



**DO NOT
DISTURB
TENANT**

COMING SOON!

RETAIL PROPERTY FOR LEASE

**17053 E SHEA
BLVD**

Shea Blvd & Saguaro Blvd | Fountain Hills, AZ 85268

BRIAN GAUSDEN

602.778.3740

bgausden@w-retail.com

NEIL BOARD

602.778.3781

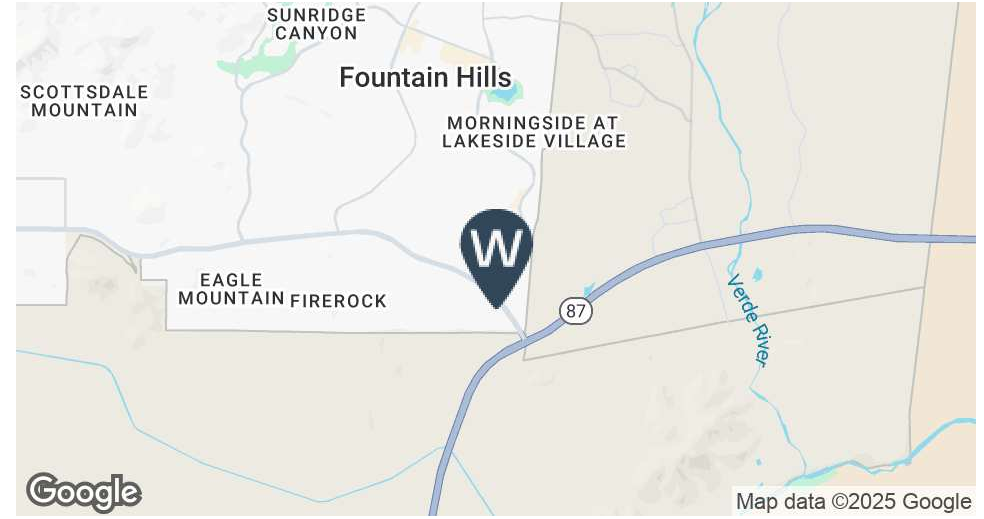
nboard@w-retail.com

**W WESTERN
RETAIL ADVISORS**

2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016 | 602.778.3747 | w-retail.com

17053 E SHEA BLVD

Fountain Hills, AZ 85268



LOCATION DESCRIPTION

SEC Shea Blvd & Saguaro Blvd

PROPERTY HIGHLIGHTS

- 4,981 SF Freestanding Building
- Available for Sublease (DO NOT DISTURB TENANT)
- Excellent visibility along one of Fountain Hills' busiest corridors with strong daily traffic counts
- Fountain Hills boasts high household incomes and strong demographics, ideal for restaurants, retailers and service providers

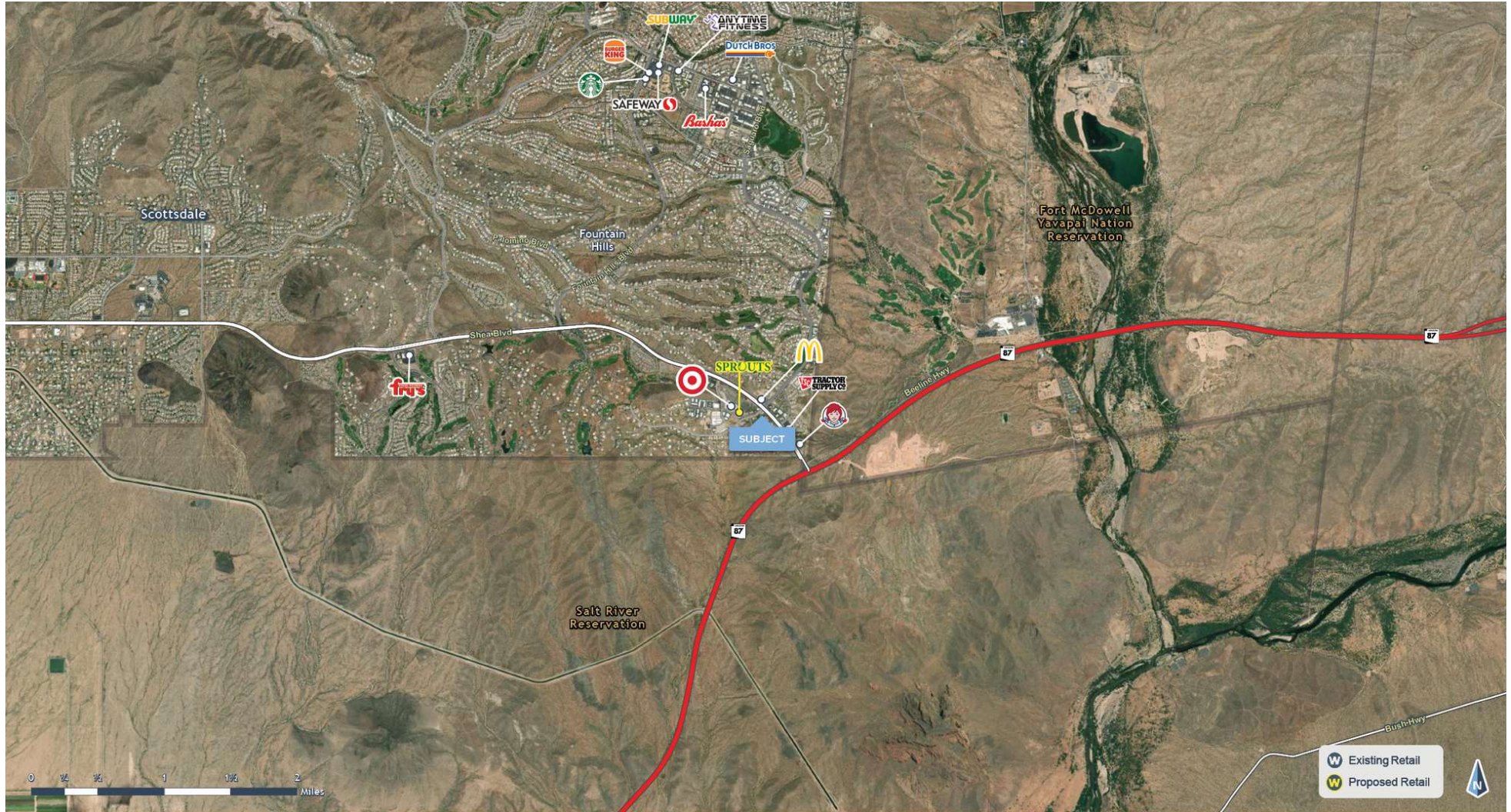
AREA CO-TENANTS



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*2025 Demographic data derived from ESRI

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