



# Boutique Med Spa & Cosmetic Surgery Center

with on-site Recovery Suite

MHG Commercial

The Dark Horse of commercial real estate

1702 E McNair Drive  
Tempe, AZ 85283 | United States  
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*This is a rare opportunity to acquire a property that seamlessly blends clinical functionality, recovery capability, and luxury patient experience. All in one of the Valley's most beautiful and accessible communities.*

Treatment + Recovery	Affluent, Tranquil Setting	Boutique MedSpa Ready	Travel-Friendly Location	Private Patient Experience

## Distance to...

Scottsdale Airport	30 minutes
PHX Sky Harbor Int'l	30 minutes
Mesa Gateway Airport	43 minutes
Mayo Clinic	12 minutes
24hr Emergency Room	7 minutes
Pharmacy	1 minute

First Floor  
**±3,316 SF**  
Treatment & Clinical Space

Second Floor  
**±800 SF**  
Recovery / Residential Suite

16715 E Parkview Ave  
Fountain Hills, AZ 85268

**\$1,400,000**

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## *Designed for Modern MedSpa & Aesthetic Operators*

This turnkey Fountain Hills property presents a rare opportunity to operate a boutique medspa or cosmetic surgery center that blends clinical functionality with an elevated, retreat-style patient experience. Unlike traditional medical office buildings, this space supports both treatment and recovery in one discreet, thoughtfully designed location.

## *Why This Property Works for MedSpas*

### **Treatment + Recovery Site**

Operate procedures and advanced treatments downstairs with the ability to offer post-procedure recovery upstairs. Enhancing patient comfort, safety, and perceived value.

### **Affluent, Tranquil Setting**

Located in beautiful Fountain Hills, this quiet and upscale community attracts a high-income demographic and offers a calming environment ideal for elective and aesthetic care.

### **Travel-Friendly Location**

Approximately 30 minutes to Phoenix Sky Harbor International Airport and Scottsdale Airport, making this an ideal destination for regional, domestic, and international clients.

### **Boutique MedSpa Ready**

Multiple private rooms and an adaptable layout allow for cosmetic procedures, injectable suites, laser treatments, body contouring, and concierge wellness services.

### **Private Patient Experience**

Non-clinical, residential-style design unit with kitchen, bathroom, and laundry delivers discretion and comfort, far removed from crowded medical office buildings.

### **Quick Summary of Local Amenities**

25+

Restaurants

4

Golf Courses

3

Hotels





## *Location Advantage*

Situated near Fountain Park and within the Town's evolving City Center, the property benefits from walkability, strong community appeal, and a lifestyle-driven environment that aligns with luxury wellness branding—just minutes from Scottsdale.

Surrounded by panoramic desert vistas and quiet residential streets, Fountain Hills feels more like a retreat than a typical suburban market. Its calm, upscale environment creates a soothing backdrop that aligns naturally with high-end aesthetic and medical care.

## *Signature Local Attractions*



**World Famous Fountain** – The iconic fountain that launches water up to 560 feet on schedule throughout the day. A beloved landmark and gathering spot with scenic views and photo ops.

**Fountain Park** – Central community park with walking paths, shaded picnic areas, and views of the Fountain.

**McDowell Mountain Regional Park** – Large regional park with hiking, wildlife viewing, and access to extensive trail systems.



Surrounding area offers many hikes and nature trails with desert landscapes and mountain views, perfect for walking, biking, or running.

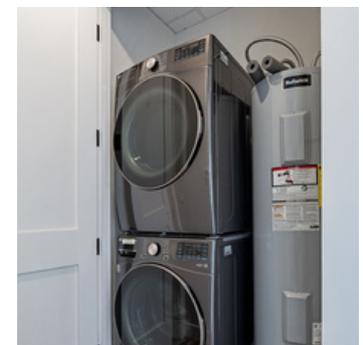
Fountain Hills has a robust events calendar year-round — concerts, farmers markets, art walks, outdoor movies, nature hikes, and themed festivals that bring the community to life.



## *Medical Tourism Advantage*

This property is exceptionally well-suited for medical tourism and destination aesthetics, allowing operators to serve out-of-state and international patients with a seamless, concierge-style care model.

- Seamless Arrival to Recovery: Patients can travel in, receive treatment, and recover in one calm, centralized location—reducing transfers between clinics, hotels, and recovery facilities.
- Private, Residential-Style Recovery: Upstairs accommodations offer a more comfortable and discreet alternative to hotels or traditional post-op centers.
- Concierge & Short-Stay Care Ready: Ideal for 24–72 hour recovery periods commonly associated with cosmetic and elective procedures.
- Travel-Ready Accessibility: Approximately 30 minutes from Phoenix Sky Harbor International Airport and Scottsdale Airport, supporting domestic and international medical tourism.
- Recovery Retreat Branding Potential: Ability to market procedures as part of a luxury recovery retreat rather than a clinical visit.





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For More Information or a Private Tour

*Exclusively Listed By:*

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*MHG Commercial is the Dark Horse of Arizona commercial real estate—strategic, relationship-driven, and built for deals that don't fit the standard mold. As a division of My Home Group, we combine deep local market knowledge with the agility to see opportunities others overlook.*

*We specialize in thoughtful positioning, creative strategy, and partnerships rooted in trust, discretion, and results. For clients seeking more than a transactional approach, MHG Commercial delivers clarity, conviction, and the confidence to move ahead—when the moment matters most.*

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