

CENTRAL SCOTTSDALE LAND OPPORTUNITY

±3.59 ACRES AVAILABLE FOR SALE

9375 E Shea Blvd, Scottsdale, AZ 85258



SUBJECT PROPERTY
±3.59 ACRES

KRISTINA STAMETS
Cell: (602) 621-1529
kristina.stamets@dpcrc.com

JOHN JACKSON
Cell: (602) 400-5084
john.jackson@dpcrc.com

7339 E. McDonald Dr.
Scottsdale, AZ 85250
O: 480.947.8800
www.dpcrc.com

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

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PROPERTY FEATURES

- Price: \$6,000,000 | Price/Acre: \$1,669,679 | \$38.32 PSF
- Location: 9375 E Shea Blvd
- Size: ±3.595 Acres (±156,576 SF)
- Zoning: C-0
- Allowed Uses: Medical office, professional office, retail, and age-restricted multifamily development in the form of a Medical Residential Facility (all without rezoning)
- Parcel: 217-36-001P
- Traffic Count: Shea Blvd- 59,825 VPD
92nd St- 16,227 VPD
- Premier Central Scottsdale Location with Exceptional Traffic** | Positioned on the south side of Shea Blvd at 94th Street, one of the Valley's primary east-west arterials, the center benefits from 76,052 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 \$188,315 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

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DEMOGRAPHICS 2025



POPULATION



HOUSEHOLDS



AVG HH INCOME



MEDIAN HOME VALUE



DAYTIME POPULATION



TOTAL BUSINESSES

1 MILE	10,182	5,545	\$164,062	\$603,299	16,996	1,580
3 MILE	70,561	34,243	\$171,573	\$750,025	89,951	8,701
5 MILE	146,209	68,992	\$188,315	\$841,191	219,569	19,921

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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CVS
Harkins
YOGI'S GRILL
SAFeway
Butterfields

PGA TOUR SUPERSTORE
PADDY O' FURNITURE
Cabela's
UPS
HÖTWORX
Snooze
Starbucks
Macayo's

Chick-fil-A
HomeGoods
TACO BELL
FRY'S
BARNES & NOBLE
PET SMART
DUNKIN' DONUTS
DSW
Marshall's
OfficeMax

STRETCH LAB
SLEARN'S BANK
McDonald's
Starbucks
THE ITALIANO
SPROUTS FARMERS MARKET
nēkter
CLUB PILATES
FIRST WATCH

CHASE
U.S. EGG
ROSATI'S
BevMo!
Total Wine
ACE Hardware
Wendy's
jiffy lube
Green Corner RESTAURANT

Hash Kitchen
SPROUTS FARMERS MARKET
STRETCH LAB
WAG GANG BAKERY & GROOMING
Lure
POMO

the edge

the Sydney

Booster
CLUB CHAMPION
Hallmark
AMTA
Dutch Bros

TEXAS ROADHOUSE
Panera
Parlay
SPINATO'S
nēkter
DICKY'S BAR-B-Q
COLD STONE
White Castle
BOSTON BAKERY
Starbucks

WILDFLOWER
RUTH'S CHRIS STEAK HOUSE
CYCLEBAR
ALMA
PUBBLICO

petco
Red Robin
Famous Footwear
ROSS
TARGET
babbo
RoadHouse
Bath & Body Works

SALT RIVER FIELDS

LOOP 101

DISCOUNT TIRE
Auto Zone
POPEYES
Arby's
BBQ
HOBBY LOBBY
ULTA
DUNKIN' DONUTS
chili's
MICHELS

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