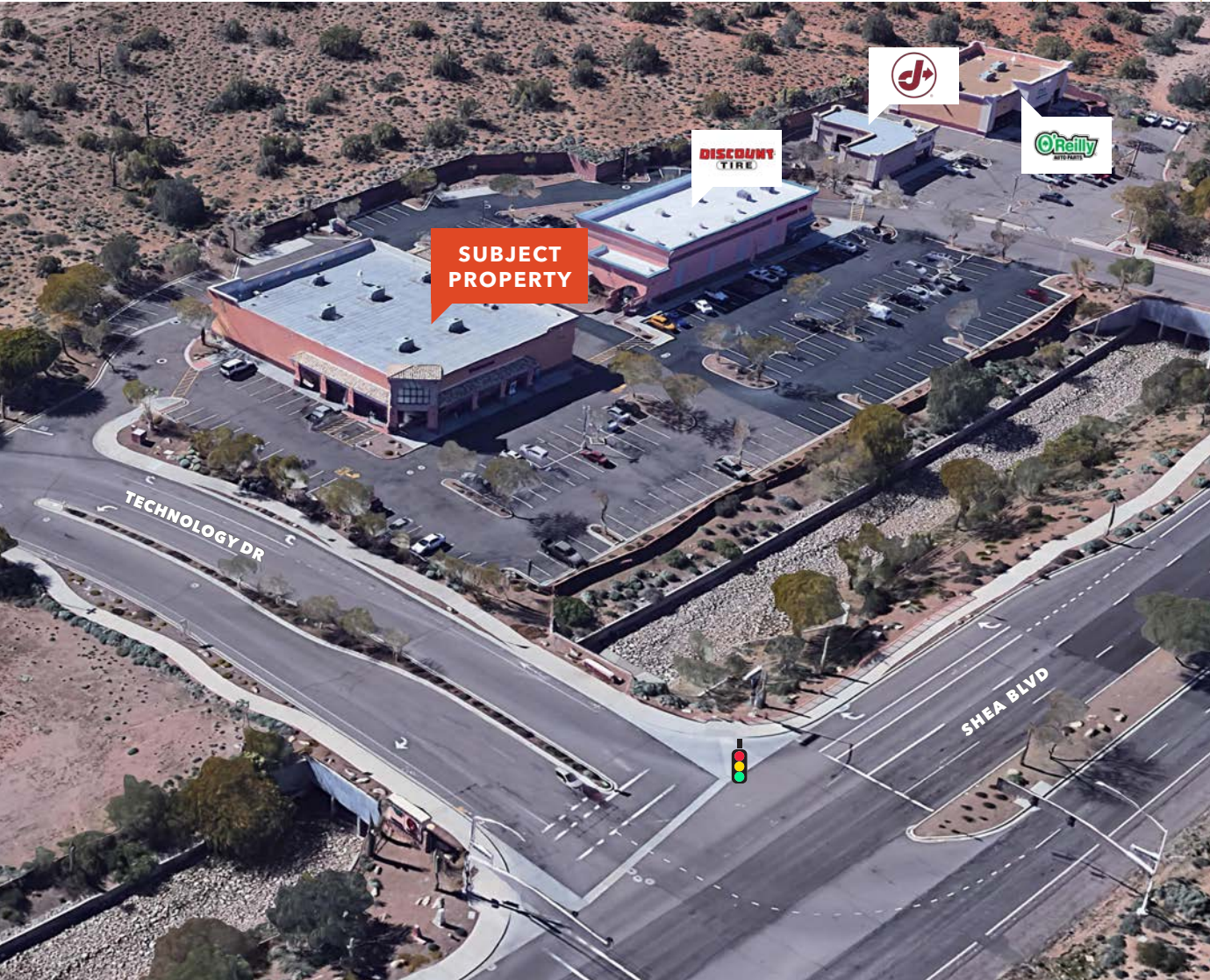




# 16749 E Shea Blvd

FOUNTAIN HILLS, AZ 85268

# FOR SUBLEASE



**SUBJECT  
PROPERTY**

## Former Walgreens Sublease Opportunity

±14,490 SF freestanding building available

**STRONG** average household incomes and demographics surrounding the site

**LOCATED** within a busy corridor connecting Fountain Hills & N Scottsdale

**ADJACENT** retail tenants include Target, Dollar Tree, Petco and more

**DRIVE-THRU** single with bypass lane

**HIGHLY** visible along Shea Blvd

**TERM END DATE** 7/31/2028

**LEASE RATE** contact broker

**TIM HURLEY**  
602.513.5168  
tim.hurley@kidder.com

**TRASK SWITZENBERG**  
480.363.0670  
trask.switzenberg@kidder.com



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±10,190  
Shea Blvd

**SUBJECT  
PROPERTY**

FOUR PEAKS PLAZA

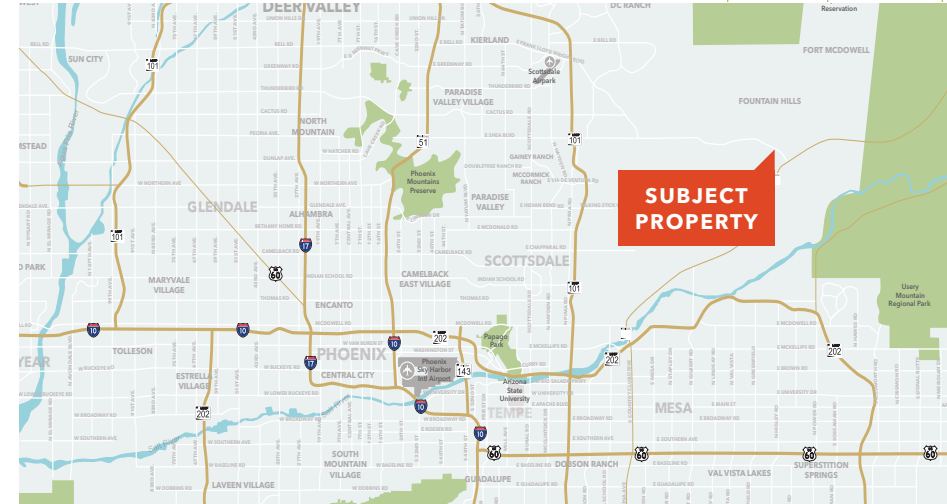
- DOLLAR TREE
- State Farm
- TARGET
- bealls OUTLET
- petco
- CVS pharmacy
- Bank of America
- CVS pharmacy
- European Laundry

- McDonald's
- CIRCLE K

- Denny's

- Comfort Inn

±2,106  
Technology Dr



**SUBJECT  
PROPERTY**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	2,522	19,306	33,227
Households	1,087	8,791	14,230
Avg HH Income	\$131,354	\$117,525	\$130,001
Daytime Employment	825	6,835	12,662

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**km** Kidder Mathews