

b7 BLOCK 7000
7000 EAST SHEA BOULEVARD | SCOTTSDALE, AZ



Urgent Care



PHOENIX CHILDREN'S

70th Street

Signature SALON STUDIOS



1,931 SF

black star rock[™]
coffee bar

FITNESS 4 HOME
& COMMERCIAL FITNESS superstore



Shea Boulevard

FOR LEASE

Restaurant End Cap Available

7000 East Shea Blvd | Phoenix, AZ



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± 1,931 SF
Restaurant End Cap



FOR LEASE

1,931 SF
Available

Contact
Broker
Rate

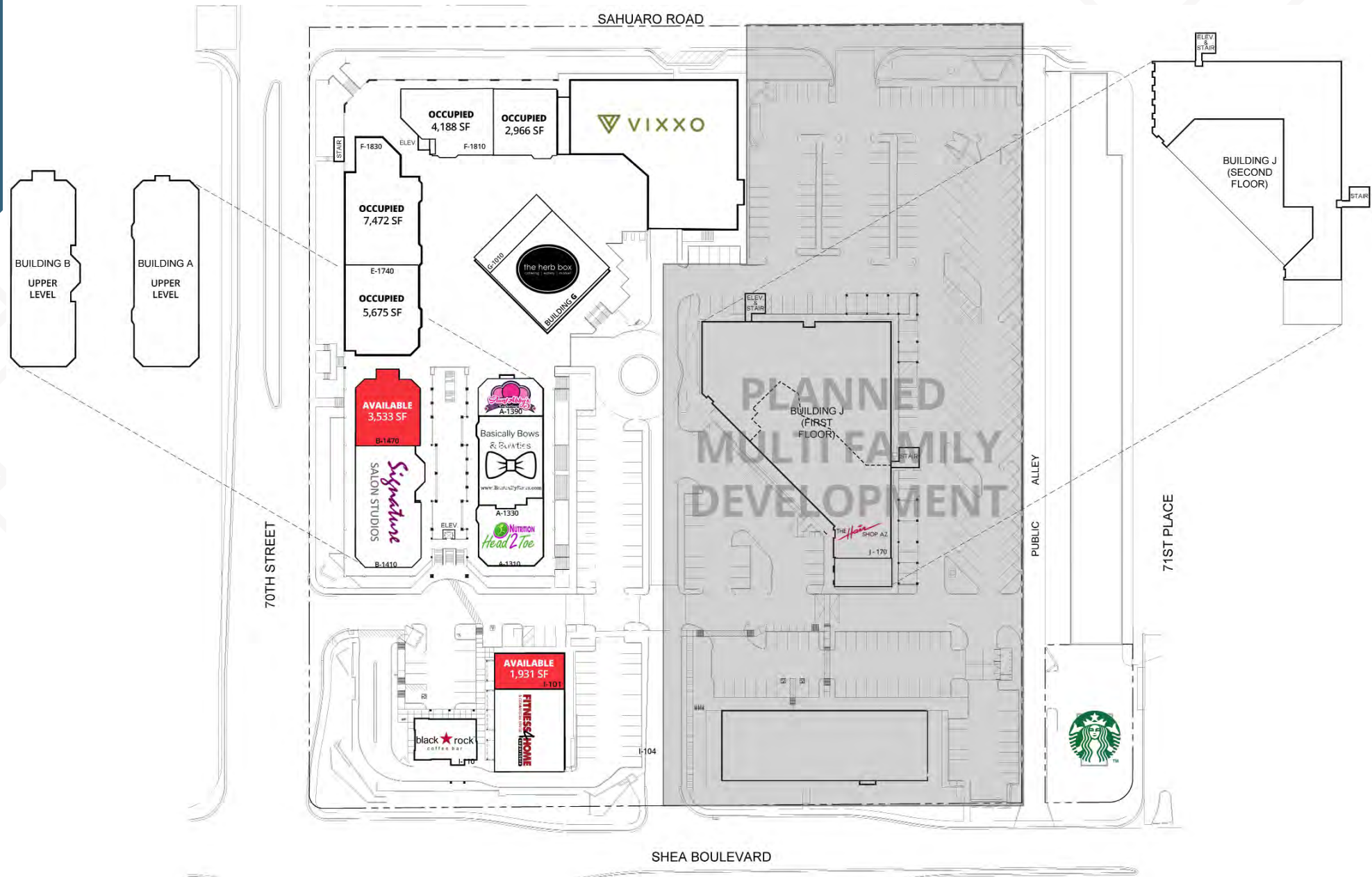
ABOUT THE PROPERTY

- 1,931 SF restaurant with patio opportunity (DO NOT DISTURB TENANT)
- Ample surface & garage parking
- Over \$14 MM invested in property upgrades
- Dense infill trade area with over 11,045 in daytime population with \$131,068 average household income
- Major East/West thoroughfare with over 42K cars per day on Shea Blvd



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DEMOGRAPHIC HIGHLIGHTS (2021)

1 MILE

6,993	7,190	\$143,467	9,764
2021 Population	2026 Population	Purchasing Power	Daytime Population

3 MILES

61,267	66,317	\$155,429	105,130
2021 Population	2026 Population	Purchasing Power	Daytime Population

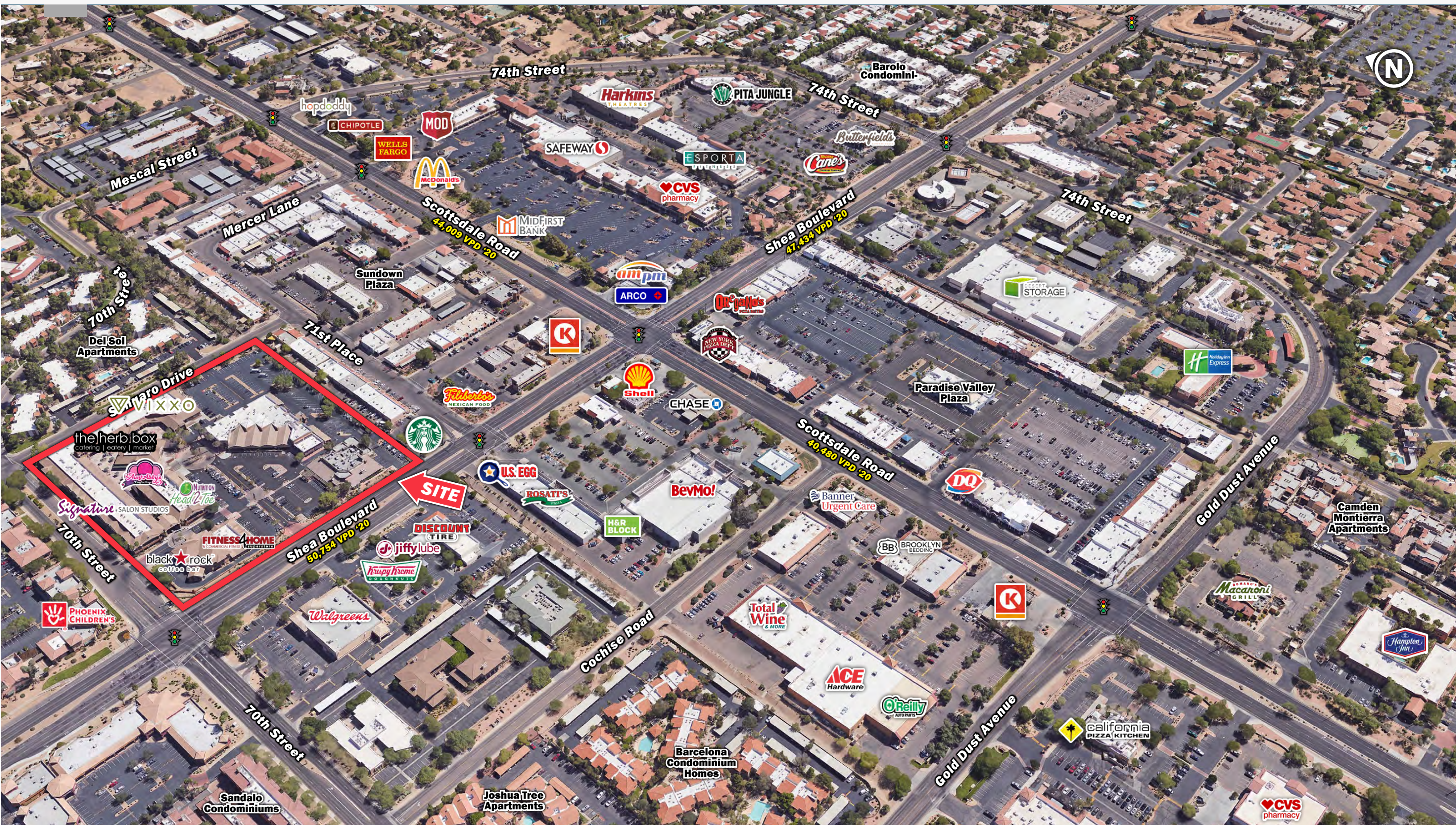
5 MILES

189,986	203,110	\$136,767	277,800
2021 Population	2026 Population	Purchasing Power	Daytime Population



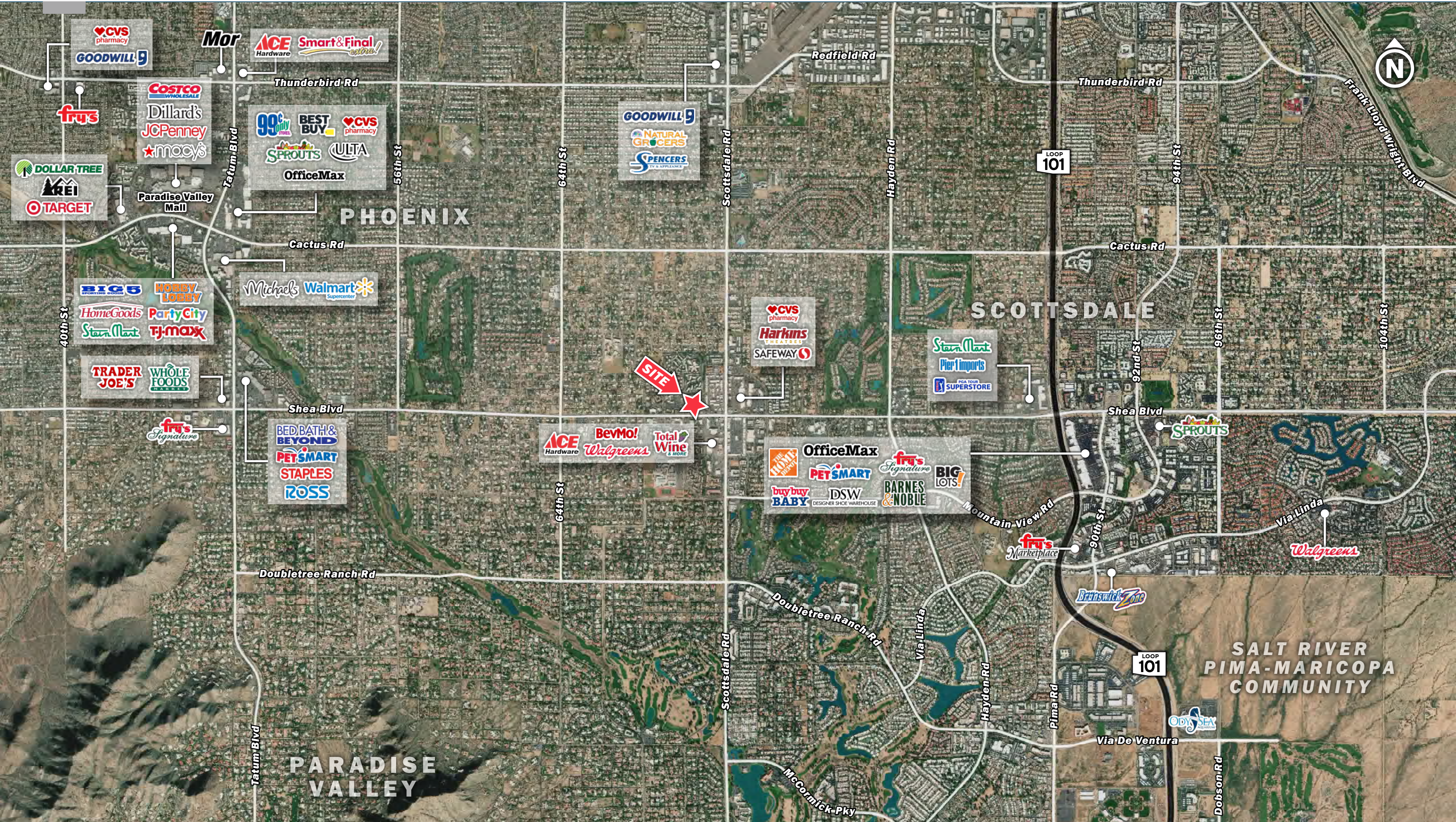
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