



FOR SALE | RETAIL

PLAZA WATERFRONT RETAIL CONDO

12625 North Saguaro Boulevard, Suites 109 & 110, Fountain Hills, AZ 85268

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price: \$395,000

Building Size: 1,635 SF

Cross Streets: E El Lago Blvd & N Saguaro Blvd

Number Of Units: 2; 109: 771 SF; 110: 864 SF

Distance To: SR 87: 3 Miles
Loop 202: 15 Miles
Loop 101: 11 Miles

PROPERTY OVERVIEW

Positioned in the Fountain Hills submarket, this versatile retail property offers an exceptional opportunity for an owner-user or investor. The space features an open, flexible layout—providing a true blank slate—along with dedicated storage and two restrooms for added functionality. Located near the busy areas of Shea Boulevard and Saguaro Boulevard, the property benefits from strong visibility and consistent traffic flow. Just minutes from Fountain Hills Golf Club and surrounded by popular dining and retail amenities, this location offers both convenience and built-in customer draw.

PROPERTY HIGHLIGHTS

- Open retail floor plan ideal for a wide range of uses
- Located in Downtown Fountain Hills next to the famous fountain, which receives 200,000 visitors each year
- Could be kept as one suite or divided into two
- Includes storage area and two restrooms
- Excellent access to major roadways including Shea Blvd & Saguaro Blvd
- Strong area traffic counts supporting retail visibility and exposure

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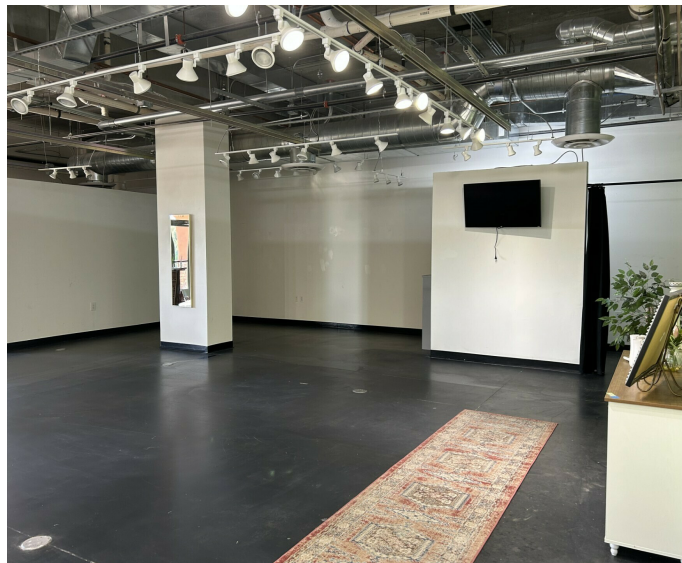
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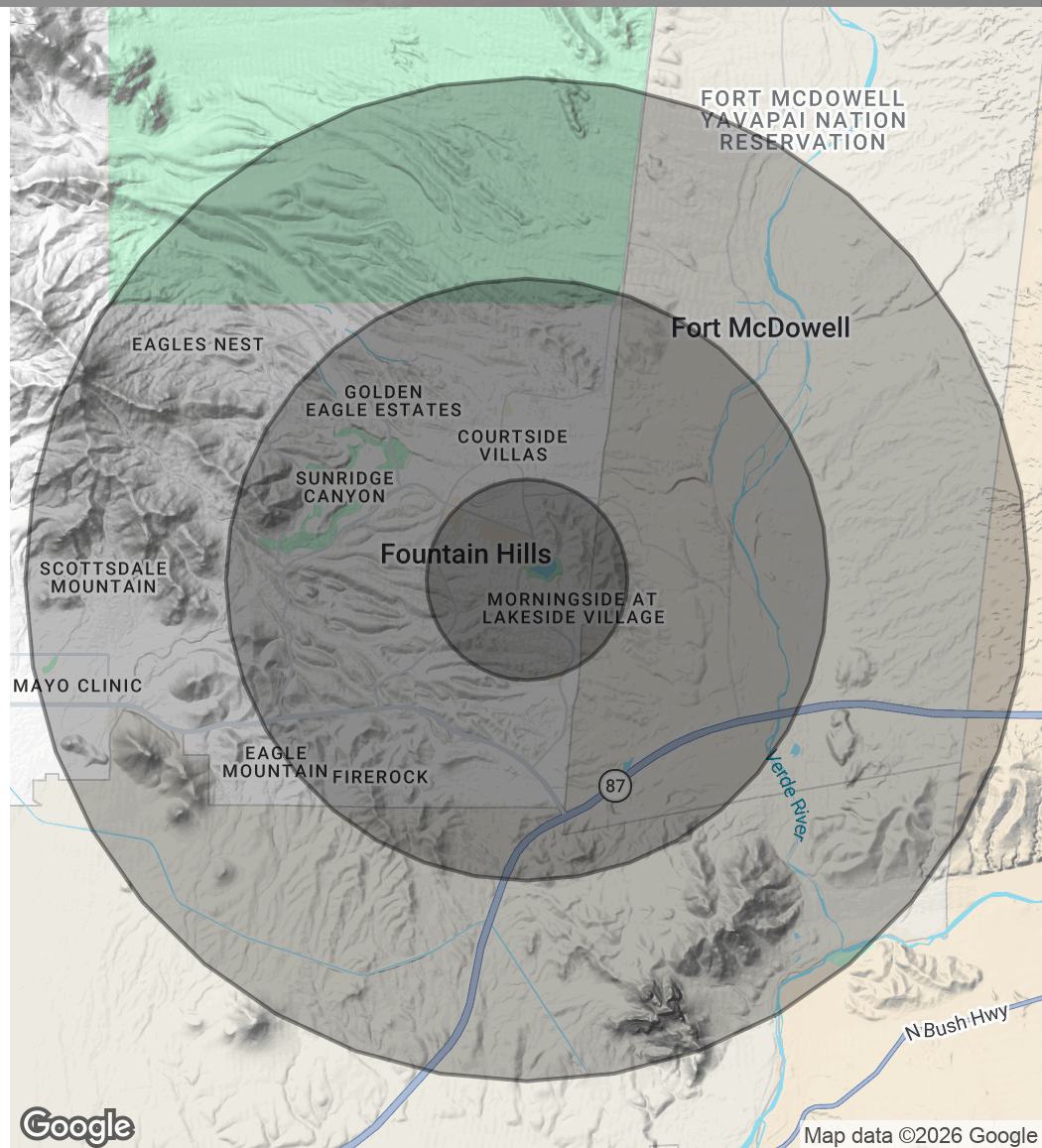
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,127	21,552	29,817
Average Age	61.8	59.4	57.5
Average Age (Male)	60.8	59.7	57.4
Average Age (Female)	61.7	58.7	58.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,135	10,152	13,397
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$117,964	\$139,378	\$164,161
Average House Value	\$499,158	\$644,911	\$730,245

2023 American Community Survey (ACS)



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