

# SHEA PLAZA

3375 E Shea Blvd, Phoenix, AZ 85028

2<sup>ND</sup> GEN RESTAURANT & DRIVE THRU PAD  
AVAILABLE FOR LEASE



ARIZONA  
51  
104,688 VPD

RESTAURANT AVAILABLE  
4,000 - 6,243 SF

DRIVE THRU AVAILABLE  
665 SF

SHEA BLVD  
47,777 VPD

135 UNITS

# PROPERTY OVERVIEW

Property Name: **Shea Plaza**

Property Type: **Retail / Restaurant**

Available Space (SF): **665-6,243 SF**

APN/Parcel Number(s) **165-25-040E**

Size (GBA): **31,098 SF**

Lease Rate: **Call for Pricing**

Year Built: **1979**



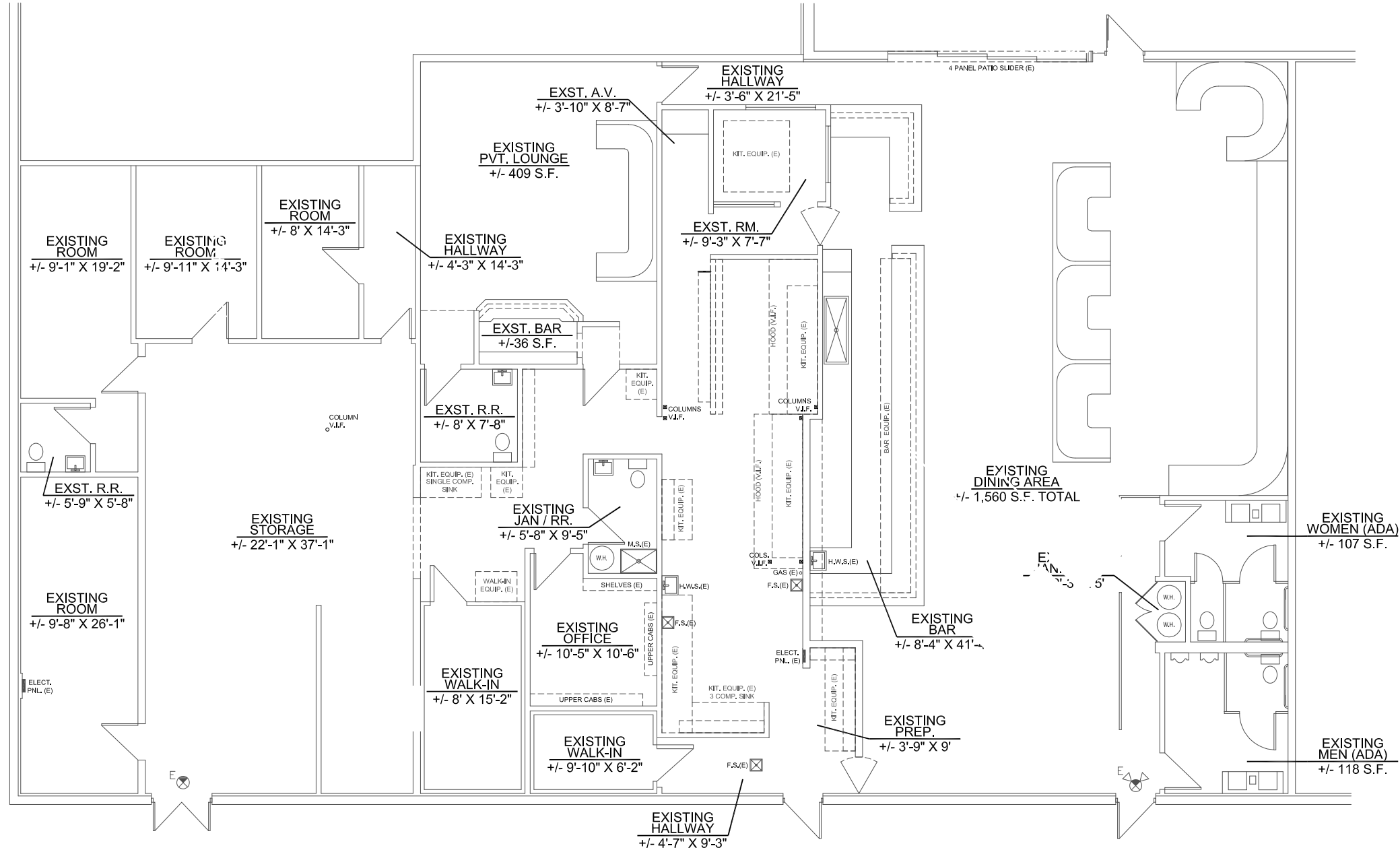
## LEASE HIGHLIGHTS

Rare second-generation restaurant space available in the heart of Paradise Valley, one of Arizona's most sought-after dining markets. This turnkey opportunity offers valuable existing improvements and immediate access to a highly educated, affluent customer base with strong dining-out demographics.



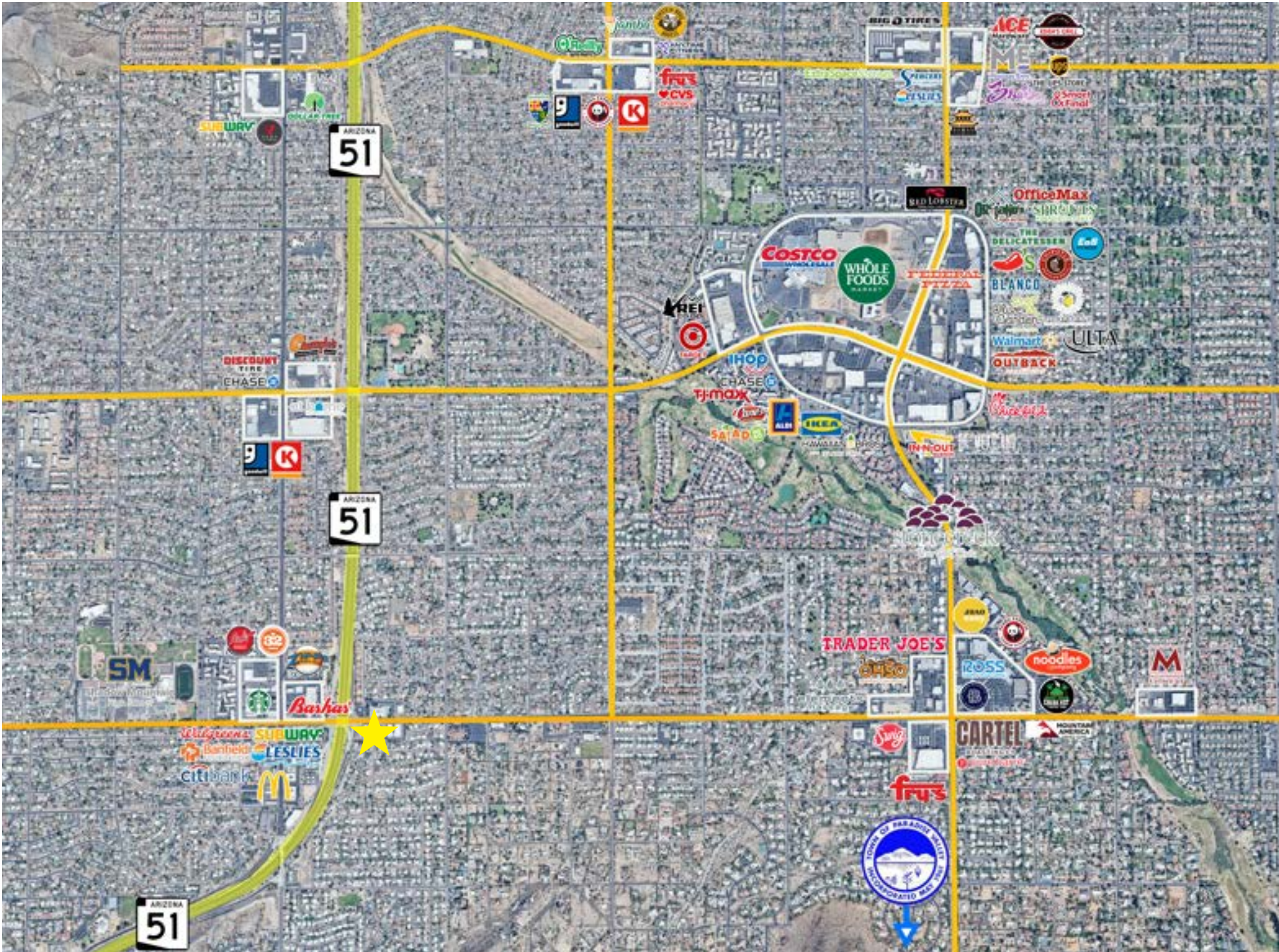


SUITE #	TENANT NAME	GLA (SF)
A-1	THE EMERGENCY DENTISTS	2,400 SF
B-1	AAA ADVANCED EYE CARE CENTER	2,103 SF
B-2	TOLIVER JAMES RARE COINS	950 SF
C-1	HAPA FOOD COMPANY	1,392 SF
C-2	WC CATERING	1,351 SF
D-1	STORM WISDOM	1,648 SF
D-2	MICHELLE'S MASSAGE AND SPA	1,550 SF
D-3	RETAIL SPACE AVAILABLE	1,395 SF
G	2ND GEN RESTAURANT AVAILABLE	6,243 SF
H	RENOVATION, INC.	2,400 SF
K	COMMUNITY YOGA	1,288 SF
L	ONE LOVE PET PARLOR	1,192 SF
M	SALON	1,056 SF
N	FITNESS 48	4,092 SF
Q	CLEAN CATCH CLEANERS	1,612 SF
PAD	DRIVE THRU AVAILABLE	665 SF

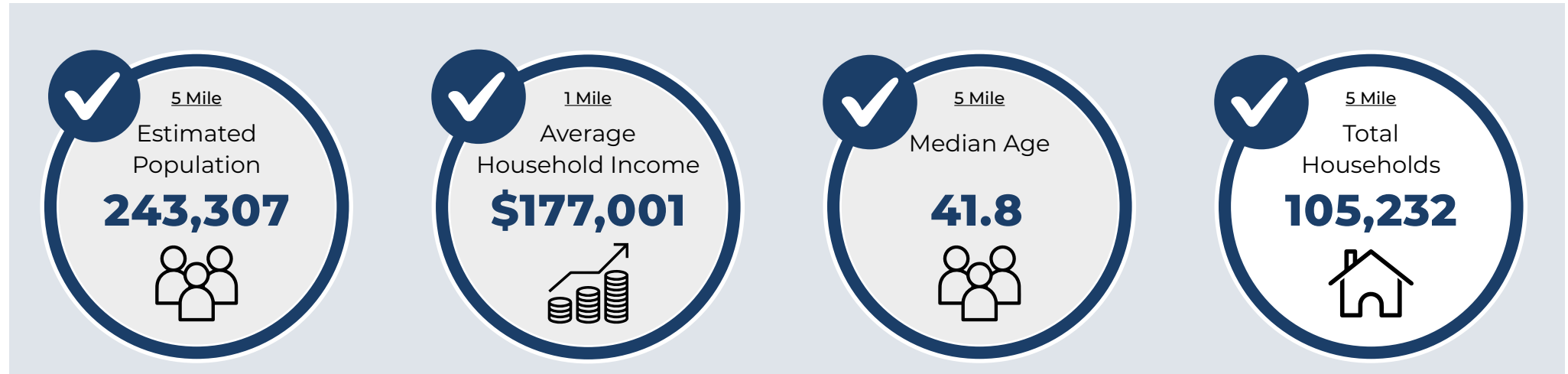


# AERIAL MAP

SUBJECT PROPERTY



# DEMOGRAPHICS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,463	102,474	<b>342,076</b>
Estimated Population:	9,870	74,663	243,307
2030 Proj. Residential Population:	9,509	71,864	233,571
Average Household Income:	<b>\$177,001</b>	\$143,439	\$155,394
Median Age:	43.7	43	<b>41.8</b>
Average Household Size:	<b>2.4</b>	2.2	2.3
Housing Units:	4,547	36,846	116,241
Total Households:	4,170	33,412	<b>105,232</b>



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