

UNDER CONSTRUCTION | DELIVERING OCTOBER 2026



SIERRA BLOOM



Medical Outpatient
Building For Lease

9075 E HORSESHOE RD, SCOTTSDALE



 Transwestern



Sierra Bloom

**MEDICAL OUTPATIENT BUILDING
AVAILABLE FOR LEASE**

UNDER CONSTRUCTION | DELIVERING 2026

9075 E Horseshoe Rd, Scottsdale, AZ 85258

For more information about this project, please visit:
sierrabloom.com

Developed by:



Call For Lease Rate

**2-Story Class A Multi-Tenant
Medical Outpatient Building**

±11,000 SF Available

Freeway Visibility



Master Plan



Overview

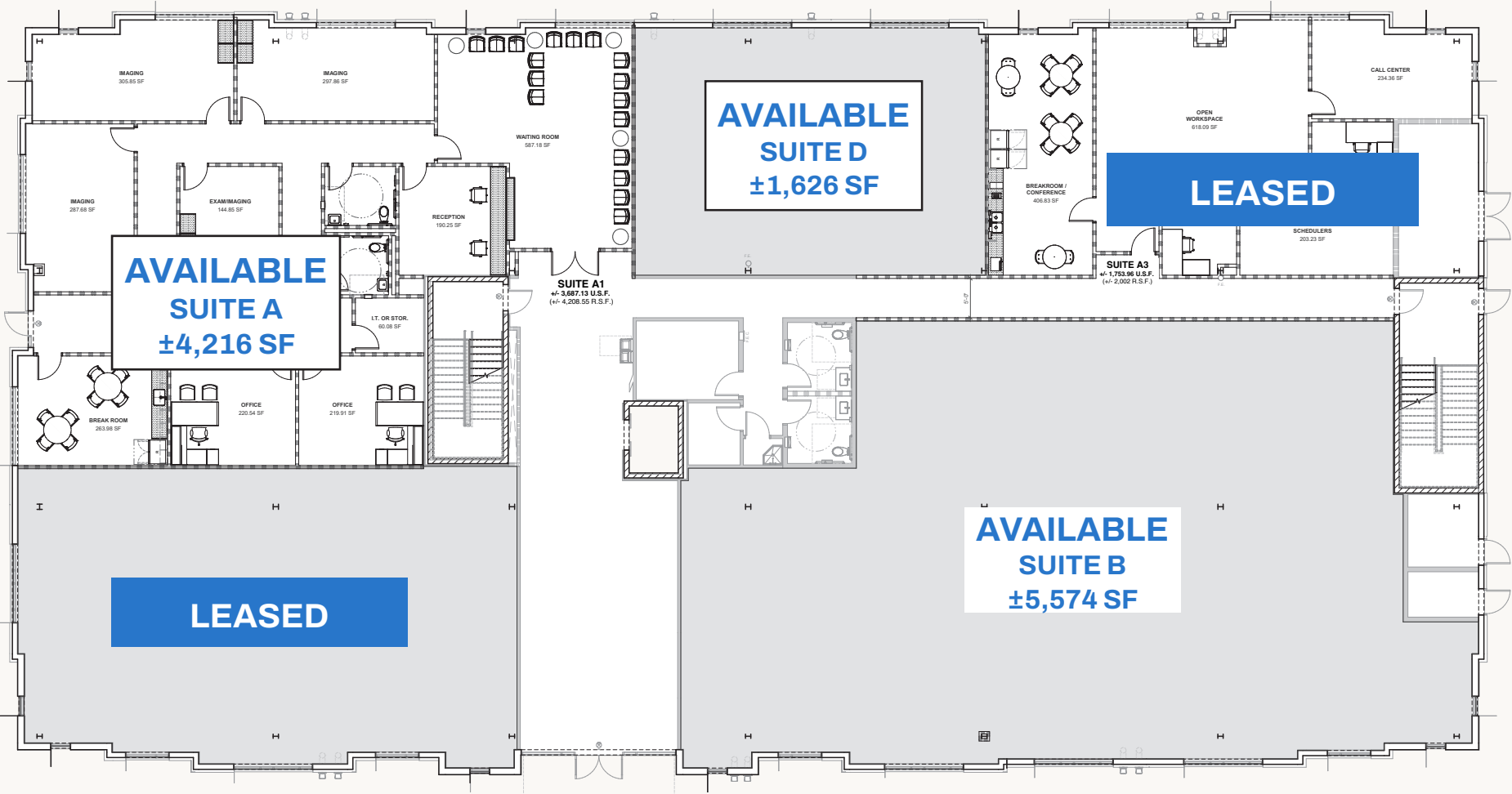
- Approximately 900,000 SF of medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, hotel and retail facilities.
- Patient care and hospitality space across ±40 acres
- Large scale project opens unprecedented opportunities for collaboration.
- Walkable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

Highlights

- Building anchored by Abrazo Sports Medicine Center
- Delivering Q3 2026 - Nearly complete
- ±33,678 SF Total. 2 Stories, ±16,839 SF floor plate.
- Approximately 11,000 SF Available (Divisible).
- 5:1,000 Parking ratio
- Freeway Visibility and Accessibility
- Class A multi-tenant medical building with several specialty physician groups
- Positioned in Scottsdale's premier healthcare hub surrounding HonorHealth Shea Medical Center
- State of the art infrastructure
- Surrounded by abundant retail amenities, with additional on-site retail coming soon



Leasing Exhibit



**SECOND
FLOOR** →



Construction Progress

[VIEW FULL DRONE VIDEO](#)



Why Scottsdale?

Demographics | 15-min Drive Time

- 2025 Population: 289,851
- 2025 Median Age: 43.9
- Avg Household Size: 2.07
- Avg Household Income: \$172,811
- Avg Home Value: \$799,075
- Avg Consumer Expenditure on Health Care: \$10,940 (2025)

Location | Unequaled Prestige

- The Sierra Bloom campus is ideally located in the affluent North Scottsdale
- Located immediately off Loop 101 with exposure to ±185,000 vehicles per day.
- 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





8 Nearby Hospital Systems





MAYO HOSPITAL



SCOTTSDALE
THOMPSON PEAK
MEDICAL CENTER



SCOTTSDALE SHEA
MEDICAL CENTER



MAYO CLINIC

101

FULL DIAMOND
INTERCHANGE



SIERRA BLOOM

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