



# 4600 E SHEA

4600 E Shea Boulevard | Phoenix, Arizona



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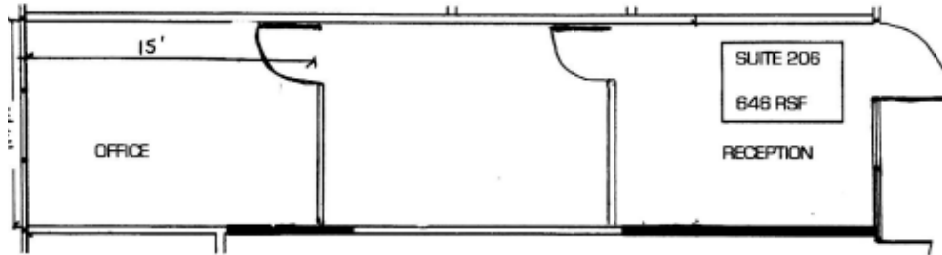
2555 E. Camelback Road, Suite 400

Phoenix, Arizona 85016

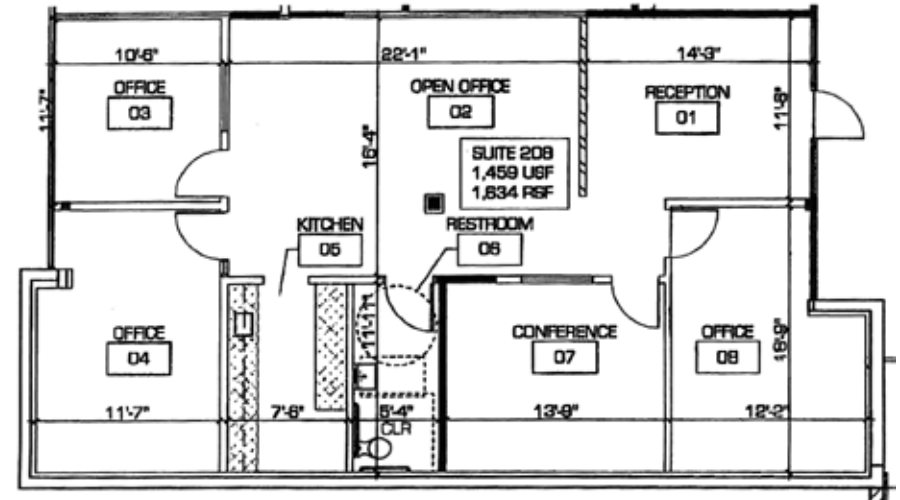
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[cushmanwakefield.com](http://cushmanwakefield.com)

SUITE 206  
±646 RSF



SUITE 208  
±1,634 RSF



### BUILDING FEATURES

Year Built: 1982  
Total SF: ±17,292 SF  
Starting Lease Rate: \$20.00 PSF, FSG  
Expense Stop: Base Year





TARGET  
 COSTCO WHOLESALE  
 Paradise BAKERY & CAFE  
 Organic Valley  
 paradise valley MALL

SPROUTS FARMERS MARKET  
 Olive Garden ITALIAN KITCHEN  
 SHOGUN  
 IN-N-OUT BURGER  
 Red Lobster  
 BEST BUY

IHOP  
 SUBWAY  
 MCDONALD'S  
 LONGHORN STEAKHOUSE  
 Picazzo's ORGANIC-ITALIAN KITCHEN  
 Habit BURGER GRILL

SALTY SOW AMERICAN GASTROPUB  
 OUTBACK STEAKHOUSE  
 Walmart  
 Chick-fil-z  
 Cafe Rio MEXICAN GRILL

stonecreek The Golf Club

ups  
 SHELL  
 STAPLES  
 PET SMART  
 Walgreens  
 Albertsons  
 ROSS DRESS FOR LESS  
 BED BATH & BEYOND Beyond any store of its kind.

theVitamin Shoppe  
 WHOLE FOODS MARKET  
 ZOYO  
 THE COVENANT  
 TRADER JOE'S  
 EHSO BREWERY + DISTILLERY  
 NICK'S ITALIAN RESTAURANT  
 WHICH WICHE SUPERIOR SANDWICHES  
 Orangetheory FITNESS  
 IRON CHEF



FIVE GUYS BURGERS and FRIES  
 PANDA EXPRESS GOURMET CHINESE FOODS  
 BLIMPIE SANDWICHES and MORE  
 RUSCONI'S American Kitchen  
 EINSTEIN BROS BAGELS  
 CHASE  
 UBERRITO FRESH MEX  
 STARBUCKS  
 ORIGINAL CHOPSHOP CO. MADE THE CRAFT CLASSIC

Shea Boulevard

Tatum Boulevard

4600

Bank of America  
 STARBUCKS  
 fry's

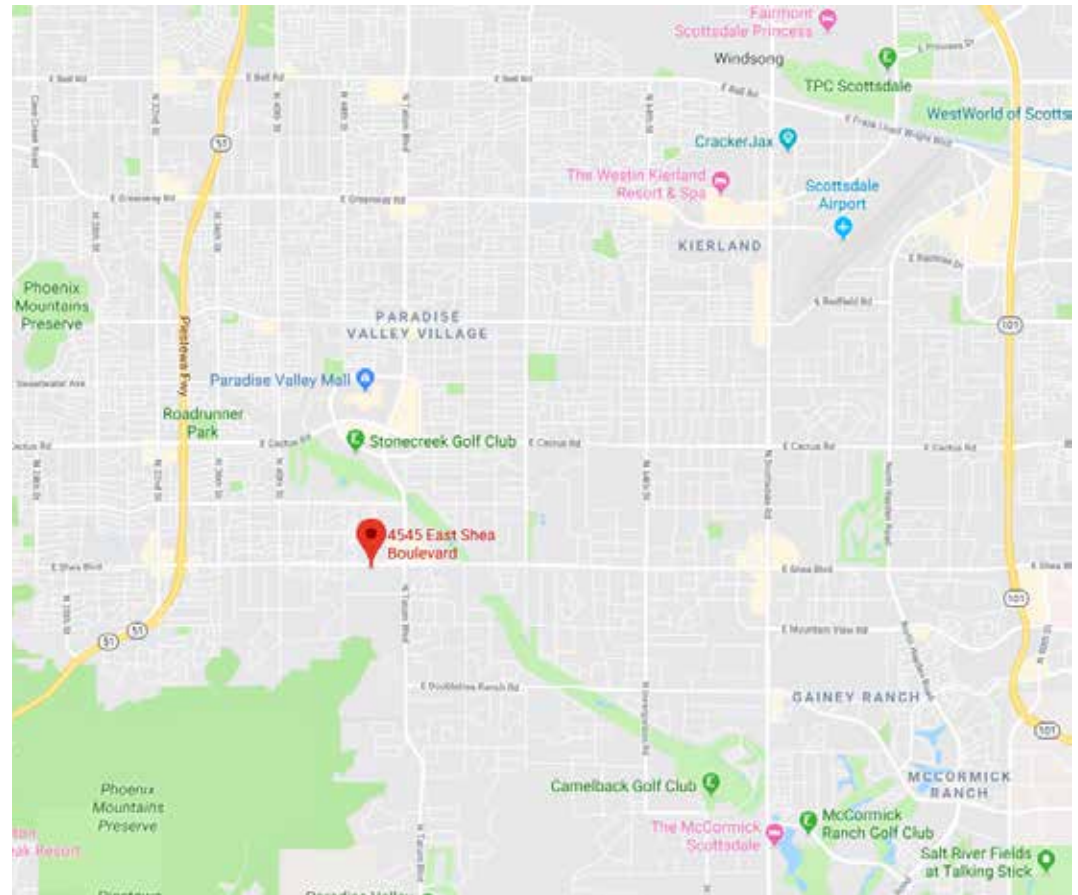


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## AREA DESCRIPTION

- Just west of the SWC of Tatum and Shea
- Adjacent to Paradise Valley and Scottsdale
- Full diamond interchange at SR-51 and Shea Blvd (1.6 miles)
- 40+ restaurants within 1.5 miles



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