



BOUTIQUE OFFICE/MEDICAL FOR SUBLEASE - AVAILABLE IMMEDIATELY!



8550 E. Shea Blvd – Suite 120

NEC Shea Blvd & 85th Pl, Scottsdale, AZ 85260

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LOCATION

NEC Shea Blvd & 85th PI
Scottsdale, AZ 85260



SIZE

±1,926 sf available



ZONING

C-T (City of Scottsdale)



TRAFFIC COUNTS

42,600 CPD

Shea Blvd

194,974 CPD

Loop 101



2024 DEMOGRAPHIC SNAPSHOT

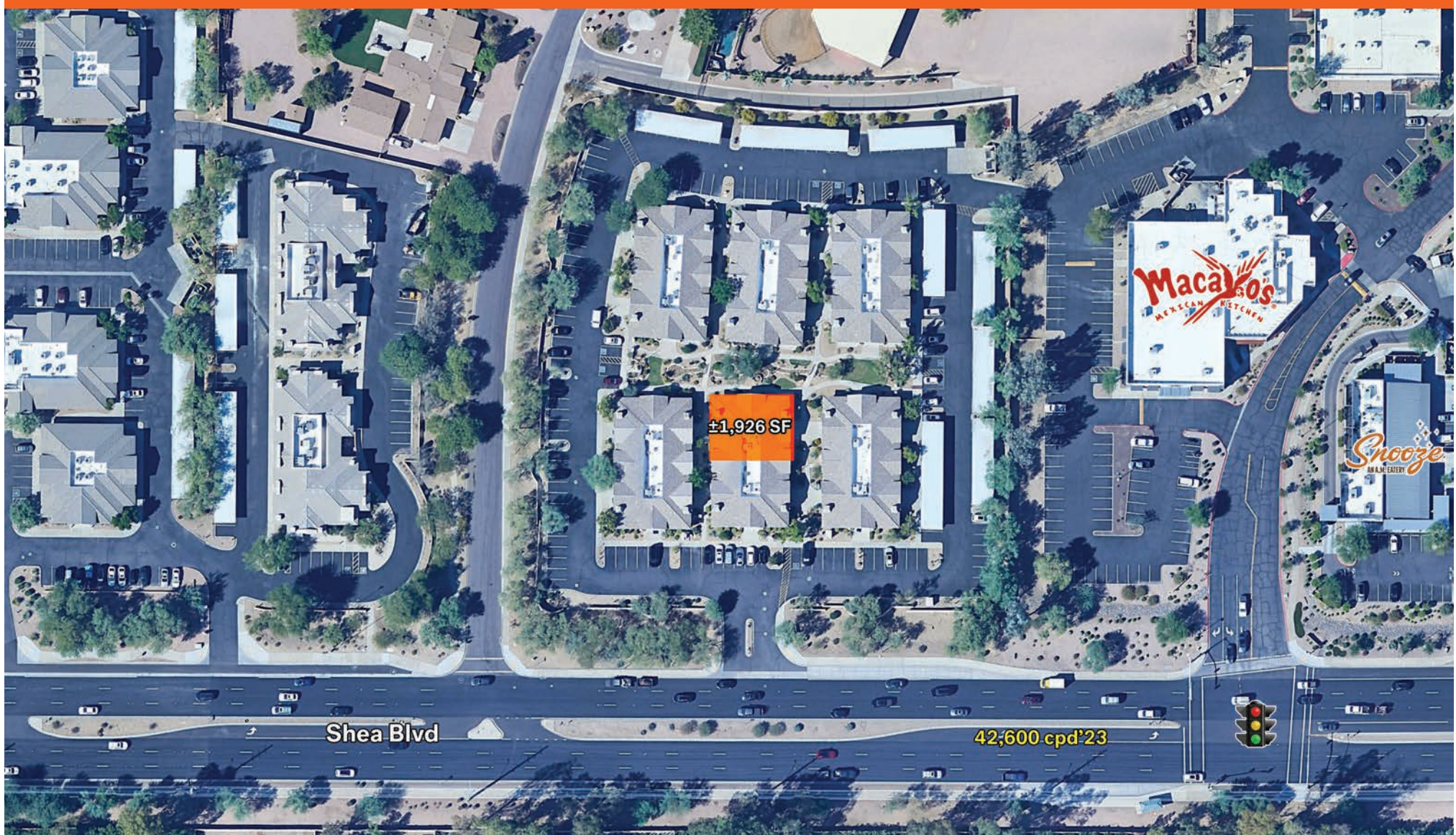
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	8,149	69,032	159,818
DAYTIME POPULATION	20,002	136,908	246,259
MED HH INCOME	\$120,381	\$104,322	\$109,262

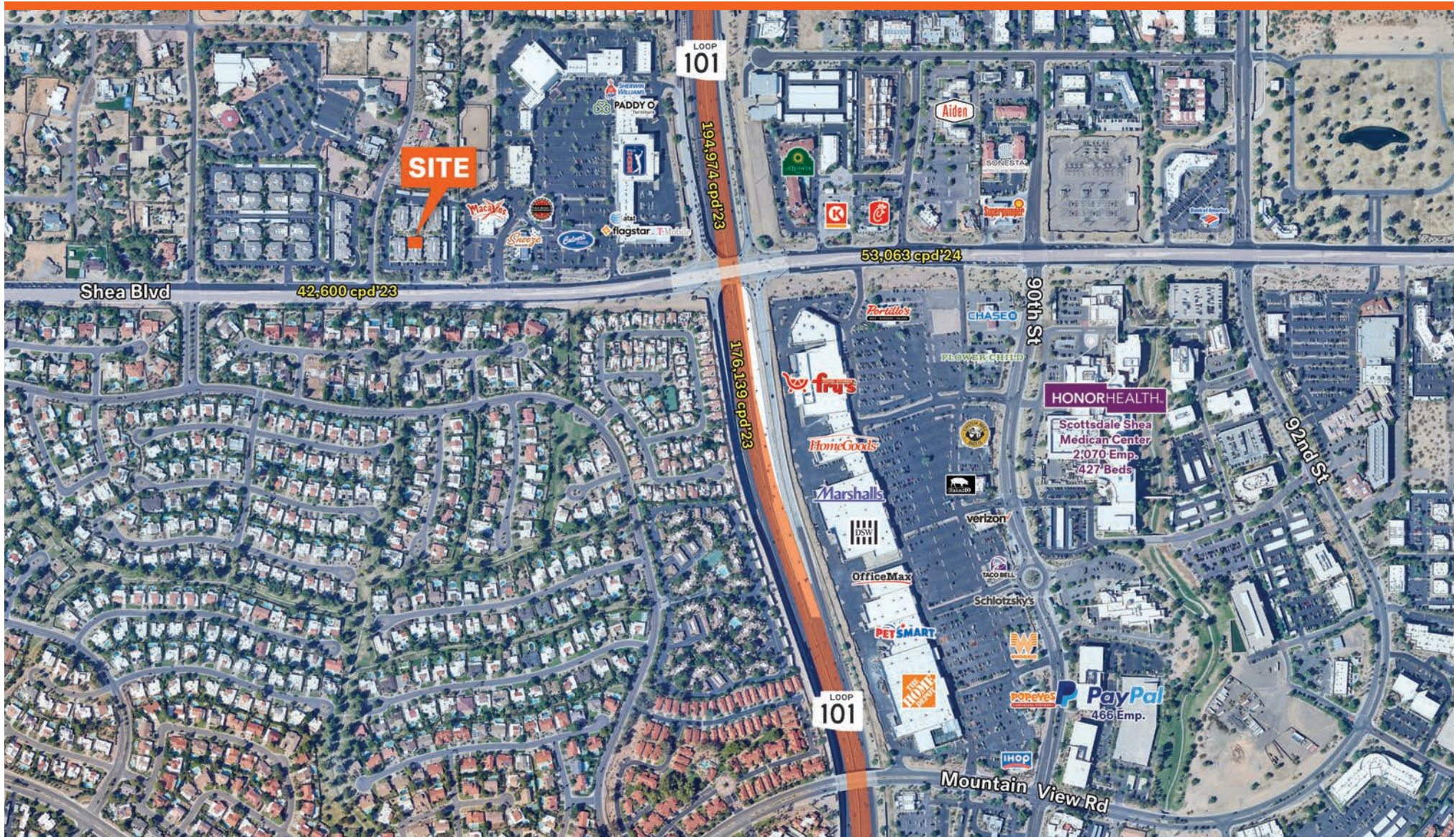
AREA RETAILERS

Fry's, Home Depot, PetSmart, OfficeMax, Marshalls, HomeGoods, DSW, Portillos, Chick-Fil-A, Culver's, Cold Beer & Cheeseburgers, PGA Superstore, Paddy 'O Furniture, Snooze, Macayo's, Flower Child, Whataburger, Einstein Bro's, Naked BBQ, Popeye's Louisiana Kitchen

PROPERTY INFORMATION

- Former Hyperbaric/Regeneration Spa
- 3 Covered Parking Spaces Dedicated for Tenants Use.
- Ample Customer Parking
- Heart of the Shea Blvd-101 Healthcare Corridor
- Adjacent to neighborhoods of Gainey Ranch, McCormick Ranch, and Cactus Ranch
- Sublease Available Immediately









8550 E. SHEA BLVD - SUITE 120 | PHOTOS

