

Class A retail shopping center

94th Street & East Shea Boulevard



Premium Scottsdale retail space for lease

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94 HUNDRED SHEA
THE SHOPS · THE OFFICES

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01. Property overview

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9343 E Shea Boulevard Scottsdale, AZ



The coming available suite at 94 Hundred Shea is a ±1,486 sf space in a mixed-use retail and office center located in Central Scottsdale, the most dynamic retail market in Metro Phoenix. The center is situated on the south side of busy Shea Boulevard and experiences high traffic activity with an average of 50,489 vehicles counted per day.

It also boasts excellent co-tenancy including Ling & Louie's Asian Bar & Grill, S & V Urban Italian, and V's Barbershop as well as ±35,000 square feet of class A, 100 percent leased office space servicing 250 on-site employees. The property is ideally situated near HonorHealth Scottsdale Shea Medical Center with more than 3,000 expert physicians, 10,000 dedicated employees, and 3,000 caring volunteers.

Shop space available
94th St & E Shea Blvd
Scottsdale, AZ

About the property

Availability

±1,486 sf

Project size

74,700 sf mixed-use center

Parking ratio

4.8:1,000 sf

Zoning

C-3, City of Scottsdale

Property management

On-site management

Tenant overview

Notable
tenant mix

94 Hundred Shea hosts an excellent tenant mix including four restaurants — S&V Urban Italian, Salt & Lime Mexican Grill, First Watch, and Ling & Louie's Asian Bar & Grill — as well as 21 Degrees Cigar & Wine Bar. Services include Elements Massage, V's Barbershop, Scottsdale Hand & Foot Spa & Nail Salon, Blow Me Dry Salon, Emmi D Salon Spa, and Dolce Events.



Site aerial

Shop space available
94th St & E Shea Blvd
Scottsdale, AZ



Property location

94 Hundred Shea is uniquely situated in Central Scottsdale on a primary east-west arterial, Shea Boulevard, directly east of Loop-101 in Central Scottsdale. The center is situated on the south side of eastbound Shea Boulevard, the main road to the affluent suburb of Fountain Hills. Due west lies HonorHealth Scottsdale Shea Medical Center, and south is Ironwood Square, a focus of medical office activity in the Valley. To the east, a Caremark Hub brings over 2,000 employees to the area.

Scottsdale, AZ

Scottsdale is an internationally-recognized resort destination and a mecca for well-to-do retirees as well as serving as an entertainment zone for students and residents. Scottsdale is also a major health and wellness destination with spas, resorts, and over a dozen high-end lodging options within a 10-minute drive of 94 Hundred Shea.

Top-tier healthcare facilities, wealthy retirement communities, premier golf courses as well as destination shopping and dining opportunities surround 94 Hundred Shea. This mixed-use office & retail property is situated on the south side of a major east-west thoroughfare, Shea Boulevard, that connects upscale suburban Fountain Hills to the east with Scottsdale and Paradise Valley. Directly east of the site is Mercado del Rancho, a complementary neighborhood center with Sprout's Grocery as its anchor tenant. The 500 million sf center, Scottsdale Fiesta Shopping Center, borders Highway 101. Between the 101 and Mercado del Rancho is the 427-bed full-service hospital campus.



Trade aerial



ME Massage Envy. ups SHERWIN WILLIAMS. Snooze AN AM. EATERY. AMTRUST BANK. AT&T UPTOWN CHEAPSKATE BUY. SELL. TRADE. PGA TOUR SUPERSTORE Macayo's STARBUCKS COFFEE Just Roughin' It Adventure Company

SONESTA Simply Suites

SPROUTS FARMERS MARKET. Orangetheory FITNESS. néktər JUICE BAR. FedEx Office. Print & Ship Services. Gump's. Sushi Ko. CYROS

94 HUNDRED CORPORATE CENTER. LING & LOUIE'S ASIAN BAR AND GRILL. SALT + LIME MODERN MEXICAN GRILL. FirstWatch THE ENTIRE CAFE. Urban Italian. 21st CIGAR LOUNGE. Emmi D SALONSPA. elements massage. blo. ST. BARBERO EST. 1993

CAREMARK HUB 2,000+ EMPLOYEES CVS caremark

Scottsdale Ranch ANIMAL HOSPITAL. TOZER EYE CENTER SCOTTSDALE Weight Loss Center. Believing Starts Here. MEDSHAPE Weight Loss Clinic, LLC. serenity

fray's BARNES & NOBLE Marshalls. DSW DESIGNER SHOE WAREHOUSE. HomeGoods. Portillo's HOT DOGS • BEEF • BURGERS • SALADS. PET SMART. FLOWER CHILD HEALTHY FOOD FOR A HAPPY WORLD. TACO BELL. THE HOME DEPOT. DUNKIN' DONUTS. IHOP. BIG LOTS!

SCOTTSDALE PUBLIC LIBRARY

WELLS FARGO. MANUEL'S MEXICAN RESTAURANT & CANTINA

HONORHEALTH

fray's Marketplace. COFFEE BEAN TEA LEA. Firestone COMPLETE AUTO CARE. SUPERCUTS. SUN DEVIL AUTO. pet planet YOUR PET'S Natural GROCER. Papa Murphy's TAKE 'N BAKE PIZZA

COCHISE ELEMENTARY SCHOOL PARKING & GARDEN



02. Market overview

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The market

Scottsdale retail submarket

The Scottsdale retail market attracts millions of visitors to the areas resorts, golf courses, and spas. Tourism data shows an estimated 8.9 million visitors added \$2.4 billion to the local economy. Overnight visitors stayed an average of four nights in Scottsdale and spent, on average, \$279 per day (2017). The Central Scottsdale Retail Submarket in particular hosts a number of major resorts and entertainment destinations within close range of the subject property. A burgeoning sports and entertainment district revolving around Talking Stick Resort is only 3.5 miles south. Four other neighborhood retail centers exist within a one mile radius of the subject property, as well as Scottsdale Fiesta Shopping Center, a power center, just west of the site. In the past year, Scottsdale has become a leading attractor of people moving from one state to another.

94 Hundred Shea sits at the center of a very lucrative area. The drive time map on the right demonstrates just how advantageous the location. Within a 5-minute drive, the core of Central Scottsdale's business district is accessible. A 10-minute drive encompasses both Gainey Ranch and much of McCormick Ranch, two of Scottsdale's most affluent residential and golf-centered master planned communities. 91,479 people reside within this 10-minute drive time and boast an average household income of \$149,930. Within a 15-minute drive lives 189,837 residents including much of the wealthy Fountain Hills suburb as well as Paradise Valley, the state's most affluent zip code.

The Scottsdale retail market is one of the most dynamic in Metro Phoenix serving an affluent population of residents.

Shop space coming available
94th St & E Shea Blvd
Scottsdale, AZ

Phoenix retail market

The retail real estate sector in Phoenix has performed well under difficult conditions as lessons from previous cycles that tempered construction activity and put retailers in fighting shape to innovate and adjust. By the final quarter of the year, the promise of imminent vaccination and pent up demand put consumers in a more optimistic mood. Aggregate retail sales for Metro Phoenix fell in April, but have since risen 20% to \$10.1 billion. A surprising number of restaurants have opened recently, albeit with reduced footprints. Restaurant space with accommodations for outdoor seating and curbside pick-up are highly coveted in the current state of the market. Restaurant sales in Metro Phoenix are down 12.2% year over year to \$1.9 billion, having climbed 47.1% from the depths of April 2020. The industry is resilient.








Demographics

Desirable demographics


While the median age in the area is higher than the rest of Metro Phoenix, 53 (1-mile radius) versus 34, they are very active older adults who spend far more of their income on dining out. The daytime population of workers in the immediate area is over 14,000. Within a 5-mile radius, the resident population balloons to 147,683 and the daytime employment leaps to 172,050. Many of these workers are well-paid professionals associated with the nearby array of healthcare facilities, which also attract patients and their families who also utilize area services and dining options. These cohorts — wealthy retirees, free-spending visitors, healthcare workers, and those seeking spa treatment and medical care along with their families — combine to create a highly desirable demographic profile for any fine dining establishment.

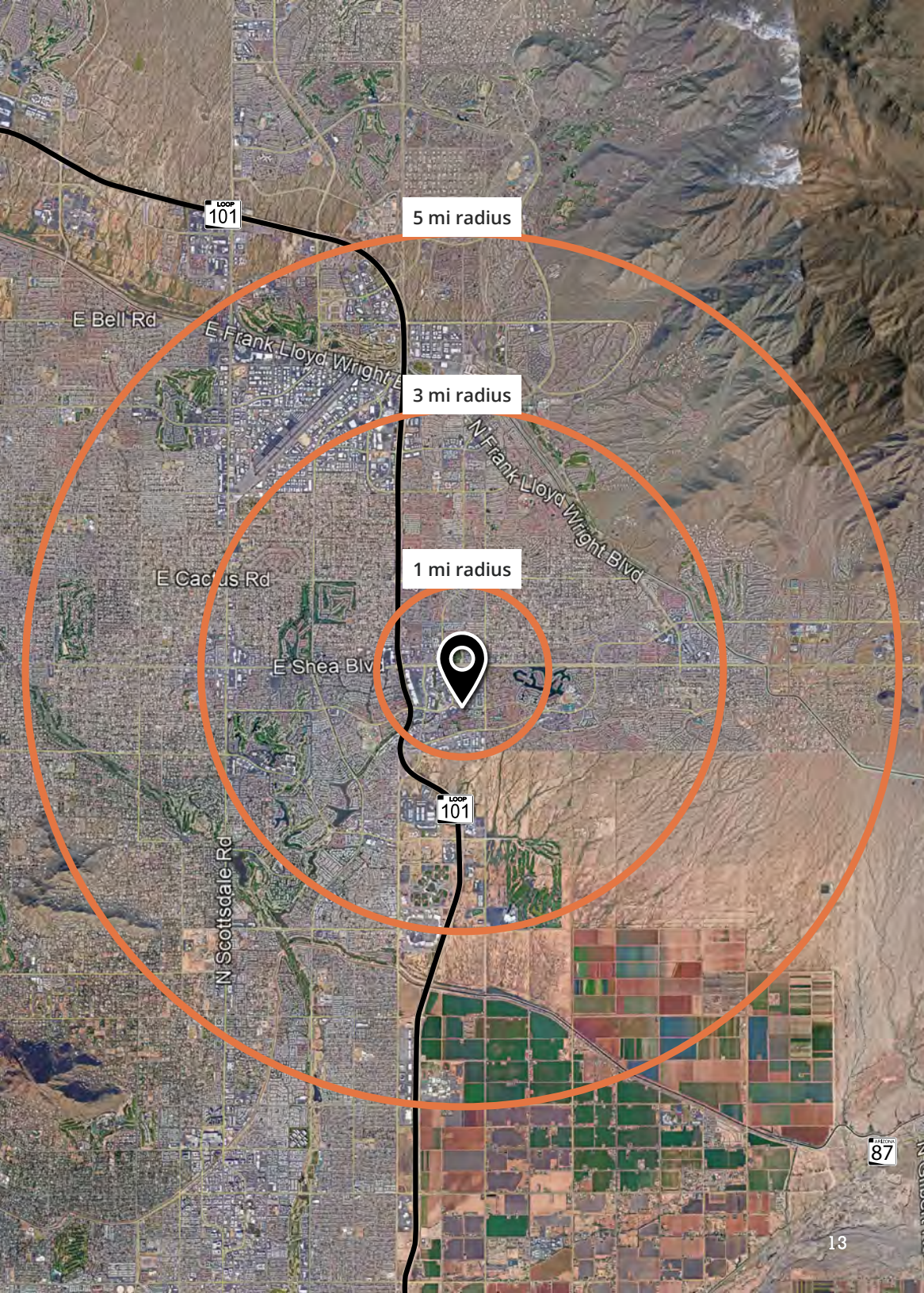


Demographics

 Population	1-miles 11,078	3-miles 73,509	5-miles 147,683
 Median age	1-miles 53.0	3-miles 47.8	5-miles 47.0
 Daytime employment	1-miles 14,213	3-miles 71,788	5-miles 172,050
 Avg. HH income	1-miles \$152,410	3-miles \$174,703	5-miles \$190,415
 HH units	1-miles 6,881	3-miles 39,505	5-miles 77,682

Traffic counts (at intersection)

	Shea Boulevard	± 50,498 cpd
	92nd Street	± 13,864 cpd





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