



## 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	217-72-096A

### Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

### Leah Motsinger

Senior Associate

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leah@citywidecre.com

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**SUITE C-101**



**SUITE C-107**



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SUITE	TENANT	SIZE
B-101	BONE HAUS BREWING	4,725 SF
B-105A	VACANT - NOT A PART	402 SF
B-105D	VACANT - NOT A PART	1,923 SF
B-107	VACANT - NOT A PART	1,350 SF
C-100	BLOSSOM KITCHEN	3,108 SF
<b>C-101</b>	<b>AVAILABLE</b>	<b>1,764 SF</b>
C-102	GLAZED DONUTS	1,307 SF
C-103	MOUNTAIN VIEW CIGAR, SMOKE & VAPE	1,307 SF

SUITE	TENANT	SIZE
C-104	7-5-3 ACADEMY MARTIAL ARTS	3,500 SF
C-105	MJD BARBERSHOP	1,307 SF
C-106	WORLD NAILS	1,317 SF
<b>C-107</b>	<b>AVAILABLE</b>	<b>1,759 SF</b>
PAD A	FRY'S FOOD & DRUG	54,368 SF
PAD D	VU BISTRO	4,451 SF

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