

94 HUNDRED SHEA



94TH ST & EAST SHEA BLVD | SCOTTSDALE, AZ
OFFERING MEMORANDUM

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94
HUNDRED
SHEA

**EXECUTIVE
OVERVIEW**

PROPERTY SUMMARY

94 Hundred Shea is a 73,683 square foot mixed-use retail and office center located along East Shea Boulevard in the heart of North Scottsdale, Arizona. Built in 2007 and currently 100% leased, the property generates \$1,716,071 in NOI and is offered at \$28,360,000, reflecting a 6.05% cap rate. With a weighted average lease term of 5.25 years and multiple tenants paying below-market rents, the center presents investors with a rare combination of immediate, stabilized cash flow and meaningful mark-to-market upside in one of the Phoenix metro's most desirable and supply-constrained retail submarkets.

The center's tenant roster is a carefully assembled mix of nationally recognized brands and locally entrenched operators spanning dining, wellness, beauty, medical, and professional services. Anchor food and beverage tenants include First Watch, Ling & Louie's Asian Bar and Grill, Salt + Lime Modern Mexican Grill, and Rosebud Steakhouse, while service and wellness tenants such as Elements Massage, Blo Blow Dry Bar, V's Barbershop, Emmi D SalonSpa, and Scottsdale Hand and Foot Spa drive consistent daily visits and repeat patronage. Complementing the retail component is 35,000 square feet of fully leased Class A office space occupied by 94 Hundred Corporate Center, contributing 250 on-site employees who further activate the center throughout the business day.

The property benefits from an irreplaceable location directly adjacent to HonorHealth Scottsdale Shea Medical Center, a 427-bed full-service hospital campus and Caremark Hub employing over 2,000 workers, providing a built-in, recession-resistant customer base

that insulates the center from the demand volatility that affects more isolated retail assets. Shea Boulevard's 83,135 vehicles per day, combined with direct access to the high-income Fountain Hills corridor, ensures exceptional visibility and accessibility. The surrounding trade area commands average household incomes of \$164,062 within 1 mile and \$188,002 within 5 miles, an affluent consumer profile that aligns directly with the center's dining, wellness, and experiential retail offering.

For investors, 94 Hundred Shea represents a low-risk, high-quality acquisition in one of the Southwest's most sought-after retail markets, with the added optionality of an adjacent 3.595-acre land parcel available for separate or combined acquisition at \$6,000,000. Zoned C-O and requiring no rezoning, the parcel supports a range of by-right uses including medical office, professional office, retail, and age-restricted multifamily development structured as a Medical Residential Facility, an especially compelling opportunity given the site's immediate proximity to HonorHealth and the surrounding area's concentration of active, older-adult residents. Whether targeted by 1031 exchange buyers seeking a dependable replacement property, developers looking to capitalize on a rare entitled infill site, or institutional investors allocating to the Sun Belt, 94 Hundred Shea offers the kind of stabilized, well-tenanted profile paired with meaningful mark-to-market upside that is increasingly difficult to source in today's market.

INVESTMENT SUMMARY

ASKING PRICE:	\$28,360,000
PRICE PSF:	\$385
YEAR 1 CAP RATE:	6.05%
STABILIZED CAP	6.46%
YEAR 1 NOI:	\$1,716,071
STABILIZED NOI:	\$1,833,306
TOTAL GLA:	73,683 SF
YEAR BUILT/ RENOVATED:	2007
TOTAL LAND AREA:	10.62 Acres
OCCUPANCY:	100%
WEIGHTED AVERAGE LEASE TERM:	5.25 years
MAJOR TENANTS:	The Maggiore Group Ling & Louie's First Watch Elements Massage Rosebud Steakhouse

INVESTMENT HIGHLIGHTS

STRONG IN-PLACE CASH FLOW WITH IMMEDIATE RETURNS

- The asset generates \$1,716,071 in NOI backed by a 100% leased, 73,683 SF rent roll, delivering a 6.05% cap rate at the \$28,360,000 offering price with no vacancy drag or near-term capital uncertainty, a compelling profile for 1031 exchange buyers and institutional investors seeking dependable, management-light cash flow in one of Metro Phoenix's most supply-constrained retail corridors.

SIGNIFICANT MARK-TO-MARK UPSIDE ACROSS MULTIPLE TENANTS

- Multiple tenants are currently paying below-market rents, presenting a clear path to increased cash flow at renewal. Most notably, Salt + Lime's lease expires in September with no renewal options, and with multiple well-established restaurant operators already expressing interest as backfill, the space represents a rare, near-term opportunity to reset rents to current market in one of North Scottsdale's most sought-after dining corridors, a compelling value-add layer on top of an already stabilized investment.

PREMIER CENTRAL SCOTTSDALE LOCATION WITH EXCEPTIONAL TRAFFIC

- Positioned on the south side of Shea Boulevard at 94th Street, one of the Valley's primary east-west arterials, the center benefits from 83,135 vehicles per day and direct access to the affluent Fountain Hills corridor, placing it at the crossroads of some of North Scottsdale's highest-volume consumer traffic.

RECESSION-RESISTANT DEMAND DRIVERS WITH INSTITUTIONAL-GRADE ADJACENCY

- Adjacent to HonorHealth Scottsdale Shea Medical Center, a 427-bed full-service hospital campus and Caremark Hub employing 2,000+ workers, the center benefits from a built-in, consistent customer base that visits regardless of broader economic conditions, providing a durable floor of daily foot traffic unmatched by typical retail corridors.

AFFLUENT, HIGH-SPENDING CONSUMER BASE

- With average household incomes of \$164,062 within 1 mile and \$188,002 within 5 miles, the surrounding trade area represents one of the wealthiest consumer demographics in the Phoenix metro, with a median age skewing toward active, high-discretionary-spending adults who allocate disproportionately toward dining, wellness, and personal services, precisely the categories anchoring this center's tenant mix.

ADJACENT LAND PARCEL AVAILABLE WITH BROAD BY-RIGHT DEVELOPMENT POTENTIAL

- The offering includes the opportunity to acquire an adjacent 3.595-acre (156,576 SF) land parcel priced at \$6,000,000, zoned C-O to allow medical office, professional office, retail, and age-restricted multifamily development in the form of a Medical Residential Facility, all without rezoning. Situated steps from HonorHealth Scottsdale Shea Medical Center and surrounded by one of the Valley's most affluent consumer bases, the parcel represents a rare, shovel-ready development site in a supply-constrained North Scottsdale corridor where entitled land of this caliber rarely comes to market.





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**PROPERTY
OVERVIEW**

↘ SITE AERIAL



PROPERTY DESCRIPTION

PROPERTY NAME:

94 Hundred Shea

ADDRESS:

9325 - 9397 E. Shea Blvd
Scottsdale, AZ 85260

SQUARE FOOTAGE (GLA):

±73,683 SF

LAND AREA:

±10.62 Acres

YEAR BUILT:

2007

CROSS STREETS:

94th Street and E. Shea Blvd

PROPERTY TYPE:

Retail & Corporate Center





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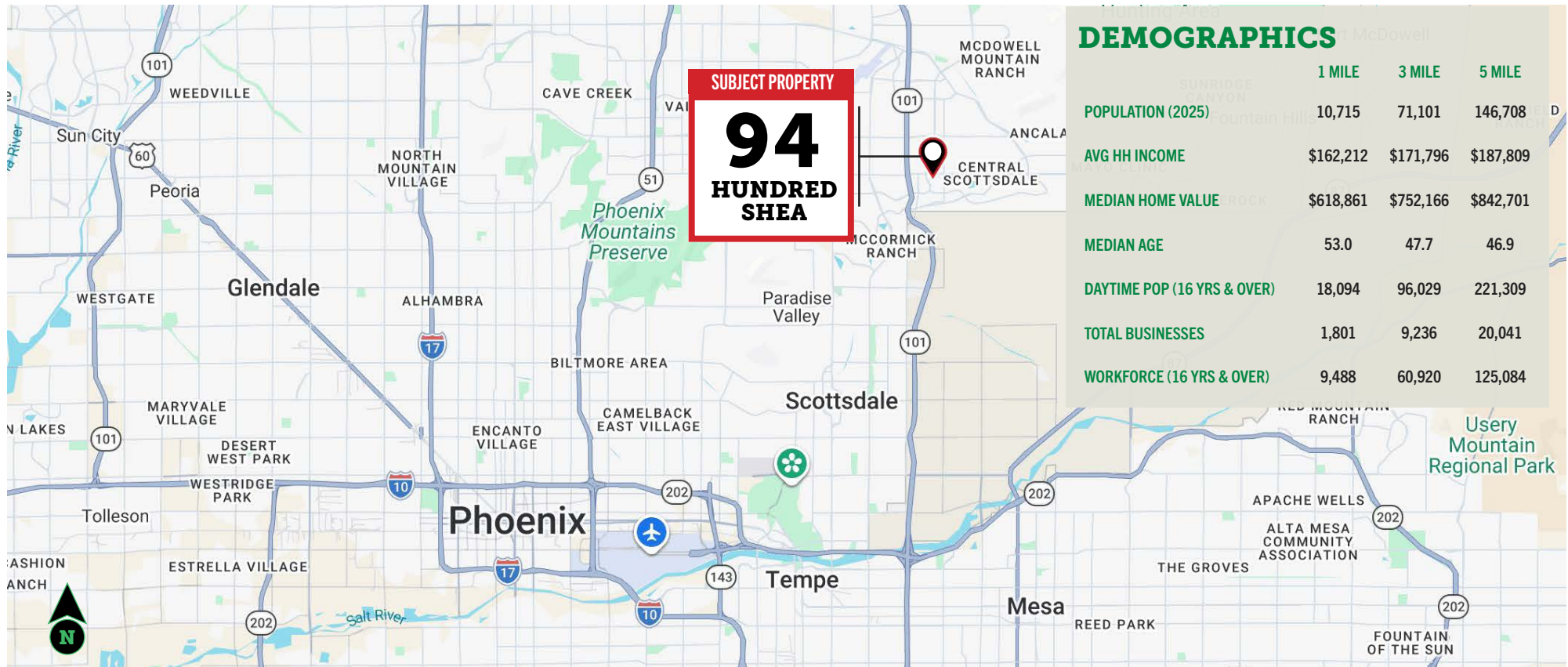
**MARKET
OVERVIEW**



AREA OVERVIEW

94 Hundred Shea is a community retail center that sits within one of Scottsdale's most established and desirable commercial corridors. Positioned just east of the Loop 101 Freeway, the site benefits from exceptional regional accessibility and connectivity to Scottsdale, Paradise Valley, Fountain Hills, and the greater Phoenix metropolitan area. The surrounding area is characterized by a strong mix of executive office, medical, retail, and residential uses, creating a highly dynamic business environment. Major employers and institutions, including the nearby HonorHealth Scottsdale Shea Medical Center campus and several corporate headquarters, contribute to a stable daytime population and consistent consumer activity throughout the week. The corridor is also supported by a wide array of shopping, dining, and service amenities, making it a convenient destination for both businesses and residents.

The property is situated within Central Scottsdale, an affluent and highly educated submarket known for its strong demographics, quality housing stock, and desirable lifestyle amenities. Residents enjoy proximity to premier golf courses, resort destinations, mountain recreation, and some of the Valley's most sought-after master-planned communities. The area continues to attract professional service firms, healthcare providers, and technology-related businesses due to its highly skilled workforce and central location. With limited available land for new development, Scottsdale's established commercial districts have maintained strong long-term value, while continued investment in nearby employment centers and the greater Scottsdale Airpark area supports ongoing economic growth. These factors combine to make the Shea Boulevard corridor one of the most attractive business and investment locations in the Scottsdale market.



SCOTTSDALE OVERVIEW



Located in the northeast portion of the Phoenix metropolitan area, **Scottsdale, Arizona** is one of the state's most desirable and fastest-growing cities. Known as "The West's Most Western Town," Scottsdale seamlessly blends Southwestern charm with modern sophistication, offering a unique mix of upscale living, dynamic business activity, and year-round recreation.

Economic Vitality | Scottsdale is recognized as one of the top markets in the nation for **business performance, job growth, and livability**. The city is home to more than **25,000 businesses** and nearly **20% of Arizona's corporate headquarters**, including major employers such as **GoDaddy, Taser, JDA Software, Vanguard, Magellan Health, and CVS Health**. At the core of Scottsdale's economy is the **Scottsdale Airpark**, one of Arizona's largest employment centers with over **2,900 businesses and 51,000 employees** across 2 million square feet of commercial space.

With a **median household income exceeding \$100,000** and a highly educated workforce, Scottsdale offers an affluent consumer base and a strong environment for both employers and employees. The city's pro-business climate, high quality of life, and access to a world-class executive airport, position it as a premier hub for commerce and investment.

Innovation and Growth | Scottsdale continues to attract technology, healthcare, and research-driven companies supported by **SkySong, the ASU Scottsdale Innovation Center**. The 42-acre, 1.2 million square foot mixed-use campus fosters collaboration among tech firms, startups, and global enterprises, reinforcing Scottsdale's position as a leader in the knowledge economy.

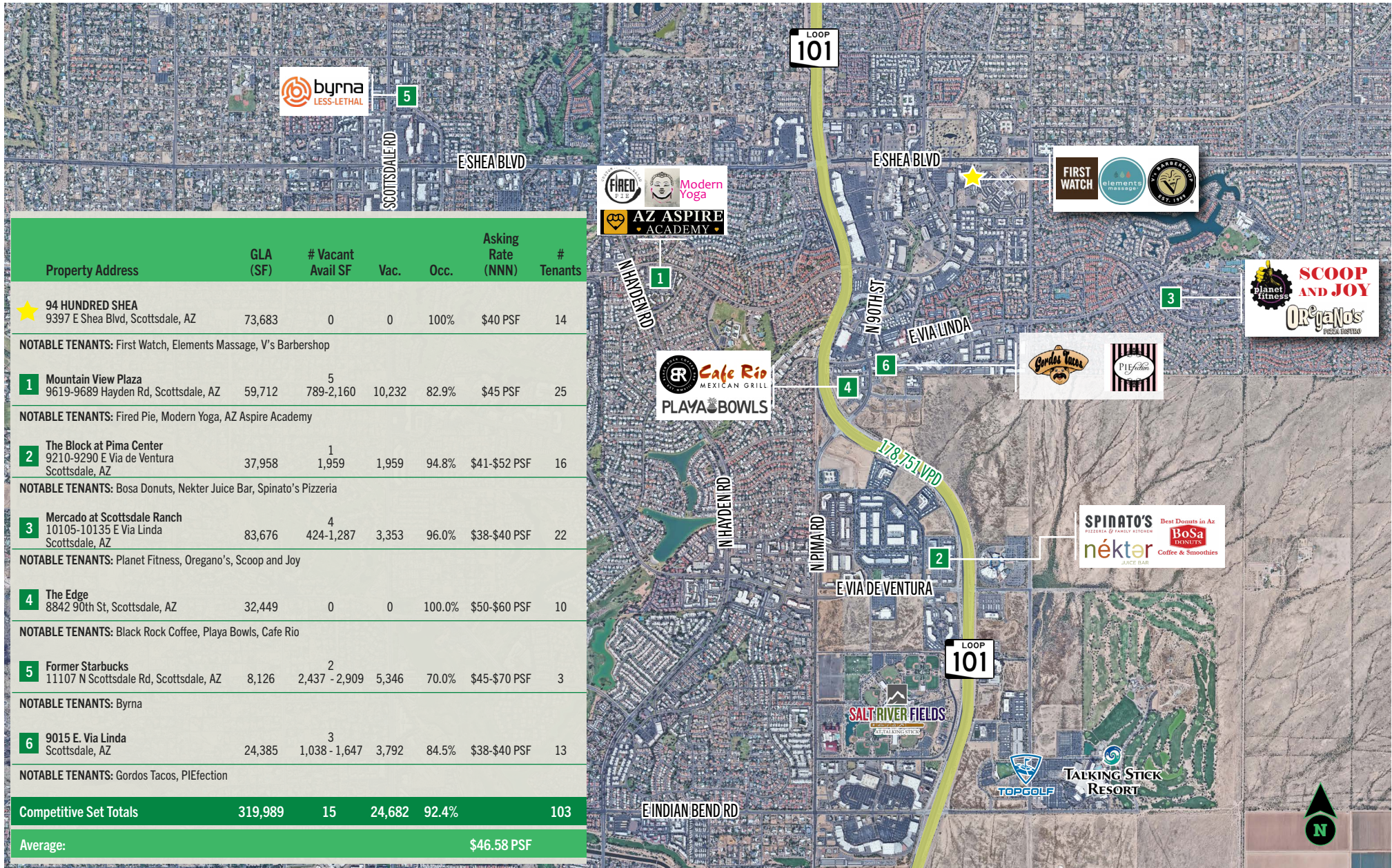
Tourism and Lifestyle | Tourism remains a key economic driver, with over **9 million visitors annually** generating an estimated **\$4 billion in economic impact**. Scottsdale's resort corridor features world-renowned destinations including **The Phoenician, The Canyon Suites, Four Seasons Resort Troon North, and the Fairmont Scottsdale Princess**. Visitors and residents alike enjoy **200+ golf courses, award-winning spas, and luxury retail destinations such as Scottsdale Fashion Square, Kierland Commons, and Scottsdale Quarter**.

Scottsdale's cultural scene further enhances its lifestyle appeal, offering **125 art galleries**, the acclaimed "Museum Without Walls" public art program, and high-profile annual events including the **Barrett-Jackson Collector Car Auction, Waste Management Phoenix Open, and Scottsdale Arts Festival**.

Connectivity and Quality of Life | Strategically located just **20 minutes from Downtown Phoenix** and **Sky Harbor International Airport**, Scottsdale benefits from direct access to the region's major freeway systems. The city's combination of accessibility, climate, and quality of life attracts a balanced mix of professionals, families, and retirees. The **McDowell Sonoran Preserve**, the largest urban wilderness area in the United States, provides more than **60 miles of trails** for outdoor recreation, while architectural landmarks such as **Frank Lloyd Wright's Taliesin West** highlight the city's rich heritage.

Summary | Scottsdale's blend of **economic diversity, affluence, accessibility, and lifestyle amenities** creates a premier environment for investment. Its thriving business ecosystem, robust tourism industry, and nationally recognized quality of life continue to drive demand across all sectors of real estate, positioning Scottsdale as one of the most desirable markets in the Southwest.

COMPETITIVE SET AERIAL





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**FINANCIAL
OVERVIEW**

RENT ROLL

Unit	Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options	Notes
						Year	Month	Year	Month			
A 100	First Watch	4/8/2019	4/30/2029	4,638	6.29%	\$198,970.20	\$16,580.85	\$42.90	\$3.58	10% Increase every 5 years	3x5 Yr Options	
B 100	Rosebud Steakhouse	6/1/2026	6/30/2036	4,816	6.54%	\$187,824.00	\$15,652.00	\$39.00	\$3.25	3% Annual Increases	2 x 5 Yr Options	
B 115	Emmi D SalonSpa	11/17/2016	3/31/2027	2,312	3.14%	\$60,042.60	\$5,003.55	\$25.97	\$2.16	3% Annual Increases	None	
B 120/125	Elements Therapeutic Massage	4/1/2025	3/31/2030	2,218	3.01%	\$73,105.32	\$6,092.11	\$32.96	\$2.75	3% Annual Increases	1x5 Yr Option	
B 130	Southwest Foot & Ankle Center	7/16/2021	1/31/2027	1,880	2.55%	\$60,103.56	\$5,008.63	\$31.97	\$2.66	None	2x3 Yr Options	
B 135	The Maggiore Group Commissary	10/1/2021	3/31/2032	8,142	11.05%	\$162,840.00	\$13,570.00	\$20.00	\$1.67	\$3 PSF Increases Every 5 Years	2x5 Yr Options	
B 140	BLO Blow Dry Bar	7/1/2025	6/30/2030	1,445	1.96%	\$40,185.45	\$3,348.79	\$27.81	\$2.32	3% Annual Increases	None	
B 145	Desert Sky Meat Shop	2/1/2025	5/31/2030	1,486	2.02%	\$52,039.72	\$4,336.64	\$35.02	\$2.92	3% Annual Increases	1x5 Yr Option	
C 100	94 Hundred Corporate Center	10/1/2022	9/30/2032	35,239	47.83%	\$932,071.55	\$77,672.63	\$26.45	\$2.20	2.5% Annual Increases	2x5 Yr Options	
C 175	21 Degrees Cigars & Associates	6/1/2023	5/31/2028	2,079	2.82%	\$65,446.92	\$5,453.91	\$31.48	\$2.62	2.5% Annual Increases	None	
D 100	V's Barbershop -ABL Ventures	6/1/2026	5/31/2031	1,251	1.70%	\$37,393.14	\$3,116.10	\$29.89	\$2.49	3% Annual Increases	None	
D 105	Scottsdale Hand and Foot Spa	7/1/2025	6/30/2030	1,452	1.97%	\$41,875.68	\$3,489.64	\$28.84	\$2.40	3% Annual Increases	1x5 Yr Option	
D 110/115 & 120	Salt & Lime	10/1/2013	9/30/2026	3,925	5.33%	\$113,825.04	\$9,485.42	\$29.00	\$2.42	None	None	
D 125	Ling & Louie's Asian Bar & Grill	12/27/2007	12/31/2026	2,800	3.80%	\$114,800.04	\$9,566.67	\$41.00	\$3.42	None	2x5 Yr Options	
Occupied Totals - In Place:				73,683	100.0%	\$2,140,523	\$178,376.94	\$29.05	\$2.42			
Vacant Totals:				0	0.0%	\$0	\$0	\$0	\$0			
Totals:				73,683	100.0%	\$2,140,523	\$178,376.94	\$29.38	\$2.42			

INCOME & EXPENSE SUMMARY

	YEAR 1		YEAR 3	
	Total	\$/SF	Total	\$/SF
INCOME				
Rental Income	\$2,168,483	\$29.43	\$2,325,608	\$31.56
Other Income		\$0.00		\$0.00
Expense Reimbursements	\$332,087.00	\$4.51	\$352,311	\$4.78
Vacancy Factor (5%)	\$0	\$0.00	\$0	\$0.00
Effective Gross Income	\$2,500,570	\$238.72	\$2,677,919	\$255.65
EXPENSES				
Utilities	\$78,076	\$1.06	\$82,831	\$1.12
Janitorial	\$42,776	\$0.58	\$45,381	\$0.62
Landscaping	\$52,223	\$0.71	\$55,403	\$0.75
Parking Lot	\$17,104	\$0.23	\$18,146	\$0.25
General R&M	\$162,757	\$2.21	\$176,021	\$2.39
Administrative	\$84,214	\$1.14	\$89,343	\$1.21
Insurance	\$30,516	\$0.41	\$32,374	\$0.44
Property Taxes	\$199,729	\$2.71	\$216,007	\$2.93
Operating Expenses	\$667,395		\$715,507	
NET OPERATING INCOME	\$1,833,175		\$1,962,412	
NET OPERATING INCOME - LESS OFFICE CAPS	\$1,716,071		\$1,833,306	



↓ TENANT OVERVIEW

First Watch

SUITE A100 | EXP: 04/30/2029

Company Type: Public

Total Locations: 640

First Watch is a nationally recognized daytime cafe concept specializing in breakfast, brunch, and lunch, serving elevated classics and rotating seasonal specialties made to order with fresh, carefully sourced ingredients. Open daily from 7am to 2:30pm, the brand has cultivated a loyal following through its commitment to quality, a robust mobile app with waitlist functionality, and a menu that evolves with the seasons to keep guests coming back. With hundreds of locations across the country and a publicly traded brand with strong consumer recognition, First Watch is a proven, high-traffic daytime dining tenant that drives consistent morning and midday foot traffic to any retail center.

Rosebud Steakhouse:

SUITE B100 | EXP: 06/30/2036

Company Type: Private

Total Locations: 4

Rosebud Steakhouse is a celebrated fine-dining steakhouse concept rooted in Chicago's iconic dining scene, built on an uncompromising commitment to USDA Prime Linz Heritage Angus beef, hand-selected and aged to perfection in partnership with Meats by Linz, one of the country's premier beef purveyors. The brand pairs its premium steak program with an elevated wine and cocktail list and a menu that balances classic steakhouse staples with modern culinary interpretations, delivering a full fine-dining experience for discerning guests. Now expanding beyond its Chicago origins to markets including Indiana, Texas, Illinois, and Arizona, Rosebud Steakhouse brings a legacy fine-dining brand with strong name recognition and a loyal upscale clientele to any retail or mixed-use environment.

Emmi D SalonSpa:

SUITE B115 | EXP: 03/31/2027

Company Type: Private

Total Locations: 1

Emmi D SalonSpa is a full-service luxury salon and spa concept based in Scottsdale, offering a comprehensive suite of beauty services including hair, color, makeup, curly hair care, and nail services, all under one roof. The salon is particularly recognized as a premier curly hair destination, carrying a curated lineup of professional-grade product brands and pairing each client with a stylist selected specifically for their needs. With a welcoming, experience-driven approach and a loyal local following in the Scottsdale market, Emmi D SalonSpa delivers the kind of personalized, high-touch service that drives repeat visits and complements any upscale retail environment.

Elements Therapeutic Massage:

SUITE B120/125 | EXP: 04/30/2030

Company Type: Private

Total Locations: 250

Elements Massage is a nationally franchised therapeutic massage and skincare studio concept offering fully personalized sessions across a wide range of modalities, including deep tissue, Swedish, sports, prenatal, and couples massage, as well as customized facials and skincare treatments. The brand differentiates itself through The Elements Way, a signature approach that tailors every session to the individual client, supported by a flexible monthly wellness membership program with no long-term contracts. With hundreds of studio locations across the country and a strong membership-driven recurring revenue model, Elements Massage is a proven wellness tenant that attracts a health-conscious, consistent clientele and performs well within neighborhood and lifestyle retail centers.

Southwest Foot & Ankle Center:

SUITE B130 | EXP: 01/31/2027

Company Type: Private

Total Locations: 5

Southwest Foot & Ankle Center is a board-certified podiatry practice led by Dr. Petrina Lewis, DPM, FACFAS, offering comprehensive foot and ankle care to patients across Scottsdale and Maricopa County, with additional locations throughout Washington State. The practice distinguishes itself through a modern, minimally invasive treatment philosophy, incorporating advanced modalities such as PRP therapy, shockwave therapy, toenail fungus laser treatment, 3D-printed custom orthotics, and red light therapy in place of traditional surgical approaches. As a multi-location medical practice with over 20 years of experience and broad insurance acceptance, Southwest Foot & Ankle Center brings a stable, appointment-driven patient base and the credibility of an established healthcare brand to any retail or medical office environment.

↘ **TENANT OVERVIEW**

The Maggiore Group Commissary

SUITE B135 | EXP: 03/31/2032

Company Type: Private

Total Locations: 16 restaurants

The Maggiore Group is a prominent Arizona-based hospitality company and the creative force behind Chef Joey Maggiore's growing portfolio of culture-driven dining concepts, including Hash Kitchen, The Sicilian Butcher, The Sicilian Baker, The Delicatessen, The Mexicano, The Italiano, and Brunch King. Operating a centralized commissary kitchen to support production and distribution across its brand family, the group combines culinary innovation with strong operational infrastructure and a focus on scalable, national expansion. With multiple high-profile restaurant concepts under one roof and a loyal regional following, The Maggiore Group brings a dynamic, destination-worthy food and beverage presence to any retail or mixed-use environment.

BLO Blow Dry Bar:

SUITE B140 | EXP: 07/31/2030

Company Type: Private

Total Locations: 104

Blo Blow Dry Bar is North America's original blow dry bar franchise, founded in 2007 on the concept of delivering runway-ready blowouts at an affordable price, with a focused "no cuts, no color" service model built around blowouts, styling, and makeup. The brand has seen record-breaking franchise growth, awarding 30 new units in 2025 alone, a 50% increase over the prior year, with over 140 locations operating across the U.S. and Canada. With strong brand recognition, a loyal repeat clientele, and a streamlined service model that drives high visit frequency, Blo Blow Dry Bar is a proven beauty tenant well-suited to lifestyle and neighborhood retail centers.

Desert Sky Meat Shop:

SUITE B145 | EXP: 05/31/2030

Company Type: Private

Total Locations: 1

Desert Sky Meats is a family-owned specialty meat shop based in Scottsdale, offering a carefully curated selection of premium and hard-to-find proteins, including grass-fed and grain-finished beef, Japanese A-5 Wagyu, wild game such as bison, elk, and alligator, and a wide variety of wild-caught seafood. Founded by Paul and Colleen, the shop brings a personalized, customer-first retail experience rooted in quality sourcing and a deep product knowledge that sets it apart from conventional grocery options. As a specialty food tenant with a loyal, food-enthusiast customer base and a unique product mix, Desert Sky Meats is a compelling addition to any neighborhood retail center looking to offer something beyond the ordinary.

94 Hundred Corporate Center:

SUITE C100 | EXP: 10/31/2032

Company Type: Private

Total Locations: 1

94 Hundred Corporate Center is a premier executive office suite operator located along Shea Boulevard in North Scottsdale, offering flexible private office suites ranging from 100 to 2,000 square feet, as well as virtual office packages designed for businesses seeking a prestigious Scottsdale address without a full-time physical presence. The concept provides a fully turnkey, professionally managed work environment with conference room access, front office staffing, and a range of business support services, catering to solo practitioners, small firms, and growing companies alike. With a long-tenured client base, a reputation for exceptional on-site management, and a flexible month-to-month model that accommodates businesses at every stage of growth, 94 Hundred Corporate Center is a stable, professional-use anchor tenant within the mixed-use center.

21 Degrees Cigars & Associates:

SUITE C175 | EXP: 06/30/2028

Company Type: Private

Total Locations: 1

21 Degrees Cigars & Whiskey is a family-owned premium cigar lounge and retail shop located in North Scottsdale, offering an extensive walk-in humidor stocked with top brands including Rocky Patel, Padron, Fuente, Ashton, and Oliva, alongside a full bar featuring a curated selection of whiskeys, wine, and beer. As the only Rocky Patel lounge in Arizona, the shop caters to both casual smokers and seasoned aficionados, with comfortable indoor lounge seating, an outdoor patio, and a knowledgeable staff focused on personalized service. With a loyal local following, extended evening hours seven days a week, and a distinctive experiential retail concept, 21 Degrees brings a unique, destination-worthy draw that complements any upscale mixed-use or neighborhood retail environment.

↓ TENANT OVERVIEW

V's Barbershop:

SUITE D100 | EXP: 05/31/2026

Company Type: Private

Total Locations: 60

V's Barbershop is a nationally recognized men's grooming franchise established in 1999, offering an authentic old-fashioned barbershop experience complete with traditional hot lather straight-edge razor shaves, precision haircuts, and relaxing head and neck massages across more than 60 locations nationwide. The brand pairs its in-shop services with a growing line of proprietary grooming products, a mobile app for reservations, and an active franchise expansion pipeline that includes multiple upcoming Arizona locations. With a strong brand identity, loyal male clientele, and a differentiated experiential retail concept, V's Barbershop is a proven, traffic-driving service tenant well-suited to any neighborhood or lifestyle retail center.

Scottsdale Hand and Foot Spa:

SUITE D105 | EXP: 07/31/2030

Company Type: Private

Total Locations: 1

Scottsdale Hand and Foot Spa is a highly rated nail salon located in North Scottsdale, offering a full menu of manicure, pedicure, and nail care services in a clean, welcoming environment with a strong emphasis on sanitation, professionalism, and up-to-date techniques. Recognized by Three Best Rated as one of the top nail salons in Scottsdale, the salon has built a loyal, repeat clientele drawn from across the greater Phoenix metro area, including Fountain Hills, Paradise Valley, and McCormick Ranch. With extended hours seven days a week and an established reputation for quality and consistency, Scottsdale Hand and Foot Spa is a reliable, high-frequency service tenant that complements any neighborhood retail center.

Salt & Lime Modern Mexican Grill:

SUITE D110/115/120 | EXP: 10/31/2026

Company Type: Private

Total Locations: 1

Salt + Lime Modern Mexican Grill is an Arizona-based full-service Mexican restaurant concept founded in Scottsdale in 2014, offering a menu of authentic and elevated Mexican dishes including signature items like taco vampiro, diablo eggs, sizzling fajitas, and handcrafted margaritas in a lively, colorful dining environment. The brand has grown to three locations across the Phoenix metro, with its original Scottsdale location followed by expansions into Cave Creek and Arcadia, reflecting strong consumer demand and a community-driven ethos highlighted by its Chips for Charity program. With extended hours seven days a week, a vibrant happy hour following, and a proven track record in high-profile Arizona retail centers, Salt + Lime is a dynamic food and beverage tenant that generates consistent lunch, dinner, and weekend traffic.

Ling & Louie's Asian Bar & Grill:

SUITE D125 | EXP: 12/31/2026

Company Type: Private

Total Locations: 4

Ling & Louie's Asian Bar and Grill is a well-established full-service Asian fusion concept founded in Scottsdale in 2008, serving modern Asian cuisine with American flair through a menu of wok-fired favorites drawing from Chinese, Thai, and Japanese culinary traditions, complemented by signature cocktails, craft beers, and a highly regarded happy hour program. The brand has built a loyal following over more than 15 years in the Scottsdale market and has expanded to multiple locations across Arizona and Idaho, reflecting a proven concept with broad consumer appeal. With lunch, dinner, weekend brunch, and a vibrant bar program, Ling & Louie's drives strong all-day and evening traffic and serves as a reliable anchor food and beverage tenant in any neighborhood or lifestyle retail center.

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94 HUNDRED SHEA



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of 94 Hundred Shea, located at 94th Street & E. Shea Boulevard, Scottsdale, AZ 85260, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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