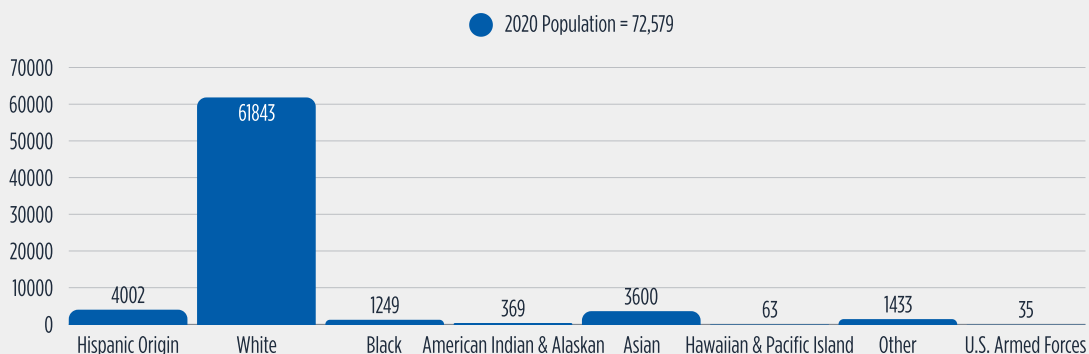
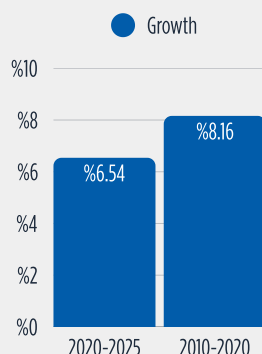
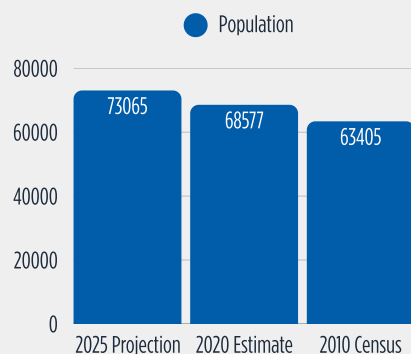


DEMOGRAPHICS

3 MILE RADIUS



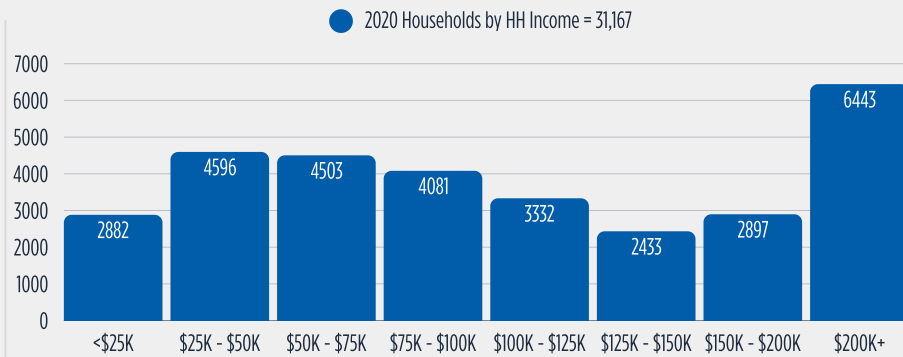
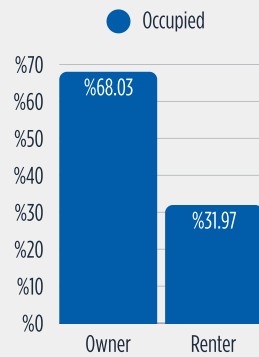
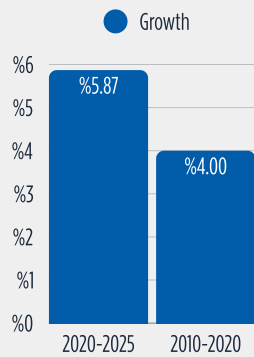
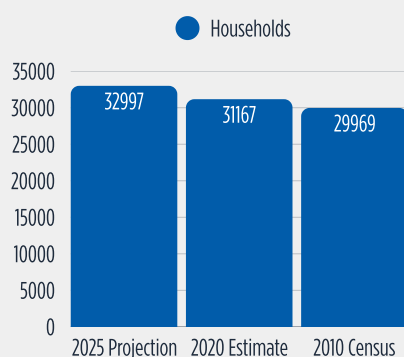
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$130,387

2020 Med Household Income | \$97,068

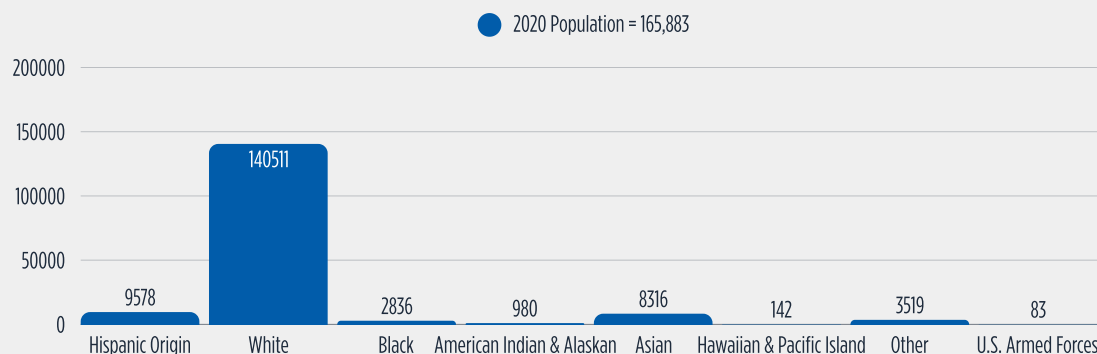
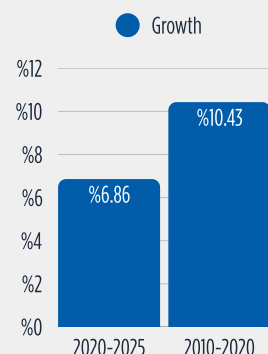
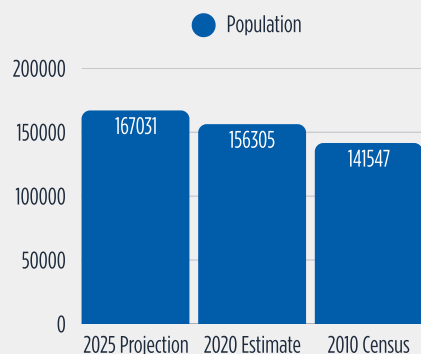


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$136,330

2020 Med Household Income | \$102,274

