



HAWKINS

Scottsdale, AZ N 114th St & E Shea Blvd



FOR LEASE
FOR SALE

Only Retail with Shea Blvd Visibility in Corridor





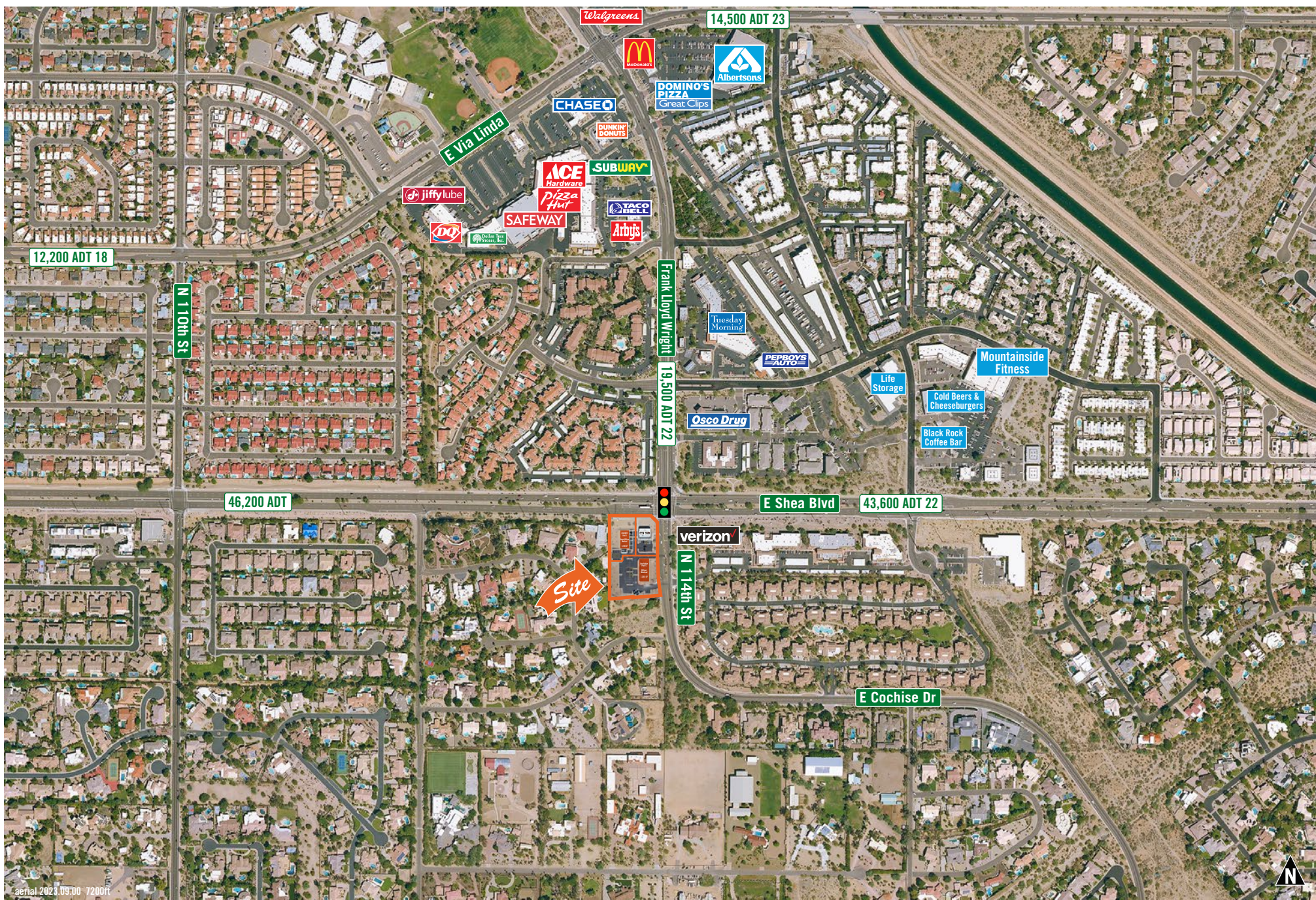
HAWKINS

Scottsdale, AZ — N 114th St & E Shea Blvd

33.582237
-111.835279

FOR
LEASE

FOR
SALE



Shaun Greear | 208.908.5520 | sgreear@hcollc.com • Dan Sabala | 208.908.5598 | dsabala@hcollc.com

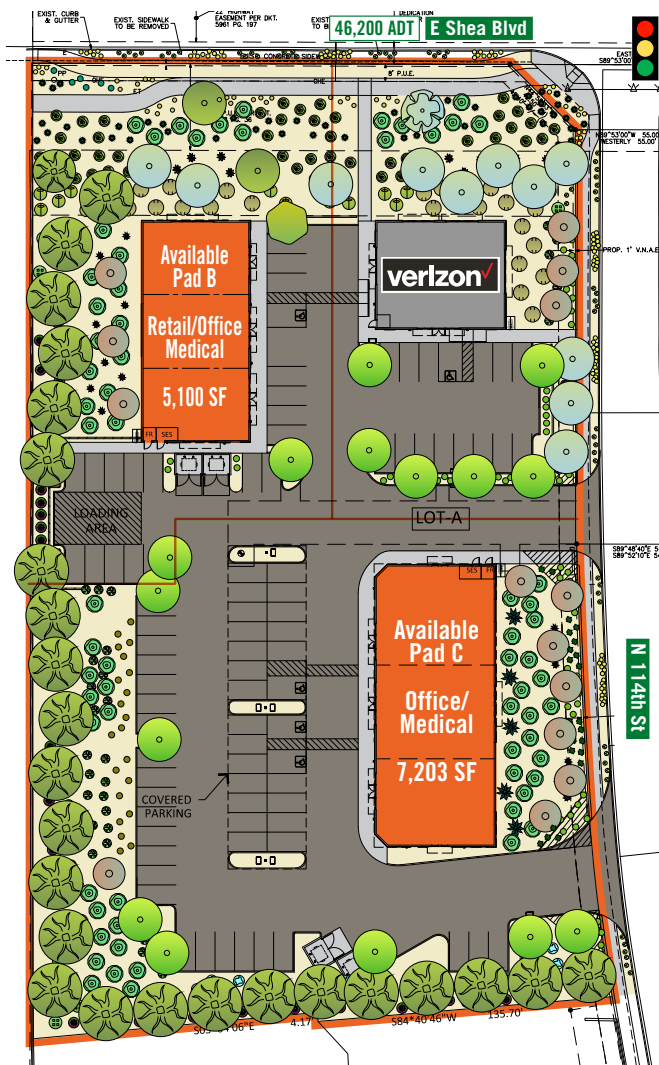
Hawkins | hawkinscompanies.com
855 W Broad St, Ste 300, Boise, ID 83702



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Pad B – Conceptual Elevation



Pad C – Conceptual Elevation



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Verizon Now Open

All Site Work Completed to back of curb

(utilities, drive aisles, landscape, etc.)



Available

- Pad B –
 - Ground Lease, BTS or Sale
 - Only retail opportunity with Shea Blvd visibility in corridor
 - Zoned Neighborhood Commercial (C-1) for Retail, Office or Medical
 - buildable up to 5,100 SF
 - Divisible (no Drive-Thru allowed)
- Pad C –
 - Ground Lease, BTS or Sale
 - Zoned Service Residential (S-R) for Office/Medical
 - buildable up to 7,200 SF
 - Divisible (no Drive-Thru allowed)

Info

- Verizon open for business
- All Site Work completed to back of curb (utilities, drive aisles, landscape, etc.)

Demographics 2024

Population

1 Mile Radius	10,644
3 Mile Radius	43,847
5 Mile Radius	99,138
10 Mile Radius	425,620

Median Household Income

1 Mile Radius	\$116,494
3 Mile Radius	\$138,258
5 Mile Radius	\$131,165
10 Mile Radius	\$118,377