

**UNDER CONSTRUCTION | COMING Q3 2026**



**SIERRA BLOOM**

**FUTURE SIGNAGE**

**TRANSWESTERN** REAL ESTATE SERVICES

**MEDICAL OUTPATIENT BUILDING**

**FOR LEASE**

**9075 E Horseshoe Rd, Scottsdale, AZ 85258**

**Developed By:**



# SIERRA BLOOM

## OVERVIEW

- Approximately 900,000 SF of medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, hotel and retail facilities.
- Patient care and hospitality space across ±40 acres
- Large scale project opens unprecedented opportunities for collaboration.
- Walkable campus, prominent wayfinding, easy access, identifiable buildings, and tenant spaces with integrated environmental landscapes.

## CALL FOR PRICING

## HIGHLIGHTS

- More than half the building is preleased to an Anchor Tenant
- Under Construction: Q3 2026 Occupancy
- ±32,232 SF Total. 2 Stories, ±16,116 SF floor plate.
- Approximately 14,000 SF Available (Divisible to ±2,000 SF).
- 5:1,000 Parking ratio
- Freeway visibility
- Class A multi-tenant medical building with primary care and other specialty physician groups
- 3-minute drive to HonorHealth Shea Campus
- State of the art infrastructure

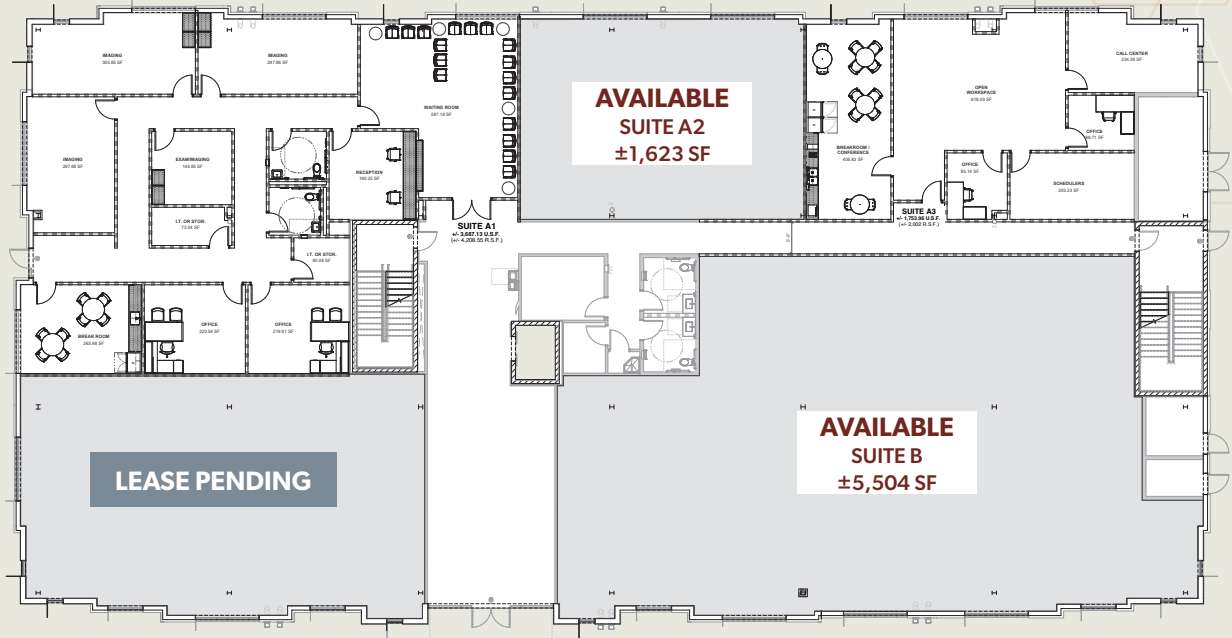
## SIERRA BLOOM MASTER PLAN



## CURRENT CONSTRUCTION



# FIRST FLOOR LEASE EXHIBIT & STACKING PLAN



# CONSTRUCTION PROGRESS

View Full Drone Video 



# WHY SCOTTSDALE?

## DEMOGRAPHICS | 15-MIN DRIVE TIME

- 2024 Population | 146,060
- 2024 Median Age | 49.3
- Avg Household Size | 2.08
- Avg Household Income | \$172,171
- Median Home Value | \$708,406
- Consumer Expenditure on Health Care | \$779,344,622 annually
- Health Care Market Potential | 105,852 residents visited a doctor in the past 12 months

## LOCATION | UNEQUALED PRESTIGE

- The Sierra Bloom campus is ideally located in the affluent North Scottsdale
- Just south of the HonorHealth Shea Medical Center
- Designed for patient comfort, ease, and accessibility
- Excellent access from all areas of Greater Phoenix
- ±15 minutes to Phoenix Sky Harbor Airport



101

HONORHEALTH SCOTTSDALE  
THOMPSON PEAK MEDICAL 9 MI

HONORHEALTH LAND 8.5 MI

MAYO  
HOSPITAL 10 MI

BANNER HEALTH  
DEVELOPMENT 8 MI

ABRAZO SCOTTSDALE  
CAMPUS 11 MI

# 6 NEARBY HOSPITAL SYSTEMS

101

5 MI MAYO CLINIC/SHEA  
CAMPUS

HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER 1 MI

8 MI HONORHEALTH SCOTTSDALE  
OSBORN MEDICAL CENTER





MAYO HOSPITAL



SCOTTSDALE THOMPSON  
PEAK MEDICAL CENTER



SCOTTSDALE SHEA  
MEDICAL CENTER



MAYO CLINIC

101

FULL DIAMOND  
INTERCHANGE



SIERRA BLOOM

FOR MORE  
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DEVELOPED BY:



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