

Subject Property



17053 E. SHEA BLVD
FOUNTAIN HILLS, AZ
SEC SHEA BLVD & SAGUARO BLVD

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**4,981 SF RESTAURANT SPACE
AVAILABLE FOR SUBLEASE!**

PROPERTY SUMMARY

17053 E. SHEA BLVD
FOUNTAIN HILLS, AZ



PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population:	2,075	18,373	34,543
2030 Population	2,222	19,684	36,688
# of Households:	977	9,076	16,019
Average Household Income:	\$149,928	\$134,456	\$147,135

PROPERTY SUMMARY

ASKING PRICE:	CALL FOR PRICING
LAND AREA:	1.03 ACRES
BUILDING AREA:	4,981 SF
APN:	176-10-447

PROPERTY OVERVIEW

- Call For Pricing
 - Available for Sublease
 - Do Not Disturb Tenant
- Located across the street from Target and Sprouts (coming 2027)
- Well located on the major arterial in Fountain Hills - Shea Blvd & Saguaro Blvd with over 30,000 CPD
 - Great frontage on both arterials
 - Fountain Hills has above average household income and favorable demographics for restaurant users.

IMMEDIATE AREA MAP

17053 E. SHEA BLVD
FOUNTAIN HILLS, AZ



Google Earth
Image © 2020 Airbus

GREATER AREA MAP

17053 E. SHEA BLVD
FOUNTAIN HILLS, AZ





For Additional details contact the team
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