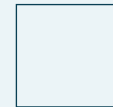


5010-5020-5040 E Shea Blvd
SCOTTSDALE, AZ



**Medical Office
FOR LEASE**



CBRE

5010-5020-5040 E Shea Blvd Scottsdale, AZ 85254

*Prime Lease Opportunity in well
established healthcare community*

PROPERTY OVERVIEW

Ideally located on 5010–5040 East Shea Boulevard in Scottsdale, this medical plaza presents a prime lease opportunity in a well-established healthcare community. The site offers strong visibility, convenient dual access, and a professional environment suited for a variety of medical and wellness providers. Positioned a mile and a half from the Paradise Valley mall redevelopment, two miles from AZ 51, and just five miles from iconic Camelback Mountain, the location is in the heart of a thriving trade area.

Surrounded by established neighborhoods and a variety of dining, retail, and essential service providers, the plaza is ideal for practitioners seeking a central, accessible and patient-friendly setting. With modern finishes and visibility to more than 75,000 vehicles daily on Shea Boulevard, the plaza offers strong appeal to a wide and diverse client base.



PROPERTY HIGHLIGHTS

- Professional medical office space available for lease
- 1.5 miles from the developing Paradise Valley mall
- 2 miles from the AZ-51
- ADA-compliant access
- Surrounded by a thriving residential area
- High daytime population and proximity to lifestyle amenities



LOCATION

Next to Loop 101



PARKING

Covered Reserved



SIGNAGE

Monument & Entrance



AMENITIES

Shopping & Dining



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2024 DEMOGRAPHICS

2 miles 5 miles 10 miles

Population 29,553 209,236 1,014,850

Median Household Income \$112,333 \$110,169 \$89,186

Source: ESRI

TRAFFIC COUNTS

N 32nd St & E Shea Blvd ±77,300 vehicles per day

Source: ADOT

MEDICAL OFFICE FOR LEASE

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Medical Office FOR LEASE



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