



# 14825-14835 E. SHEA BOULEVARD

FOUNTAIN HILLS, ARIZONA 85268

Anchored By Fry's Food & Drug

Lease Rate: \$18.00 PSF + NNN

Shea Boulevard Frontage

Great Tenant Mix

High Household Income Area

Signalized Intersection

Monument Signage Available

Less than 1 mile from Eagle Mountain Golf Club

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	62.7	60.3	57.2
POPULATION:	2,568	23,213	50,652
AVERAGE HH INCOME:	\$156,942	\$149,488	\$138,097

TRAFFIC COUNTS	VPD
E SHEAD BLVD:	31,325
N EAGLE MTN PKWY:	3,190

YEAR BUILT	2008
ZONING	C-1
PARCEL NUMBER	217-72-096A

## Matt Harper, CCIM

Senior Vice President

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**SUITE B-105**



**SUITE C-107**



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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
B-101	BONE HAUS BREWING	4,725 SF	<b>C-104</b>	<b>AVAILABLE</b>	<b>3,458 SF</b>
<b>B-105</b>	<b>VACANT</b>	<b>2,086 SF</b>	C-105	MJD BARBERSHOP	1,307 SF
B-107	VACANT - NOT A PART	1,350 SF	C-106	WORLD NAILS	1,317 SF
C-100	BLOSSOM KITCHEN	3,108 SF	<b>C-107</b>	<b>AVAILABLE</b>	<b>1,759 SF</b>
C-101	WELLNESS	1,764 SF	PAD A	FRY'S FOOD & DRUG	54,368 SF
C-102	GLAZED DONUTS	1,307 SF	PAD D	VU BISTRO	4,451 SF
C-103	MOUNTAIN VIEW CIGAR, SMOKE & VAPE	1,307 SF			

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