

±2,646 SF 2ND FLOOR *OFFICE OR MEDICAL SPACE* AVAILABLE FOR LEASE

AGUA CALIENTE

6990 E SHEA BLVD, SUITE 215 | SCOTTSDALE, AZ 85254



ERIC BUTLER
D 480.522.2813
M 602.809.6570
EBUTLER@CPIAZ.COM

PHILL TOMLINSON
D 480.522.2800
M 480.330.8897
PTOMLINSON@CPIAZ.COM



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

2323 W. University Dr. Tempe, AZ 85281
8777 N. Gainey Center Dr. Ste 245, Scottsdale, AZ 85258
480.966.2301 | WWW.CPIAZ.COM

ABOUT THE PROPERTY

±2,646 SF 2ND FLOOR *OFFICE OR MEDICAL SPACE* AVAILABLE FOR LEASE



ADDRESS	6990 E SHEA BLVD, STE 215 SCOTTSDALE, AZ 85254
---------	--

BUILDING SIZE	±20,219 SF
---------------	------------

SPACE SIZE	±2,646 SF CLICK HERE FOR VIRTUAL TOUR
------------	---

ZONING	C2, CITY OF SCOTTSDALE
--------	------------------------

YEAR BUILT	1987
------------	------

PARKING RATIO	5.59:1000
---------------	-----------

LEASE RATE	\$ 19.00 SF PER YEAR, NNN
------------	---------------------------

SITE PLAN

AGUA CALIENTE SCOTTSDALE, ARIZONA

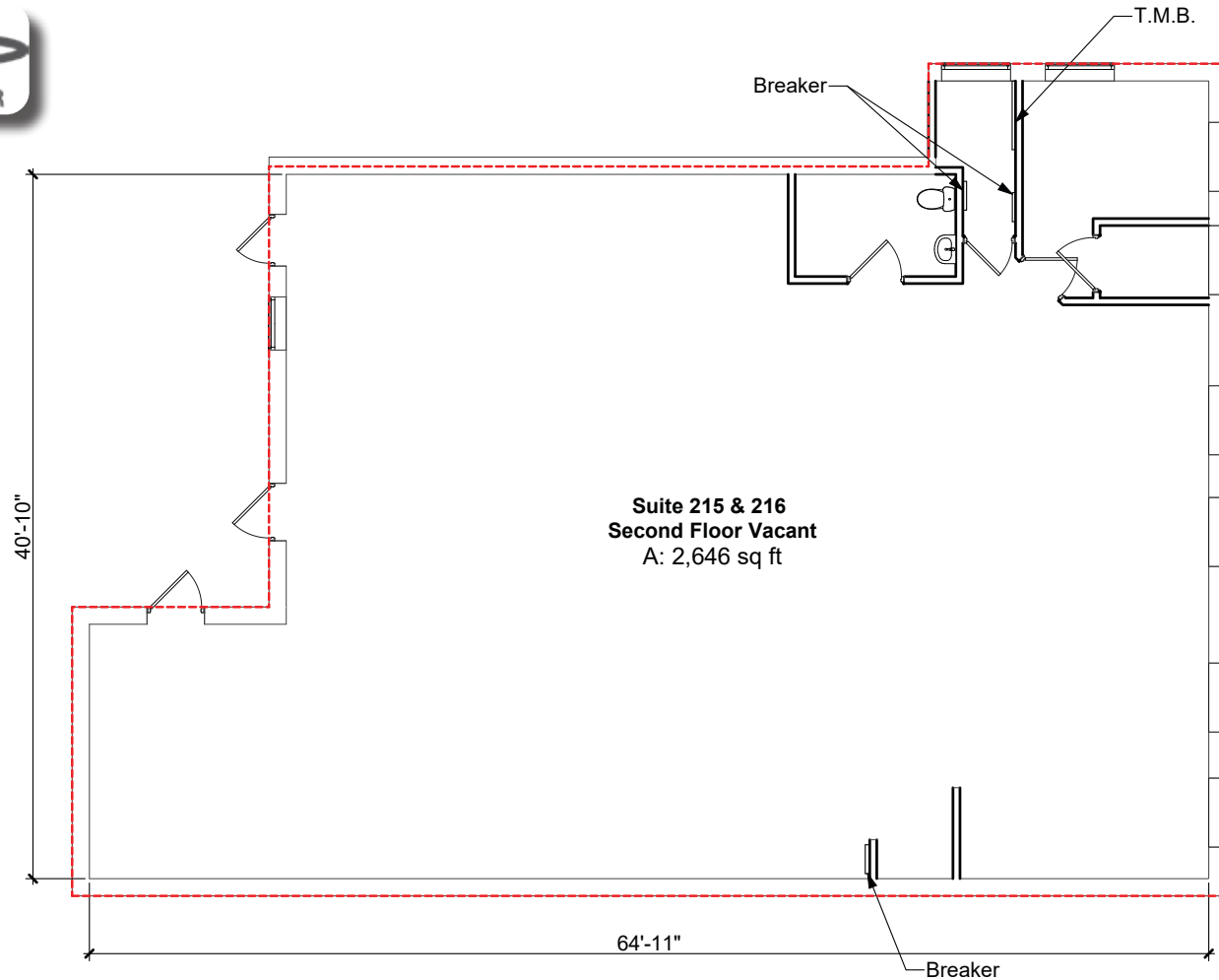
SUITE	TENANT	SF
101	EGGstasy	4,000
102	Leased	3,576
104	Phoenix Children's Hospital	5,900
106	Sweet Sunshine Nails	565
107	Urban Edge Salon	975
108	Urban Garage	4,060
110	Music Masters	2,800
111	Leased	1,898
112	Weight Watchers of Arizona	1,997
114	Strictly Chiropractic	881
115	ZAK'S Chocolate	2,442
117	Brightmont Academy	7,476
123	BeStitched Needlepoint	2,604
125	Haute Hair Extensions	943
126	Ajo AI's Mexican Café	4,383
215	Available	2,646
217	Sweet Medicine Shop	505
218	EGGstasy (Office)	998

SITE LEGEND

- Available
- Occupied
- Not A Part
- Site Boundary

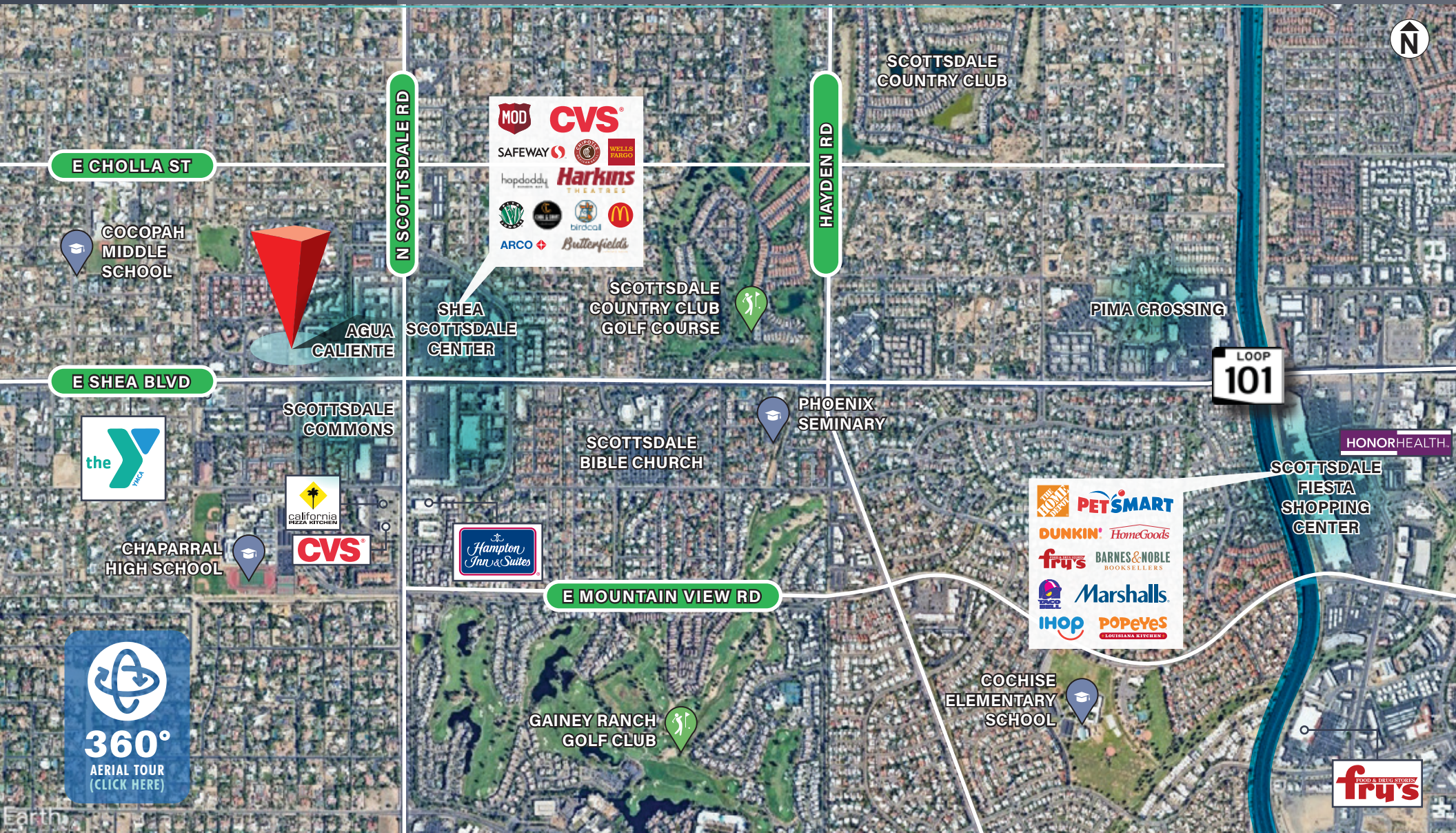


SUITE 215 FLOOR PLAN



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 07.12.24

AREA MAP



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

6990 East Shea Boulevard, Scottsdale, Arizona, 85254 2



Ring of 3 miles

KEY FACTS

59,571

Population



25,643

Households

52.2

Median Age

\$101,672

Median Disposable Income

EDUCATION

2%

No High School Diploma



11%

High School Graduate



24%

Some College



63%

Bachelor's/Grad/Prof Degree

INCOME



\$120,043

Median Household Income



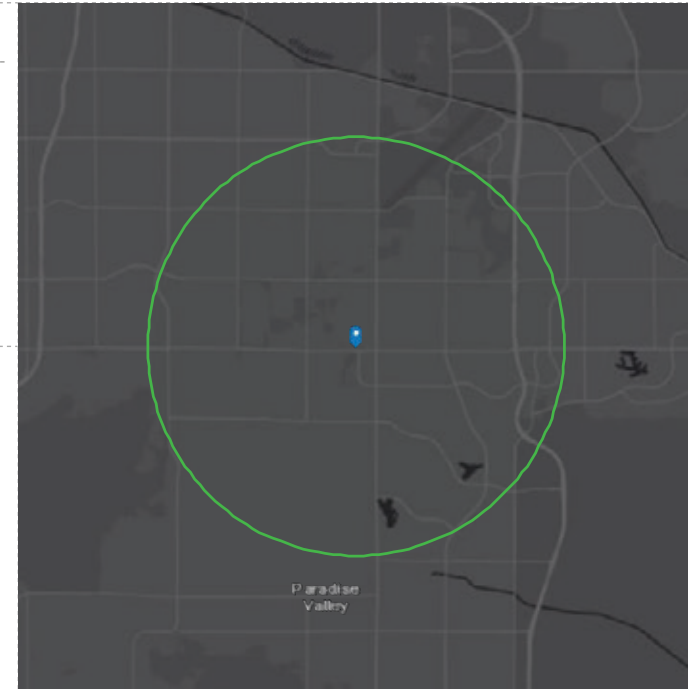
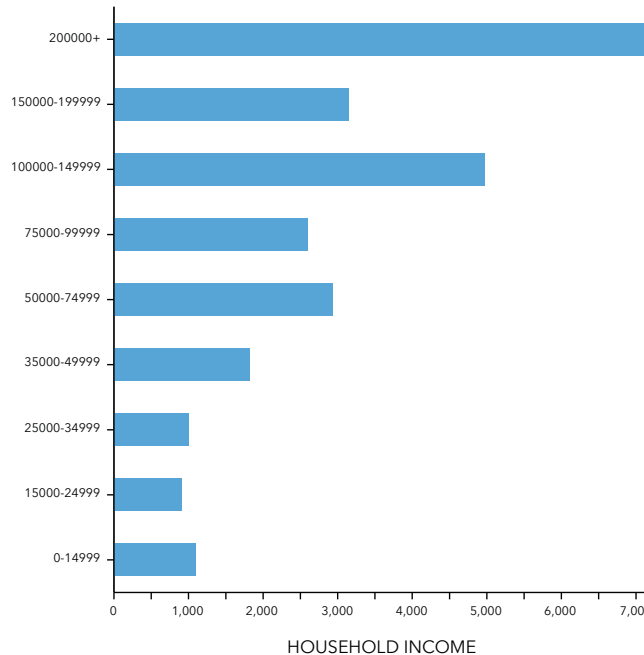
\$80,382

Per Capita Income



\$554,850

Median Net Worth



EMPLOYMENT



84%

White Collar



9%

Blue Collar



6%

Services

2.8%

Unemployment Rate