

# Shea Blvd, Hard Corner, Lighted Intersection

## SCOTTSDALE, AZ



- **Location:** SWC of Shea Blvd & Frank Lloyd Wright/114<sup>th</sup> St in Scottsdale, AZ.
- **APN:** 217-33-034G, 217-33-034F
- **Size:** 2 pads – See attached site plan
- **Zoning:** retail, medical office, office condo, City of Scottsdale
- **Utilities:** All utilities to site
- **Price:** Submit
- **Comments:**
  - ✓ High Barrier to entry market. Fronting on Shea Blvd and Frank Lloyd Wright (114<sup>th</sup> St). Join Verizon (hard corner location). Two available pads, Retail and C-0 (See site plan below). Seller to fully improve the pads. Open to a sale, build to suit, or ground lease. Extremely high traffic counts and favorable demographics, this site is primed for a variety of uses.

**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

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**BRIAN STILLMAN**

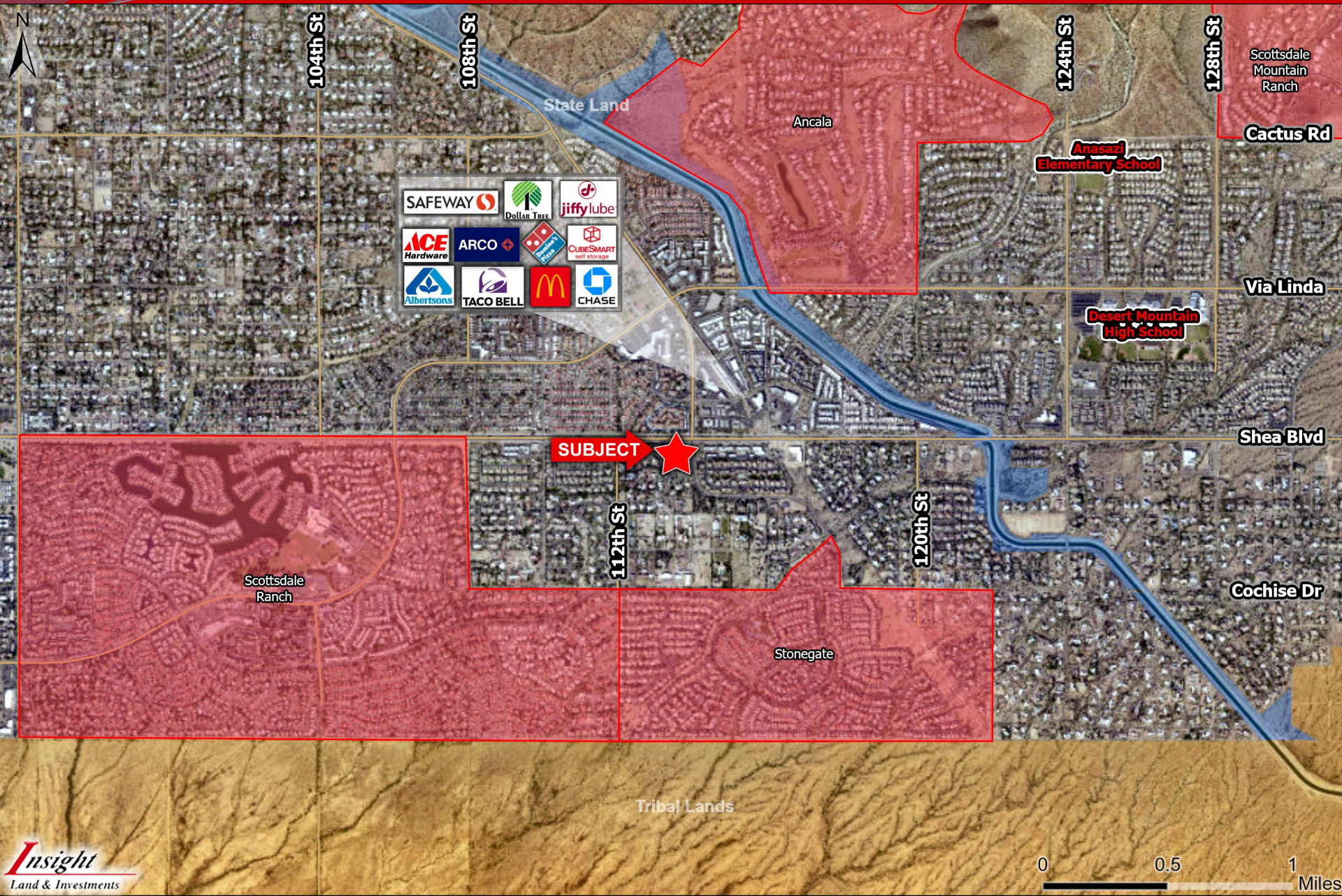
**Direct: 602-385-1512**

[bstillman@insightland.com](mailto:bstillman@insightland.com)



# Shea Blvd, Hard Corner, Lighted Intersections

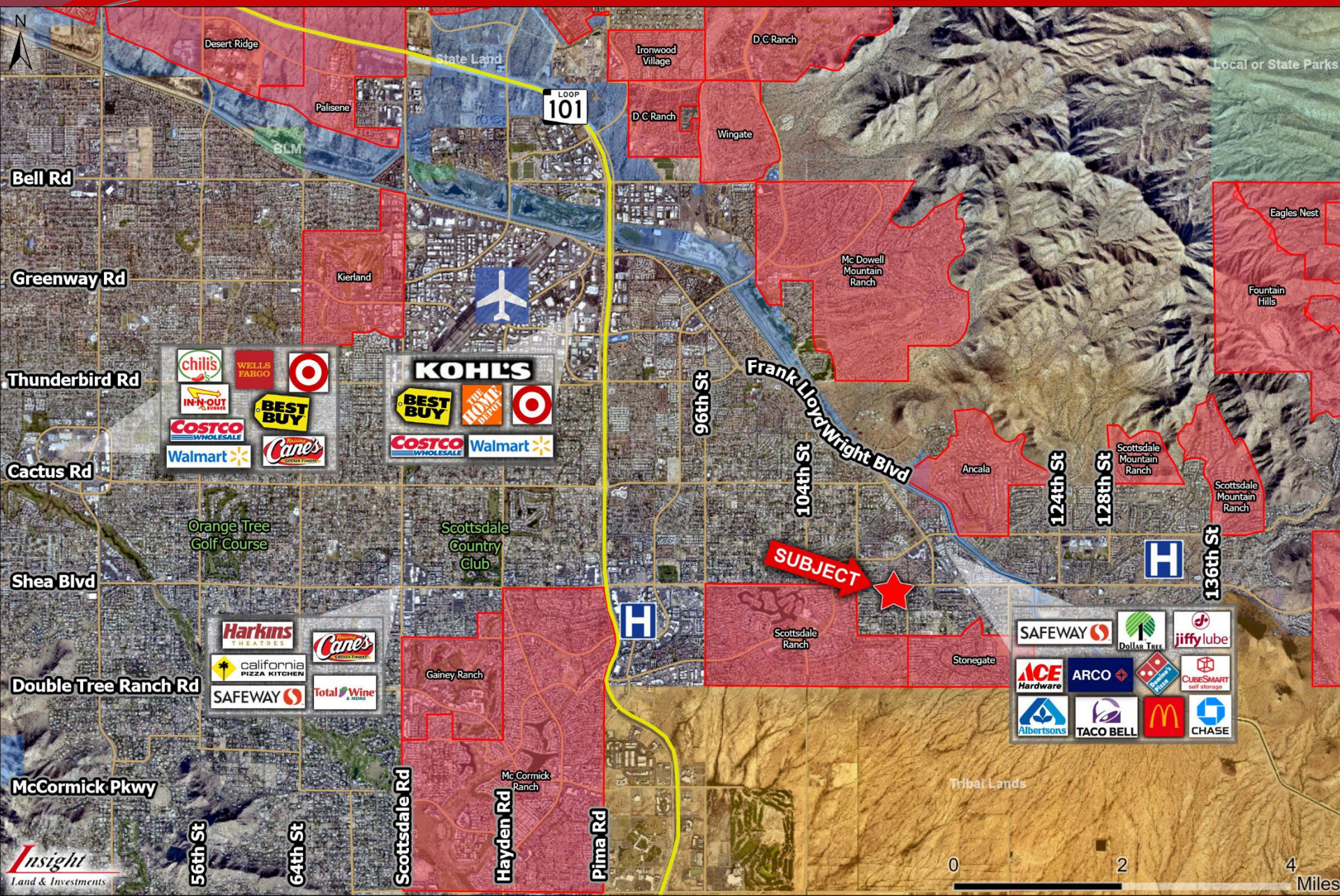
SCOTTSDALE, AZ



|              |             |            |
|--------------|-------------|------------|
| SAFEWAY      | Dollar Tree | jiffylube  |
| ACE Hardware | ARCO        | Domino's   |
| Albertsons   | TACO BELL   | McDonald's |
|              |             | CHASE      |

**SUBJECT** 



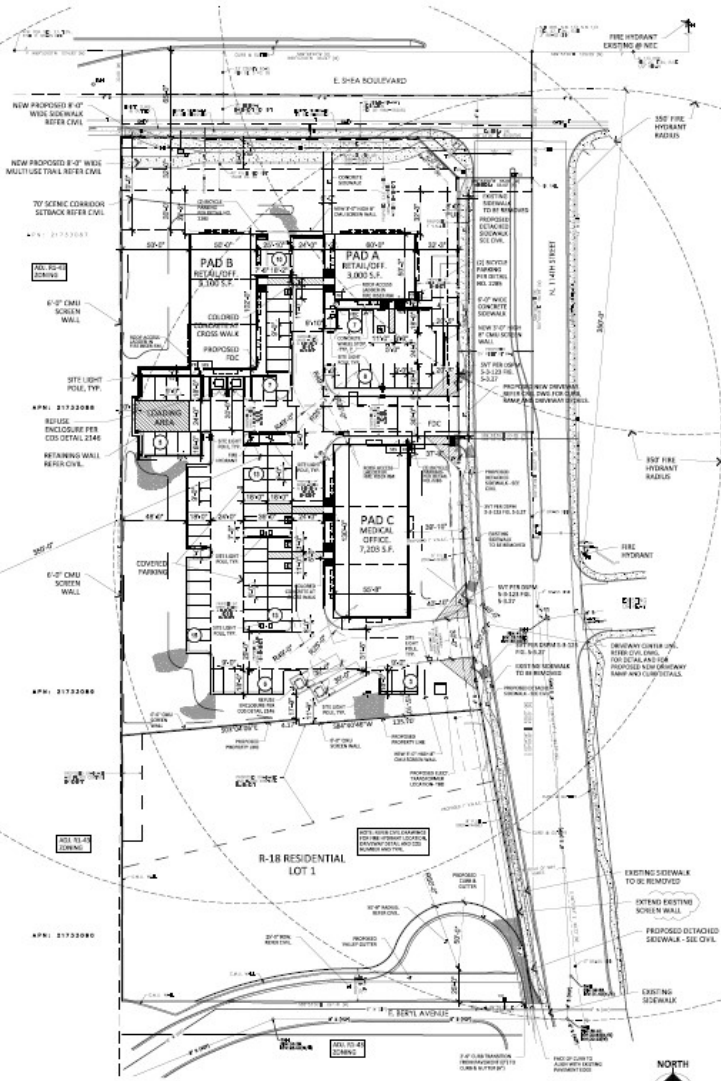




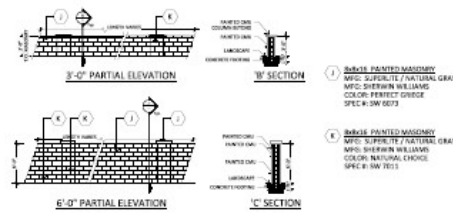




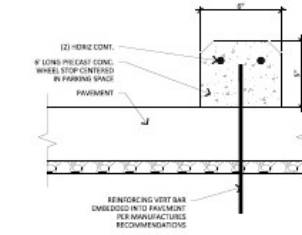




**SITE PLAN**  
SCALE: 1" = 40'-0"



**1 TYPICAL SCREEN WALL TYPE**  
SCALE: 1/8" = 1'-0"



**2 WHEEL STOP**  
SCALE: 1" = 1'-0"

### PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

### SITE DATA

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K  
EXISTING ZONING: C-0 AND R1-18  
C1 (PAD A & B), SR (PAD C) AND R-18  
PROPOSED ZONING: C-1 ZONING  
PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.)  
MAX. BUILDING HEIGHT: 24'-0" MAX.  
SR ZONING: 18'-0" MAX.  
PROPOSED BUILDING HEIGHT: 24'-0" MAX.  
SR ZONING: 18'-0" MAX.  
PROPOSED USE: RETAIL / MED. OFFICE / OFFICE

BUILDING AREA:  
PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F.  
PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F.  
PAD C: MEDICAL OFFICE 7,203 S.F.  
TOTAL BUILDING AREA: 15,303 S.F.

PARKING REQUIRED:  
PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES  
PAD B: RETAIL-OFFICE / 250 S.F. 21 SPACES  
PAD C: MEDICAL OFFICE / 250 S.F. 29 SPACES

PARKING PROVIDED:  
PAD A: RETAIL-OFFICE 15 SPACES  
PAD B: RETAIL-OFFICE 22 SPACES  
PAD C: MEDICAL OFFICE / 250 S.F. 50 SPACES

TOTAL PARKING REQUIRED: 62 SPACES  
COVERED PARKING PROVIDED: 14 SPACES  
TOTAL PARKING PROVIDED: 87 SPACES

ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES  
ACCESSIBLE PARKING PROVIDED: 05 SPACES  
BICYCLE SPACES REQUIRED: 07 SPACES  
BICYCLE SPACES PROVIDED: 07 SPACES

PROPOSED LOT-A AREA: 2.5469 ACRES (110,953.31 S.F.)  
PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.)  
PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.138

