

PRIME SCOTTSDALE LOCATION! MEDICAL OFFICE CONDO **±1,926 SF FOR LEASE**

8550 E. Shea Boulevard | Scottsdale, AZ



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**CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES



PROMINENT SHEA BLVD
LOCATION WITH DIRECT ACCESS
TO THE LOOP 101 AND ABUNDANT
RETAIL AND RESTAURANTS

LOCATION

**8550 E. SHEA BLVD.
SUITE 120**

SIZE

**6,477 SF MEDICAL
OFFICE CONDO**

AVAILABLE

1,926 SF

RATE

**\$34/MG NET OF
JANITORIAL &
ELECTRIC**

BUILT IN

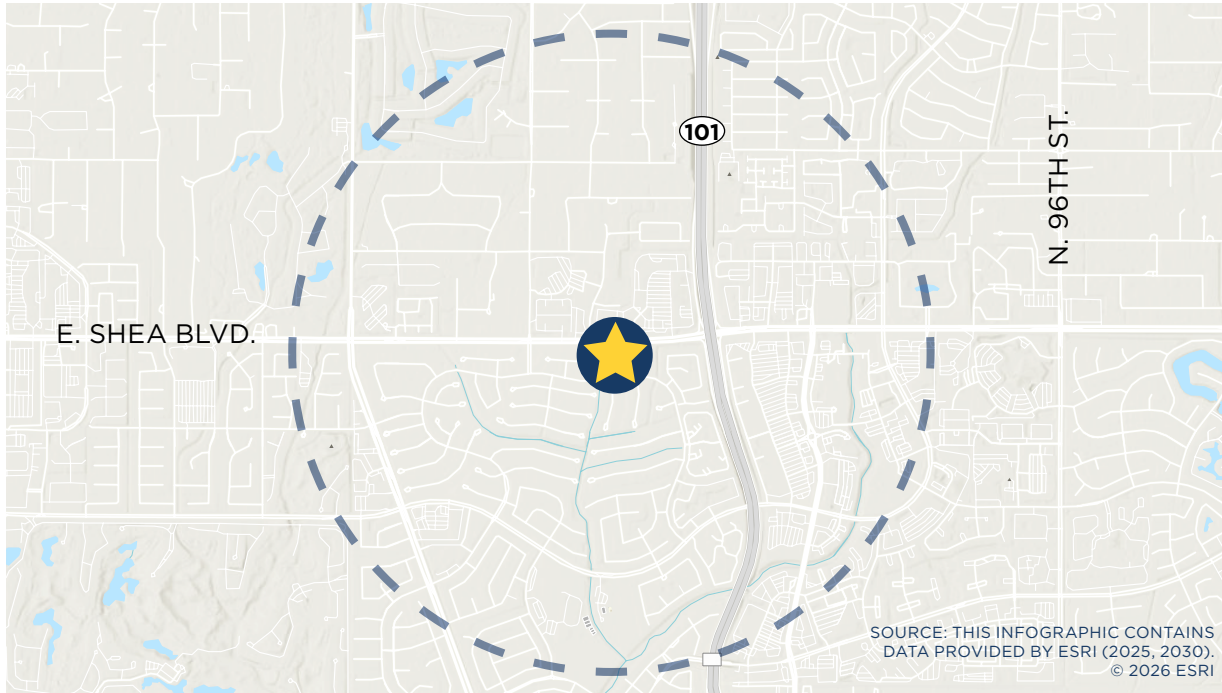
2004

AVAILABLE

IMMEDIATELY

EASY ACCESS

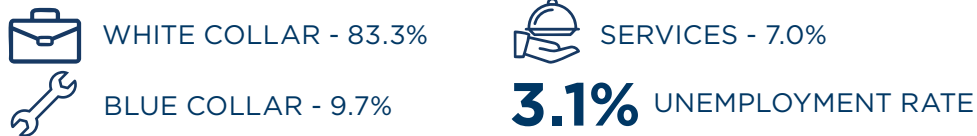
**1 MILE FROM HONOR
HEALTH SCOTTSDALE
SHEA MEDICAL CENTER
1/4 MILE FROM LOOP 101**



EDUCATION



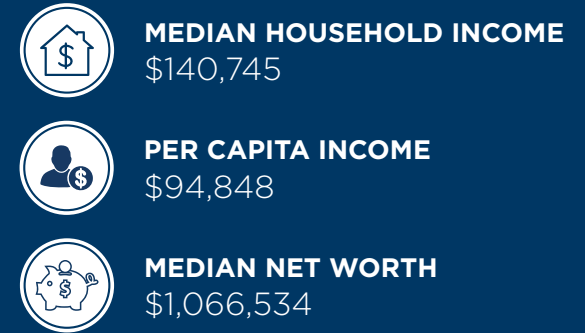
EMPLOYMENT



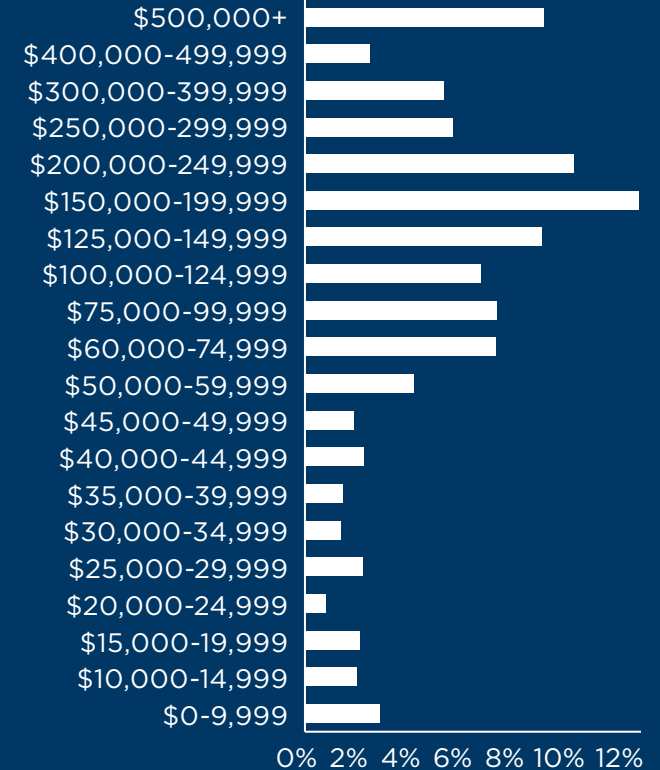
KEY FACTS



INCOME

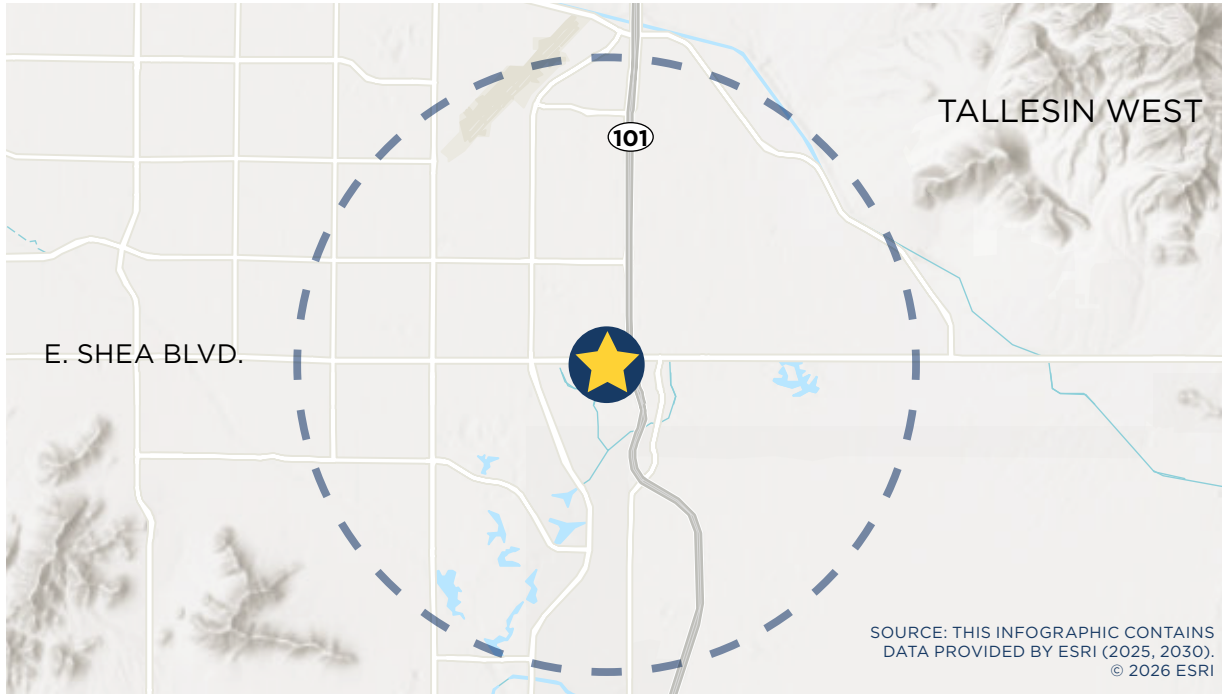


HOUSEHOLD INCOME



DEMOGRAPHIC PROFILE

1 MILE



INCOME



MEDIAN HOUSEHOLD INCOME
\$125,350

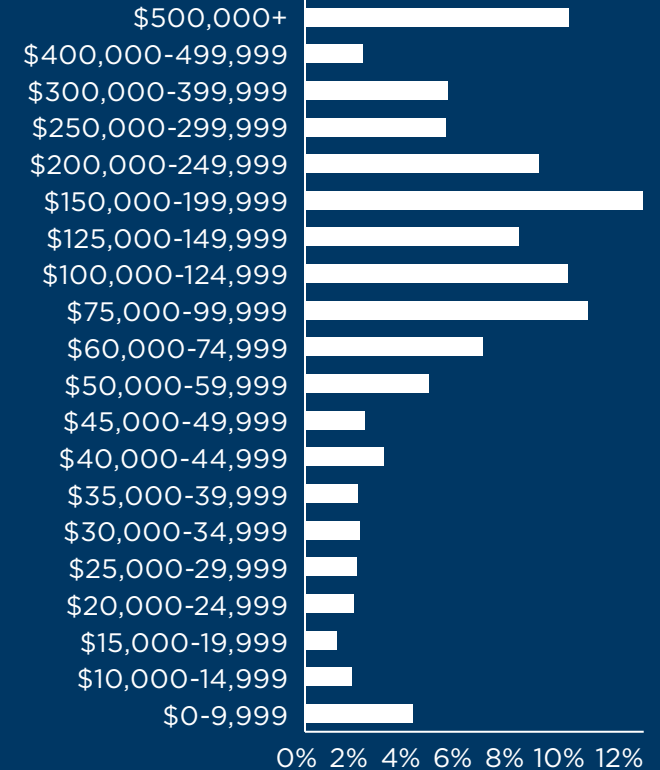


PER CAPITA INCOME
\$90,582



MEDIAN NET WORTH
\$715,173

HOUSEHOLD INCOME



EDUCATION

1.8% NO HIGH SCHOOL DIPLOMA	11.5% HIGH SCHOOL GRADUATE	23.5% SOME COLLEGE/ ASSOCIATE'S DEGREE	63.2% BACHELOR'S/GRAD/ PROF DEGREE
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EMPLOYMENT



WHITE COLLAR - 83.7%



BLUE COLLAR - 8.6%



SERVICES - 7.7%

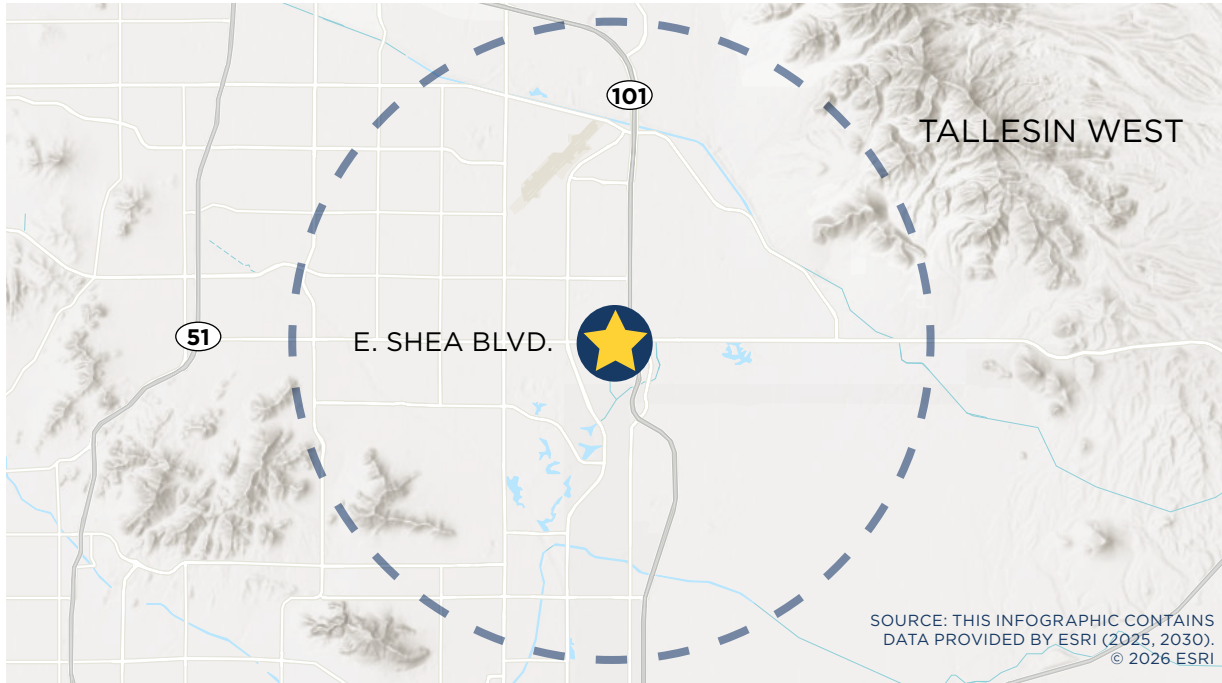
2.9% UNEMPLOYMENT RATE

KEY FACTS

67,295 POPULATION	50.8 MEDIAN AGE	31,152 HOUSEHOLDS	\$103,661 MEDIAN DISPOSABLE INCOME
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DEMOGRAPHIC PROFILE

3 MILES



INCOME



MEDIAN HOUSEHOLD INCOME
\$128,245

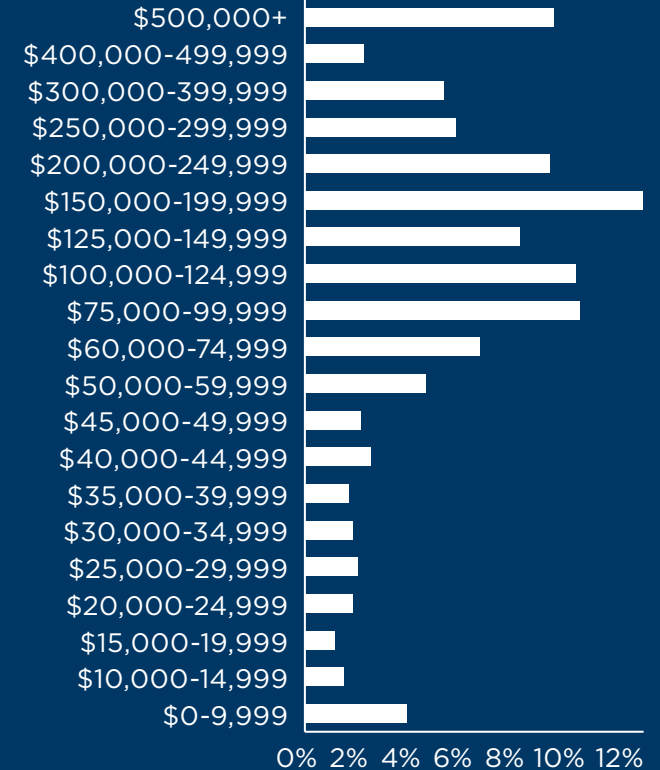


PER CAPITA INCOME
\$90,548



MEDIAN NET WORTH
\$676,243

HOUSEHOLD INCOME



EDUCATION

2.0% NO HIGH SCHOOL DIPLOMA

10.8% HIGH SCHOOL GRADUATE

23.1% SOME COLLEGE/ ASSOCIATE'S DEGREE

64.1% BACHELOR'S/GRAD/ PROF DEGREE

EMPLOYMENT



WHITE COLLAR - 82.4%



BLUE COLLAR - 8.0%



SERVICES - 9.7%

2.4% UNEMPLOYMENT RATE

KEY FACTS

160,173 POPULATION

49.3 MEDIAN AGE

73,975 HOUSEHOLDS

\$105,647 MEDIAN DISPOSABLE INCOME

DEMOGRAPHIC PROFILE

5 MILES

PRIME SCOTTSDALE LOCATION!
 MEDICAL OFFICE COND
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Demographics

	1 MILE RADIUS	3 MILES RADIUS	5 MILES RADIUS
2025 Population			
Total Population	7,729	67,295	160,173
Median Age	53.9	50.8	49.3
2030 Population			
Total Population	7,674	68,825	165,425
Median Age	54.8	51.0	49.7
Median Household Income			
2025	\$140,745	\$125,350	\$128,245
Housing Unit Summary			
2025 Housing Units	4,207	36,227	86,081
Owner Occupied Housing Units	70.5%	60.1%	59.4%
Renter Occupied Housing Units	15.9%	25.9%	26.5%
Vacant Housing Units	13.6%	14.0%	14.1%

Source: ESRI 2026



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