



14825-14835 E. SHEA BOULEVARD

FOUNTAIN HILLS, ARIZONA 85268

Anchored By Fry's Food & Drug

Lease Rate: \$16.00 PSF + NNN

Shea Boulevard Frontage

Great Tenant Mix

High Household Income Area

Signalized Intersection

Monument Signage Available

Less than 1 mile from Eagle Mountain Golf Club

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES					
AVERAGE AGE:	62.7	60.3	57.2					
POPULATION:	2,568	23,213	50,652					
AVERAGE HH INCOME:	\$156,942	\$149,488	\$138,097					
TRAFFIC COUNTS	VPD							
E SHEAD BLVD:	31,325							
N EAGLE MTN PKWY:	3,190							
YEAR BUILT	2008							
ZONING	C-1							
PARCEL NUMBER	217-72-0	217-72-0964						

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.







Matt Harper, CCIM

, CCIM Leah Motsinger

Senior Vice President

Senior Associate

623,692,9435

602.423.3619

matt@citywidecre.com

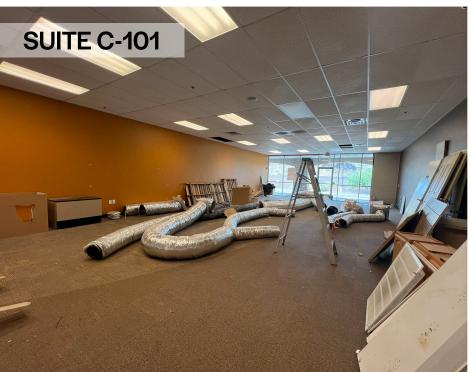
leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Tcitywide

MANAGEMENT • OFFICE • INDUSTRIAL • RETAIL • LAND • DEVELOPMENT • INVESTM











Matt Harper, CCIM

Leah Motsinger

Senior Vice President

Senior Associate

623.692.9435

602.423.3619

matt@citywidecre.com

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Tcitywide COMMERCIAL REAL ESTATE





SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
B-101	BONE HAUS BREWING	4,725 SF	C-104	7-5-3 ACADEMY MARTIAL ARTS	3,500 SF
B-105A	VACANT - NOT A PART	402 SF	C-105	MJD BARBERSHOP	1,307 SF
B-105D	VACANT - NOT A PART	1,923 SF	C-106	WORLD NAILS	1,317 SF
B-107	VACANT - NOT A PART	1,350 SF	C-107	AVAILABLE	1,759 SF
C-100	BLOSSOM KITCHEN	3,108 SF	PAD A	FRY'S FOOD & DRUG	54,368 SF
C-101	AVAILABLE	1,764 SF	PAD D	VU BISTRO	4,451 SF
C-102	GLAZED DONUTS	1,307 SF			
C-103	MOUNTAIN VIEW CIGAR,	1,307 SF			
	SMOKE & VAPE				

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

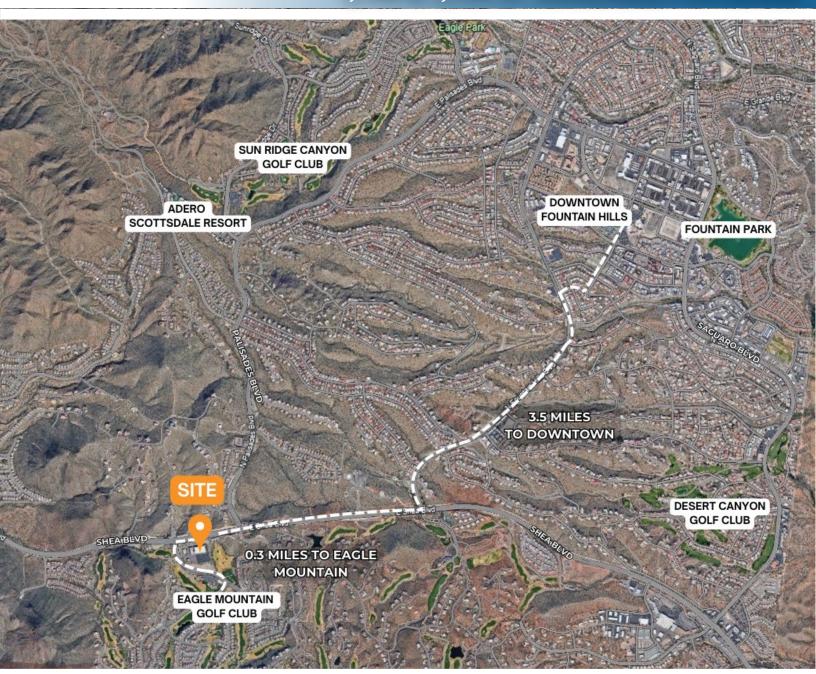
602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com







Matt Harper, CCIM

Leah Motsinger

Senior Vice President

Senior Associate

623.692.9435

602,423,3619

matt@citywidecre.com

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

