

FOR LEASE

Former Walgreens - Fountain Hills, AZ

16749 E Shea Blvd | Fountain Hills, AZ



Overview

BUILDING SIZE	14,490 SF (building) 2.20 Acres (premises)
BASE RATE	\$9.50 PSF, NNN



Description

- Former Walgreens with drive-thru for sublease: +/- 14,490 SF (building); +/- 95,834 SF (premises)
- Excellent visibility along Shea Boulevard
- Strong average household income with over \$138,000 within a 1 mile radius
- Zoned C-2, City of Fountain Hills

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	2,230	18,880	32,356
2025 Est Population	2,375	20,142	34,489
Average HH Income	\$138,921	\$126,711	\$142,177
Daytime Population	2,375	20,320	34,277

Year: 2020 | Source: Esri

Contact

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Traffic Counts

Shea Boulevard	17,036 VPD
Technology Drive	2,200 VPD

Year: 2020 | Source: MPSI

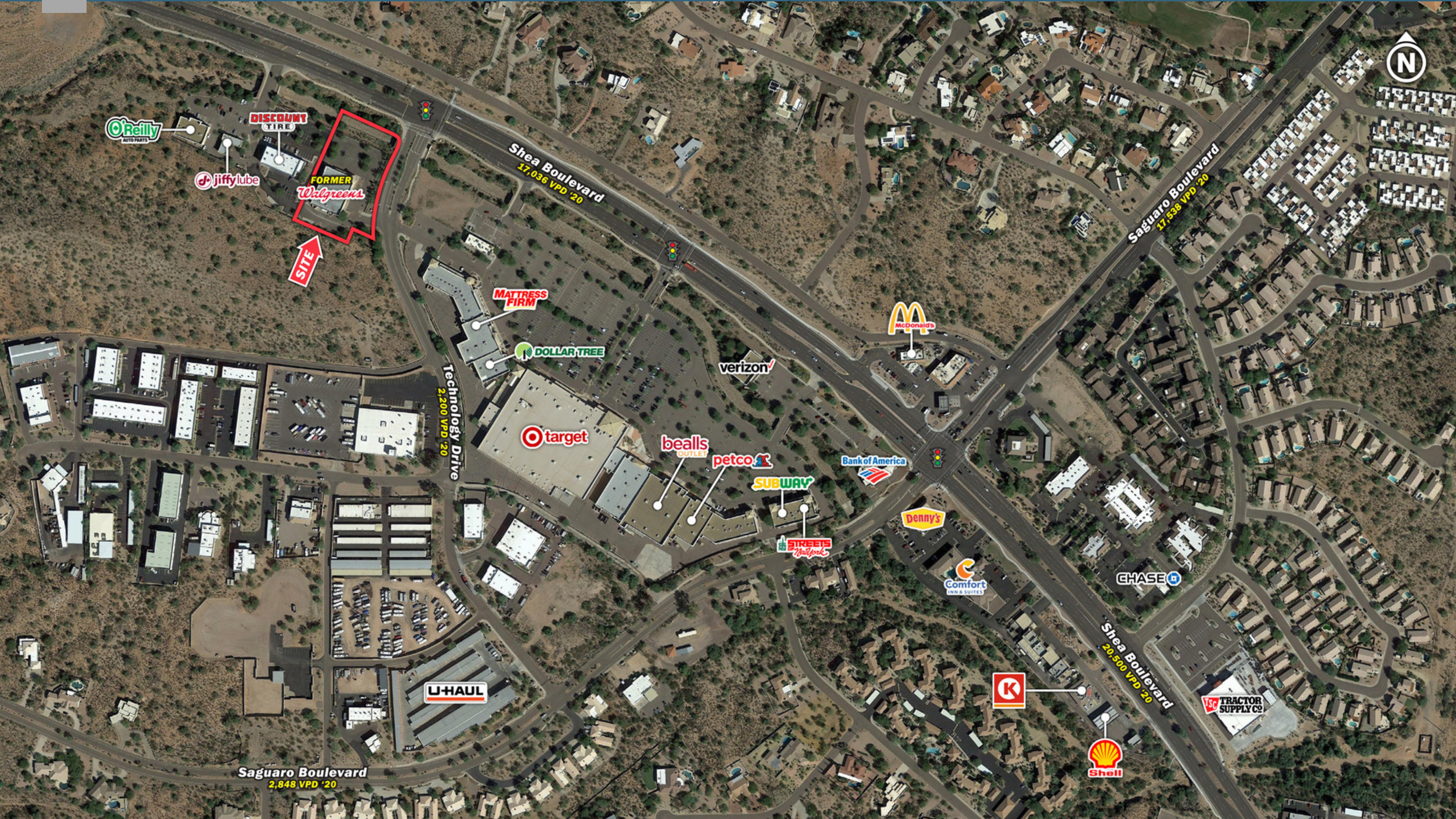
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	1 mile	3 miles	5 miles
Population			
2000 Population	1,662	14,431	25,225
2010 Population	1,995	16,734	29,032
2020 Population	2,230	18,880	32,356
2025 Population	2,375	20,142	34,489
2000-2010 Annual Rate	1.84%	1.49%	1.42%
2010-2020 Annual Rate	1.09%	1.18%	1.06%
2020-2025 Annual Rate	1.27%	1.30%	1.29%
2020 Male Population	48.1%	48.1%	48.6%
2020 Female Population	51.9%	51.9%	51.4%
2020 Median Age	60.2	59.0	56.7
Households			
2000 Households	731	6,312	10,354
2010 Households	904	7,826	12,799
2020 Total Households	1,013	8,880	14,344
2025 Total Households	1,078	9,485	15,305
2000-2010 Annual Rate	2.15%	2.17%	2.14%
2010-2020 Annual Rate	1.12%	1.24%	1.12%
2020-2025 Annual Rate	1.25%	1.33%	1.31%
2020 Average Household Size	2.20	2.10	2.24
Housing Units			
2020 Total Housing Units	1,276	11,134	17,107
2020 Owner Occupied Housing Units	880	6,768	11,693
2020 Renter Occupied Housing Units	132	2,112	2,651
2020 Vacant Housing Units	263	2,254	2,763
Race and Ethnicity			
2020 White Alone	92.0%	89.8%	88.6%
2020 Black Alone	1.4%	1.5%	1.4%
2020 American Indian/Alaska Native Alone	1.2%	2.7%	3.1%
2020 Asian Alone	2.6%	2.6%	3.5%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	4.8%	5.5%	5.6%
Income			
2020 Median Household Income	\$92,642	\$87,202	\$97,468
2020 Average Household Income	\$138,921	\$126,711	\$142,177
2020 Per Capita Income	\$62,786	\$59,183	\$62,887
2019 Population 25+ by Educational Attainment			
Total	1,913	15,869	26,370
High School Graduate	12.0%	13.0%	12.8%
GED/Alternative Credential	0.9%	1.1%	1.0%
Some College, No Degree	18.1%	21.9%	20.7%
Associate Degree	8.0%	9.4%	9.6%
Bachelor's Degree	33.5%	30.1%	30.7%
Graduate/Professional Degree	25.6%	21.3%	21.8%
Daytime Population			
2020 Total Daytime Population	2,375	20,320	34,277
Workers	1,198	9,566	16,506
Residents	1,177	10,754	17,771

Source: Esri, U.S. Census