



<b>AVAILABLE SPACE</b>	*1,307 - 4,050 SF
<b>LEASE RATE</b>	\$9.90/SF/year (NNN)
<b>YEAR BUILT</b>	2002
<b>ZONING</b>	C-1
<b>PARKING RATIO</b>	4.33/ 1,000
<b>CROSS STREETS</b>	Eagle Mt Pkwy & Shea Blvd

- Suite 100, 103 and 105 - Just Leased!
- Fry's Anchored Shopping Center
- Monument Sign on Shea Boulevard
- Great Visibility from a High Traffic Area
- Superior Location with Affluent Neighborhood Demographics (\$193,326 Avg HH Income)
- Serving the Fountain Hills, Eagle Mountain, and Fire Rock Communities

**\*CONTIGUOUS TO +/-7,878**

**Eagle Mountain Village** is situated at the southeast corner of Shea Boulevard and Eagle Mountain Parkway, serving affluent demographics in the Fountain Hills, Eagle Mountain and Fire Rock markets. Flexible configuration of spaces available. A great introductory lease rate is available, at **\$9.90/SF for the first year** on a 5 year lease, second year at \$11/SF and subsequent years with at 3% yearly increase.

The Fountain Hills location provides easy access to the 3 State Routes that connect with Interstate 10, and is well situated to service Greater Phoenix and the entire Southwestern United States. Just 28 miles to Phoenix Sky Harbor International Airport, it offers an easy connection worldwide to virtually any major hub. Fountain Hills also offers connectivity to the rest of the Phoenix metropolitan area with quick, multiple lane access to the Loop 101 and Loop 202 Freeways. Due to its geographic location in the southeast valley, Fountain Hills provides for a convenient reverse commute for employers based in the community.



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SUITE	SIZE
<b>BUILDING 3 -----</b>	
100	LEASED!
101	1,764 SF
102	1,307 SF
103	LEASED!
104	3,500 SF
105	LEASED!
106	1,317 SF
107	1,759 SF
MAX CONTIGUOUS: ±7,878 SF	
<b>BUILDING 2 -----</b>	
101	4,050 SF





**BLDG 2 | SUITE 101**



**BLDG 1 | SUITE 104**



**BLDG 1 | SUITE 106**



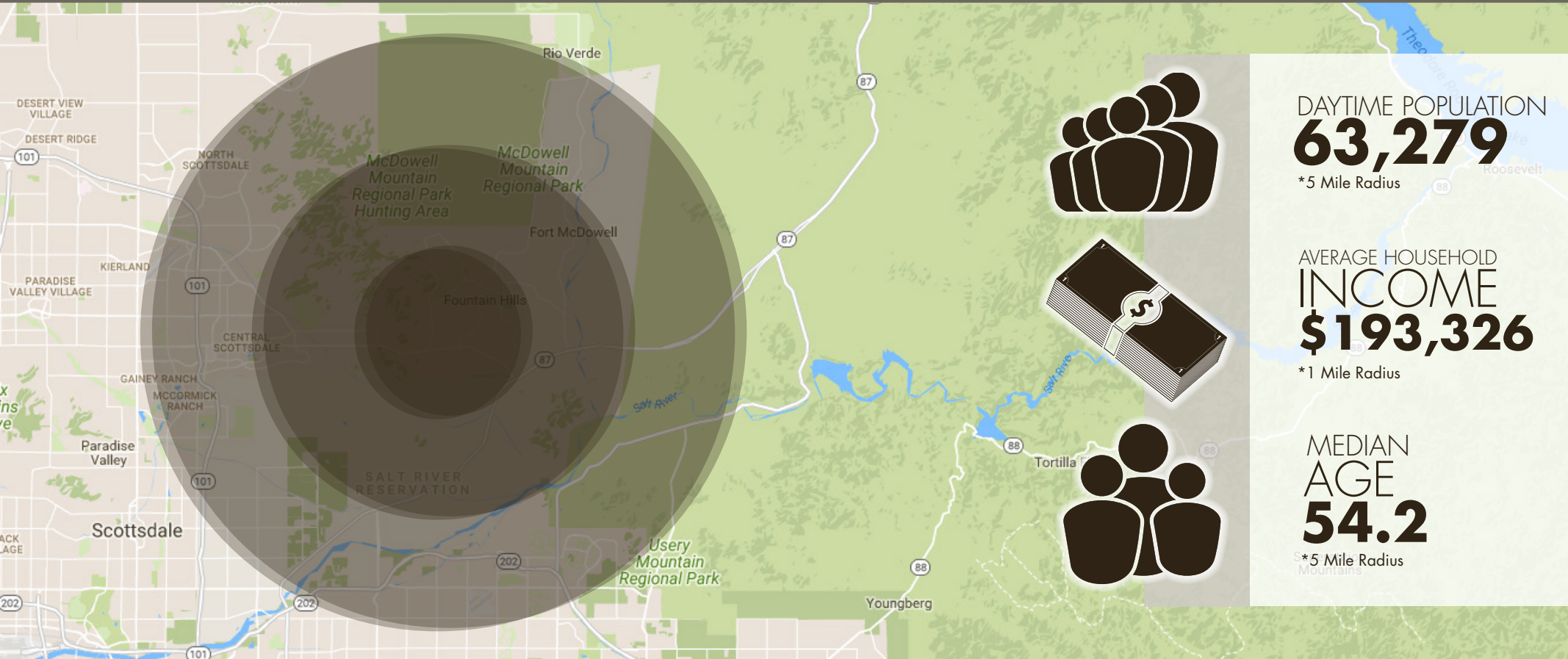
**FOUNTAIN HILLS HIGH SCHOOL**  
535 STUDENTS

**SAFeway**  
Walgreens  
goodwill ANYTIME FITNESS cvs

**Basha's ACE Hardware**  
Bank of America

**TARGET**  
**PETCO**  
Where the pets go.  
**DOLLAR TREE**  
**verizon**

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DAYTIME POPULATION  
**63,279**  
\*5 Mile Radius

AVERAGE HOUSEHOLD INCOME  
**\$193,326**  
\*1 Mile Radius

MEDIAN AGE  
**54.2**  
\*5 Mile Radius

2019 SUMMARY (Source:esri)	ONE MILE	THREE MILE	FIVE MILE
<b>DAYTIME POPULATION</b>	2,178	27,998	63,279
<b>POPULATION</b>	1,771	21,071	47,154
<b>AVG HOUSE SIZE</b>	2.27	2.29	2.25
<b>AVG INCOME</b>	\$193,326	\$162,131	\$144,191
<b>MEDIAN AGE</b>	58.2	57.1	54.2