

16749 E SHEA BLVD, FOUNTAIN HILLS, AZ 85268

 **JUST ANNOUNCED**
Opening 2026



 **PROPOSED - VILLAGE
AT FOUR PEAKS**
±316 Units Multifamily

**SUBJECT
PROPERTY**



HARD CORNER FOR SALE OR LEASE

*2.2 AC/14,490 SF high-visibility former
Walgreens available prominently located on
Shea Blvd at the gateway to Fountain Hills.*

JOIN NEARBY RETAILERS



TIM HURLEY
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KIDDER.COM

 **Kidder
Mathews**

HARD CORNER FOR SALE OR LEASE

*Adjacent retail tenants include
Target, CVS, Petco and more*

±14,490 SF freestanding building available

±2.2 total acres (±95,834 SF)

APN: 176-09-485

Excellent hard corner visibility

Built in 2003

Rare drive-thru

84 surface parking spaces and cross access

5.8 : 1,000 SF parking ratio

Strong average household incomes and
demographics surrounding the site

Highly visible along Shea Blvd

Contact brokers for pricing

4 MIN

DRIVE TO SR-87

15 MIN

DRIVE TO LOOP 101



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PROPERTY**

**PROPOSED - VILLAGE
AT FOUR PEAKS**
±316 Units Multifamily

18,712+ VEHICLES
Average Daily Traffic



**SPROUTS
FARMERS MARKET**
JUST ANNOUNCED
Opening 2026



26,470+ VEHICLES
Average Daily Traffic



87

HARD CORNER FOR SALE OR LEASE



HARD CORNER FOR SALE OR LEASE

SITE PLAN

±14,490 SF

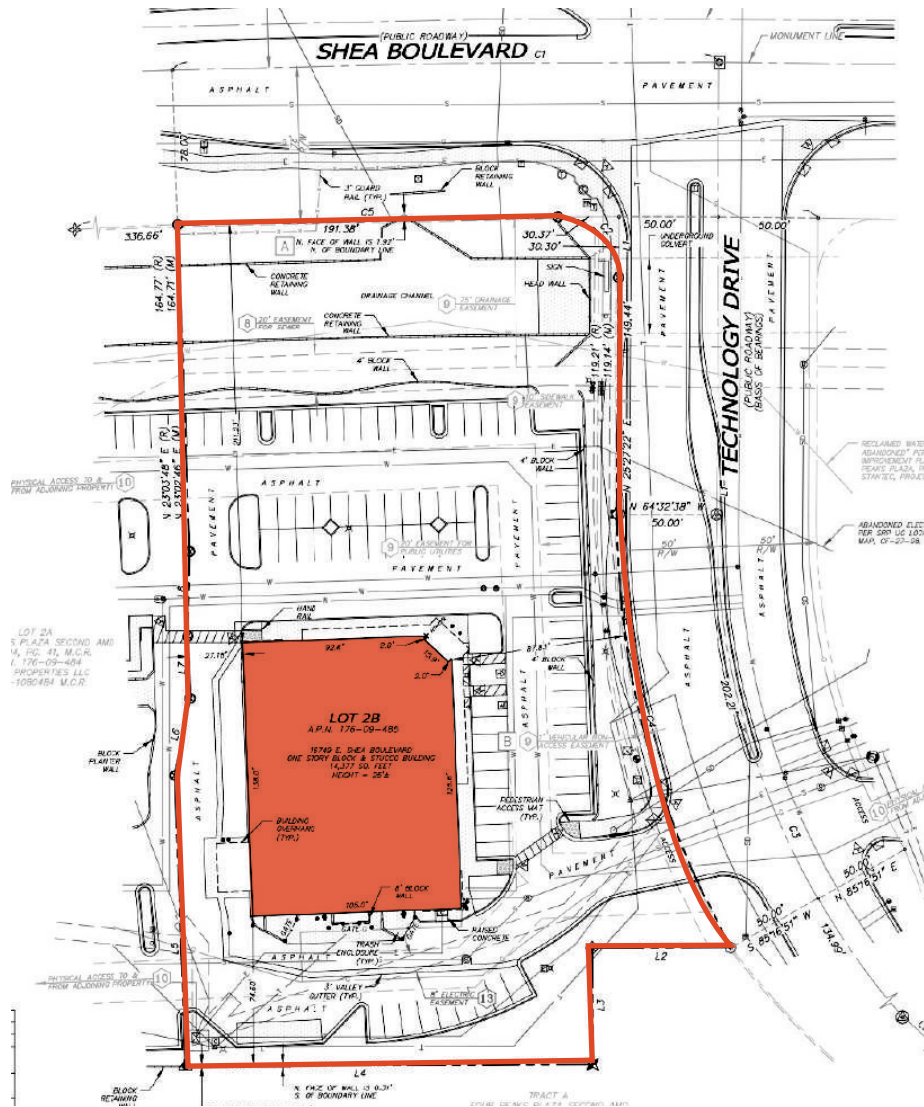
FREESTANDING BUILDING AVAILABLE

2.2 AC

TOTAL AVAILABLE

CALL

BROKERS FOR RATES



HARD CORNER FOR SALE OR LEASE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	2,905	21,290	35,941
2029 PROJECTION	3,233	23,612	39,586
2024 - 2029 ANNUAL GROWTH	2.3%	2.2%	2.0%

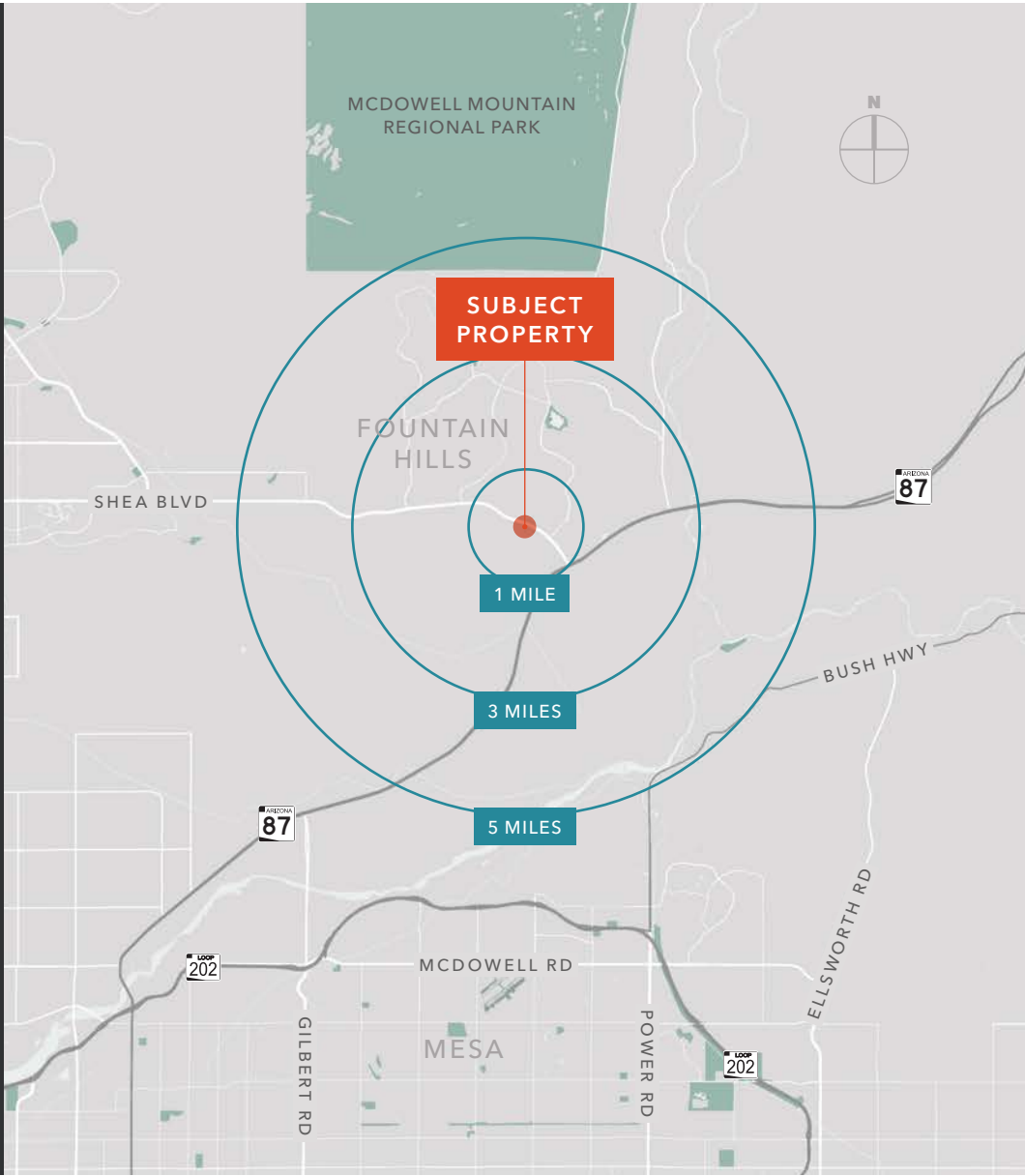
HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	1,372	10,383	16,493
2029 PROJECTION	1,528	11,540	18,211
2024 - 2029 ANNUAL GROWTH	2.3%	2.2%	2.1%
AVERAGE HOUSEHOLD INCOME	\$135,859	\$123,708	\$134,464

EMPLOYMENT & SPENDING

	1 Mile	3 Miles	5 Miles
DAYTIME EMPLOYMENT	1,140	8,244	14,719
TOTAL CONSUMER SPENDING	\$57,877,993	\$402,101,320	\$675,480,399

Data Source: ©2025, Costar





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*For more information on
this property, please contact*

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