

# PRIME SCOTTSDALE LOCATION! MEDICAL OFFICE CONDO **±1,926 SF FOR LEASE**

8550 E. Shea Boulevard | Scottsdale, AZ



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# PROPERTY FEATURES



PROMINENT SHEA BLVD  
LOCATION WITH DIRECT ACCESS  
TO THE LOOP 101 AND ABUNDANT  
RETAIL AND RESTAURANTS

LOCATION

**8550 E. SHEA BLVD  
SUITE 120**

SIZE

**6,477 SF MEDICAL  
OFFICE CONDO**

AVAILABLE

**1,926 SF**

RATE

**\$32/MG NET OF  
JANITORIAL &  
ELECTRIC**

BUILT IN

**2004**

AVAILABLE

**1/1/2023**

EASY ACCESS

**1 MILE FROM HONOR  
HEALTH SCOTTSDALE  
SHEA MEDICAL CENTER  
1/4 MILE FROM LOOP 101**



# DRIVE TIME MAP - 20 MINUTES

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# Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>2022 Population</b>			
Total Population	7,947	67,515	155,525
Median Age	55.5	52.2	49.5
<b>2027 Population</b>			
Total Population	8,119	70,584	165,670
Median Age	57.2	53.4	50.3
<b>2022 Income</b>			
Median Household Income	\$103,769	\$106,941	\$109,557
Average Household Income	\$157,366	\$159,885	\$164,794
<b>2022 Housing</b>			
Total Housing Units	3,735	31,013	71,936
Total Occupied	3,735	31,013	71,936
Owner Occupied Housing Units	3,008	21,848	9,165
Renter Occupied Housing Units	727	9,165	21,210

Source: ESRI 2022





**MCDOWELL MOUNTAIN REGIONAL PARK**



**PHOENIX MOUNTAINS PRESERVE**



# AMENITIES MAP

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