

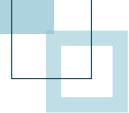
5010-5020-5040 E Shea Blvd

SCOTTSDALE, AZ



Medical Office  
**FOR LEASE**

CBRE



*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.



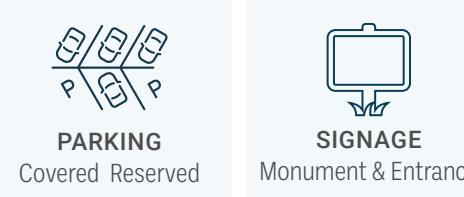
## PROPERTY HIGHLIGHTS

- 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

5010-5020-5040 E Shea Blvd

Scottsdale, AZ 85254



MEDICAL OFFICE FOR LEASE

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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 &amp; E Shea Blvd

±77,300 vehicles per day

Source: ADOT

## Medical Office FOR LEASE



### MEDICAL INQUIRIES

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