



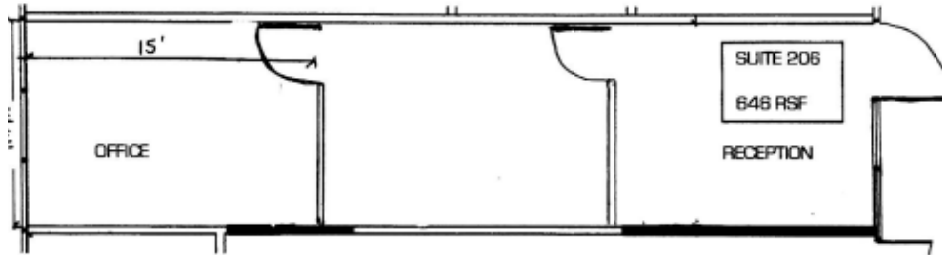
4600 E SHEA

4600 E Shea Boulevard | Phoenix, Arizona

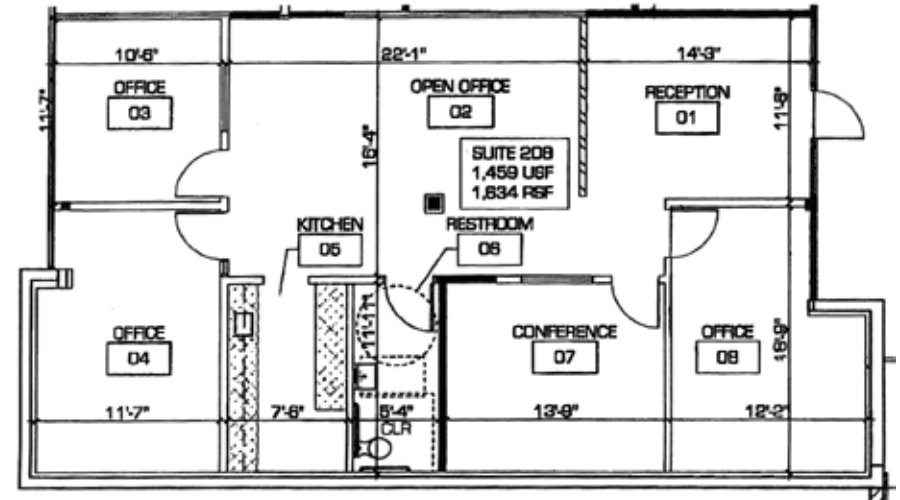
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SH_EA
P L A Z A

SUITE 206
±646 RSF



SUITE 208
±1,634 RSF



BUILDING FEATURES

Year Built: 1982
Total SF: ±17,292 SF
Starting Lease Rate: \$21.00 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-A
 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 WICH SUPERIOR SANDWICHES
 Orangetheory FITNESS
 IRON CHEF

FIVE GUYS BURGERS and FRIES
 PANDA EXPRESS GOURMET CHINESE FOOD
 BLIMPIE SANDWICHES and MORE
 RUSCONI'S American Kitchen
 EINSTEIN BROS BAGELS
 CHASE

ÜBERRITO FRESH MEX
 STARBUCKS
 ORIGINAL CHOPSHOP CO. MADE THE CRAFT CLASSIC

Shea Boulevard

Tatum Boulevard

4600

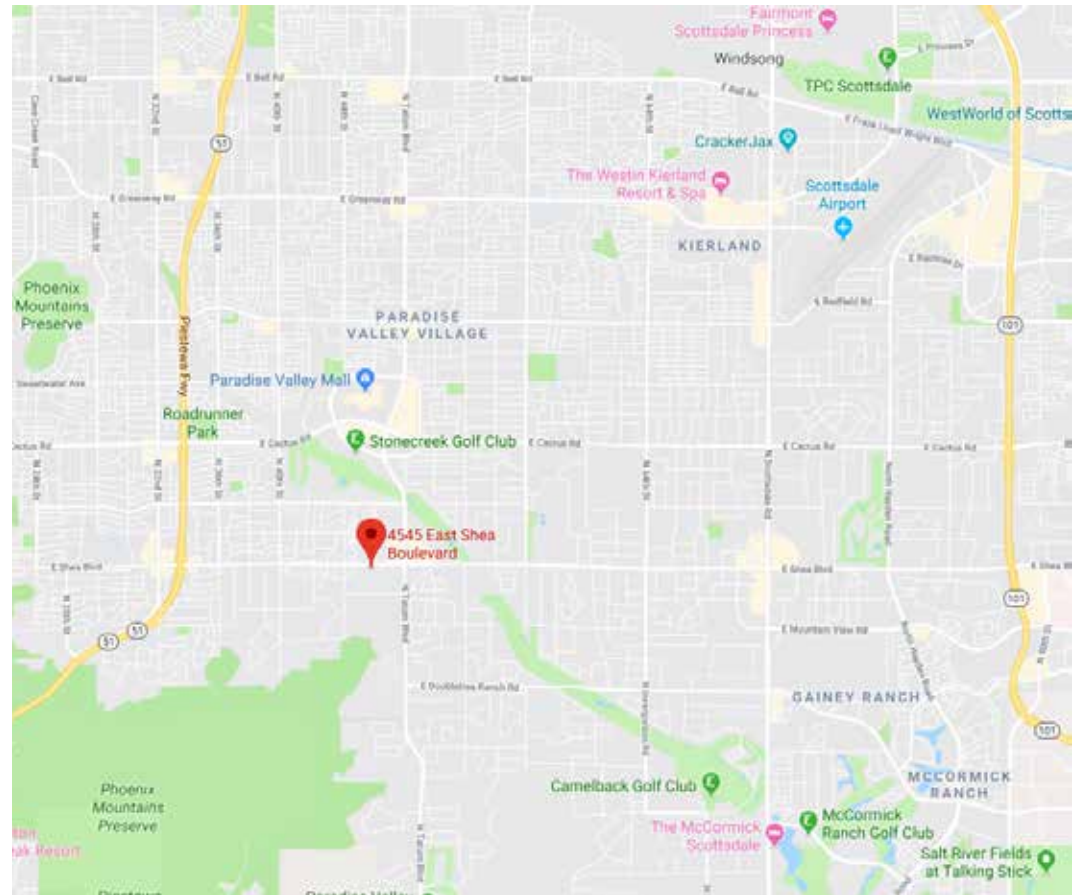
Bank of America
 fry's
 STARBUCKS

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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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