



FOR LEASE

Shea 70 Plaza

6949 E. SHEA BLVD

Phoenix, AZ 85254



PRESENTED BY:

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32.00 SF/yr (NNN)
NNN:	\$5.98 PSF
BUILDING SIZE:	33,615 SF
AVAILABLE SF:	2,280 SF
YEAR BUILT:	1988
ZONING:	C-2
TRAFFIC COUNT:	±43,600

PROPERTY HIGHLIGHTS

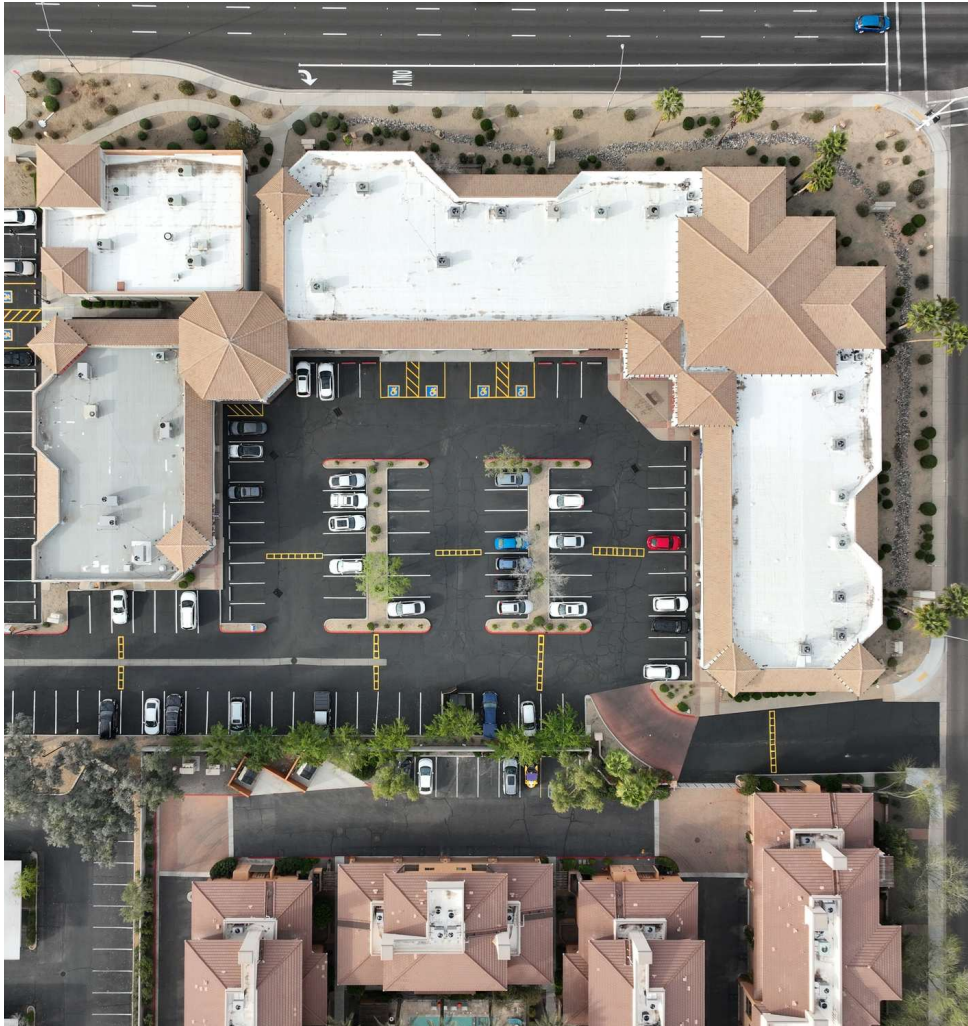
- Ideal Central Scottsdale Location
- One Vacancy | 2,280 SF
- ±400 Ft of Frontage along Shea Blvd | SWC of Signalized Intersection
- ±43,600 VPD on Shea Blvd
- Highly Desirable Scottsdale / Paradise Valley Demographics
- ±156,000 Residents within 3-mile radius
- Ten Minutes from Old Town Scottsdale, Paradise Valley Mall, Scottsdale Quarter & Kierland Commons.

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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, as the sole representative of the Owner is please to offer for Lease Shea 70 Plaza. An ideally located, neighborhood retail center at the crossroads of central Scottsdale, Paradise Valley and North Phoenix. Available for lease is one suite, available at 2,280 Square Feet. Offered at \$32.00 NNN, Shea 70 Plaza has three points of Ingress/egress and is located on the signalized intersection of N 70th St. and E Shea Blvd.

LOCATION DESCRIPTION

Shea 70 Plaza offers a great central location with close proximity to the Arizona 51, and 101 Freeways. The property is located along border of the City of Scottsdale, City of Phoenix and the City of Paradise Valley, a pristine area that offers some of the highest residential price/SqFt in the valley. World class shopping, dining, and entertainment is offered just minutes from the property in Old Town Scottsdale and at Paradise Valley Mall. Scottsdale Airport, spring training baseball, and world class golf courses such as the TPC Scottsdale are just some of the nearby attractions that bring millions of tourists to the area each year. In addition, the property is just 16 miles from Phoenix Sky Harbor Airport, Downtown Phoenix, Arizona State university in Tempe, and the City of Mesa.

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Suite
140

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	2,280 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 140	Available	2,280 SF	NNN	\$32.00 SF/yr

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N. 70th St.

N. 69th St.

E. Shea Blvd



HOME FITNESS

DENTIST

HAIR SALON

CITY OF SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability, and hospitality.

More than 28,000 businesses and more than 25% of Arizona corporate headquarters have made Scottsdale their home. Professionals have chosen Scottsdale due to the city's commitment to long-range planning, dedication to the success of residents and the business community, low taxes for families and corporations, and so much more.

What Scottsdale was known for even before becoming a global destination for business, was its exceptional recreational amenities. Still today, Scottsdale remains a popular tourist destination, visited by more than 11 million people annually, generating an economic impact of \$3.3 billion. Home to Arizona's finest shopping and dining, visitors come to experience the best in art, sports, special events, and the natural beauty of the Sonoran Desert.



SCOTTSDALE RANKINGS

TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE

- AMERICA'S PROMISE ALLIANCE

NO. 1 HIGH SCHOOL IN THE NATION

- U.S. NEWS & WORLD REPORT

TOP 10 CITY TO LAUNCH A STARTUP

- DATAFOX RANKING

BEST CITIES FOR HISPANIC ENTREPRENEURS

- WALLETHUB

BEST CITY IN THE U.S. TO GET A JOB

- WALLETHUB

NO. 7 SAFEST CITY IN THE U.S.

- LAW STREET MEDIA

NO. 1 U.S. CITY TO LIVE AN ACTIVE LIFESTYLE

- WALLETHUB

TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS

- AMERICAN/STYLE MAGAZINE

CITY OF SCOTTSDALE EMPLOYMENT

Scottsdale is one of the state's leading job centers with a robust economy anchored by bio-life science companies, high-tech innovation, financial services, tourism, and corporate headquarters. More than 28,000 companies do business in Scottsdale, with nearly 210,000 employees. SkySong, the ASU Scottsdale Innovation Center, is designed to help companies grow through a unique partnership with Arizona State University. Scottsdale's downtown, Old Town Scottsdale, is an emerging center for high-tech businesses. To the north, the Scottsdale Airpark is the city's largest employment area, and the Scottsdale Cure Corridor is a hub of premier healthcare providers and biomedical companies.



28,000+

**COMPANIES
OPERATING**



210,000

**NUMBER OF
EMPLOYEES**



\$145,977

**AVG. WAGE OF JOBS
CREATED/RETAINED**

* 39,673+

FINANCE & INSURANCE

* 37,922+

HEALTHCARE & SOCIAL
ASSISTANCE

* 35,478+

WASTE MANAGEMENT,
REMEDIAION & ADMIN

* 25,162+

TRANSPORTAION &
WAREHOUSING

* 24,982+

RETAIL TRADE

* 24,226+

PROF, SCIENTIFIC &
TECHNICAL SERVICES

*2021 Jobs Data

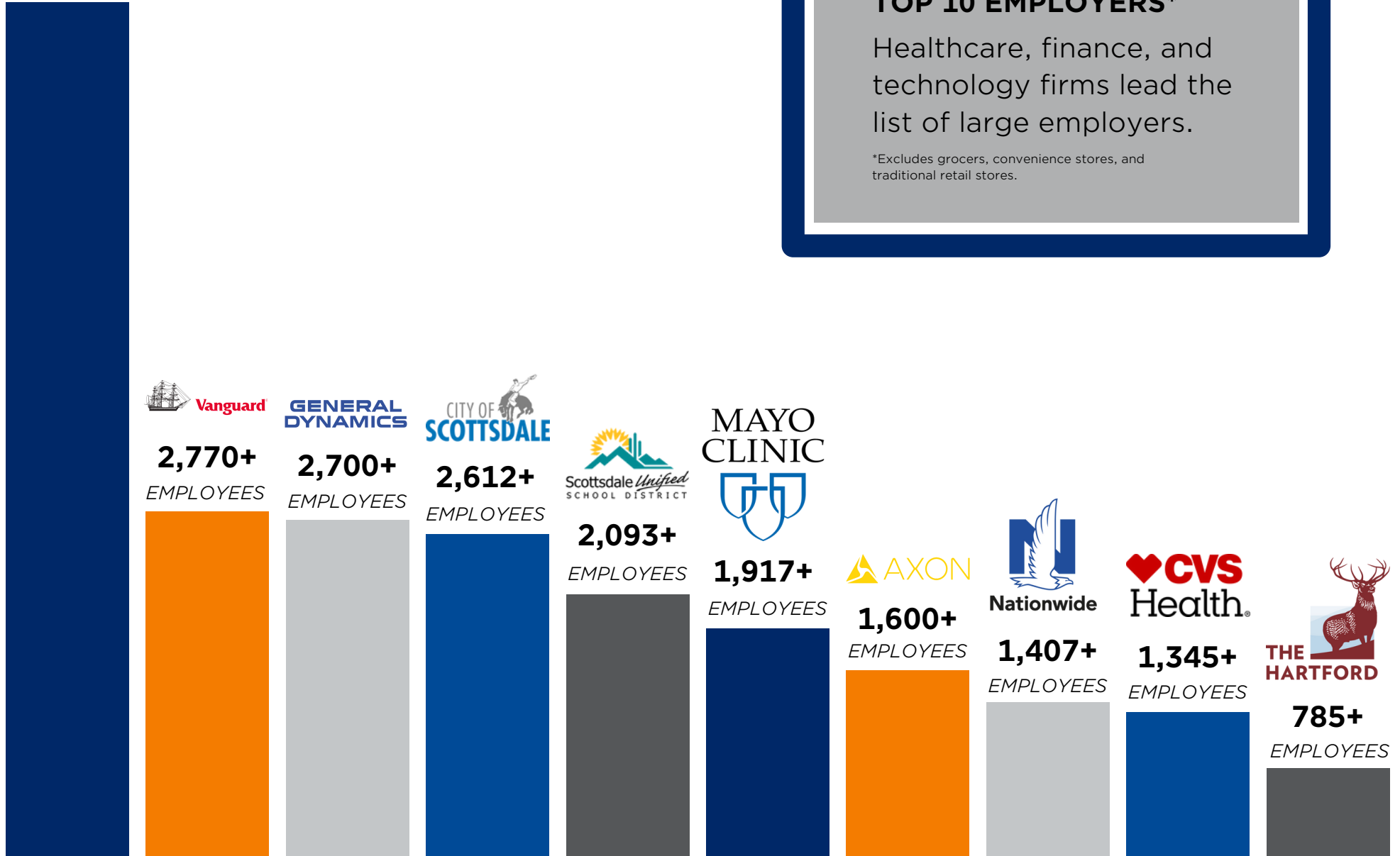
CITY OF SCOTTSDALE MAJOR EMPLOYERS

HONORHEALTH.

7,131+

EMPLOYEES

TOP 10 EMPLOYERS*
Healthcare, finance, and technology firms lead the list of large employers.
*Excludes grocers, convenience stores, and traditional retail stores.



CITY OF SCOTTSDALE TOURISM

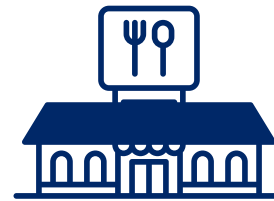
With over 300 days of sunshine, 30,000 acres of breathtaking desert scenery, and a calendar full of special events, Scottsdale is a popular tourist destination in Arizona that welcomes millions of visitors annually. The annual economic impact of Scottsdale visitors is estimated at \$2 billion dollars. Visitors generate more than \$38 million dollars of annual tax revenue— representing about one in every five city sales tax dollars.



52+
HOTELS



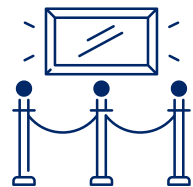
1
AIRPORT



868+
RESTAURANTS



7
MUSEUMS



107
ART GALLERIES
& DEALERS



125+
SCOTTSDALE-AREA
GOLF COURSES



43
PARKS



37
PUBLIC SCHOOLS

CITY OF SCOTTSDALE ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 125 golf courses in the Scottsdale-area, ranging from championship tournament facilities to municipal courses. Millions of people from all over the world visit Scottsdale each year to both play and watch, especially during the Waste Management Phoenix Open at the TPC of Scottsdale Stadium Course.



SPORTS

Each year millions travel to Scottsdale to experience attractions like spring training, golf, and football. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000-seat spring training facility is home to both the Arizona Diamondbacks and Colorado Rockies, and Old Town Stadium is home to the San Francisco Giants.



WESTWORLD

Each year, WestWorld hosts more than 70 events spanning 579 event days at the facility, attracting 500,000 people for an array of vastly different activities and attractions. Among many nationally recognized events that call WestWorld home are; the Barrett-Jackson Collector Car Auction, the Scottsdale Arabian Horse Show, and the Sun Circuit Quarter Horse Association.



CITY OF SCOTTSDALE ATTRACTIONS

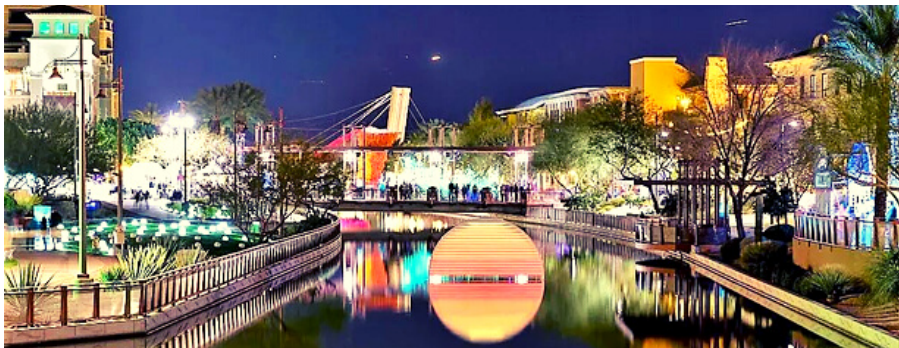
SHOPPING

Scottsdale boasts the best shopping in Arizona with more than 2,500 luxury retailers, one-off boutiques, and upscale malls. Old Town Scottsdale is home to dozens of gift shops, Native American jewelry stores, and Scottsdale Fashion Square. Fashion Square is Southwest's largest shopping destination, offering over 200 stores, a Harkins Theater, concierge services, and more. In North Scottsdale, Scottsdale Quarter and Kierland Commons offer shoppers high-end stores in an open-air setting.



ART & CULTURE

The Scottsdale arts scene vibrates with a creative energy all its own. A pillar in the legacies of Frank Lloyd Wright, Bennie Gonzales, Paolo Soleri, and many more architects. Visitors and locals alike can enjoy ArtWalk, Canal Convergence, and Scottsdale Contemporary Month. Catch Broadway shows at one of the performing arts theaters. Take a walking tour of public art installations in Old Town. And more!



RESTAURANTS & ENTERTAINMENT

Scottsdale offers more than 800 restaurants, Old Town nightlife, and plenty of fun activities including Top Golf at Talking Stick Resort, ATV tours, wine tasting, high-tech bowling alleys, and more! Looking to relax? Scottsdale has more than 50 renowned spas with innovative treatments inspired by Sonoran Desert Botanicals and Native American traditions.



