



**8438 E SHEA BLVD
SUITE 101**

PIMA CROSSING

SCOTTSDALE FIESTA SHOPPING CENTER

HONORHEALTH
SCOTTSDALE SHEA
MEDICAL CENTER

- WALKABLE**
TO PIMA CROSSING
SHOPPING CENTER
- 1 MIN**
TO LOOP 101
FREEWAY
- 3 MIN**
TO SCOTTSDALE FIESTA
SHOPPING CENTER
- 4 MIN**
TO HONORHEALTH SCOTTSDALE
SHEA MEDICAL CENTER

For sales information contact

MICHAEL DUPUY 602.513.5123 michael.dupuy@kidder.com	ZACK HARRIS 602.513.5121 zack.harris@kidder.com
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KIDDER.COM

8438 E SHEA BLVD

SUITE 101 | SCOTTSDALE, AZ



Move-In Ready Medical Condo for Sale

INQUIRIES:

MICHAEL DUPUY 602.513.5123 michael.dupuy@kidder.com	ZACK HARRIS 602.513.5121 zack.harris@kidder.com
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SITE PLAN



PROPERTY HIGHLIGHTS

2,125 SF one-story medical office condo available

\$805,000 sales price

LOCATED within the Offices at Sundown Ranch

ABUNDANCE of open parking spaces and 3 covered reserved parking spaces

HIGHLY DESIRABLE exterior loaded entrances

METICULOUSLY maintained property with exceptional curb appeal and lush landscaping

LESS THAN 1/2 mile to Loop 101

LOCATED with retail amenities within walking distance

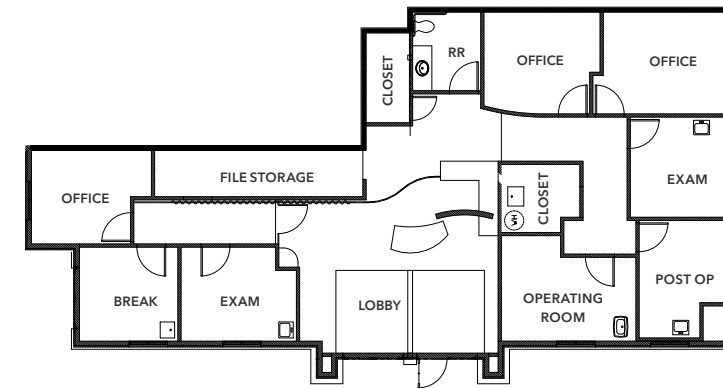
DIRECT VISIBILITY AND FRONTAGE on heavily trafficked Shea Blvd with over 40,895 VPD

BUILT in 2001

8438 E SHEA BLVD

8438 E Shea Blvd, Suite 101 is a one-story medical office condominium consisting of $\pm 2,125$ SF in a $\pm 6,949$ SF building. The exterior loaded suite is ready to go for multiple medical users.

The Property is well located in Scottsdale with access to Loop 101 less than 0.5 miles away. 8438 E Shea Blvd caters to a high demographic area with numerous residential, medical and office projects nearby. The property has enjoyed strong historic occupancy in a stabilized submarket.



STRATEGIC LOCATION



40,895
VEHICLES PER DAY



\$130,946
AVERAGE 3-MILE HH INCOME



WALKING
DISTANCE TO RETAIL AMENITIES



1 MIN
DRIVE TIME TO LOOP 101

