

Four Peaks Plaza

16835-16845 E. Shea Blvd.
Fountain Hills, AZ 85268
Maricopa County



key features

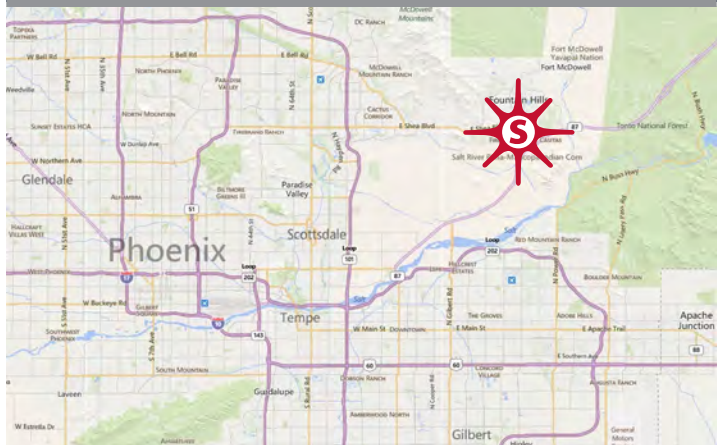
- 95,060-sf Target-anchored power center in the affluent Phoenix suburb of Fountain Hills, where seasonal population doubles for half the year
- adjacent to 6.7-acre fully entitled 316-unit multifamily redevelopment
- outlot building available for lease or redevelopment
- daily traffic counts: 19,018 on Shea Blvd.; 10,744 on Saguaro Blvd.; and 24,668 on Beeline Hwy./State Road 87

demographics

	1 miles	3 miles	5 miles
population	2,160	17,936	32,888
households	1,052	9,117	15,582
avg. household income	\$179,175	\$139,358	\$164,412
daytime population	2,202	14,116	23,977

2024 Estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

retail space for lease 1,323 – 20,150 sf



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building 1

UNIT	TENANT	DIMS.	S.F.
1-101	AVAILABLE - ENDCAP	35.7 x 70	2,500
1-102	AVAILABLE	30 x 70	2,100
1-103	AVAILABLE	20.8 x 70	1,453
1-104	AVAILABLE	18.9 x 70	1,323
1-105	AVAILABLE	39.7 x 70	2,777

OUTLOT TESLA CHARGING STATION 200

outlot building

UNIT	TENANT	DIMS.	S.F.
1A	AVAILABLE - DRIVE-THRU POSSIBLE	29.7 x 101	3,000
1B	AVAILABLE - DRIVE-THRU POSSIBLE	33 x 101	3,333

CURRENTLY TWO UNITS BUT CAN BE COMBINED/DIVIDED/REDEVELOPED

building 2

UNIT	TENANT	DIMS.	S.F.
2-97	AVAILABLE	43 x 65	2,853
2-101	BEALLS OUTLET	105.5 x 190 IRR	20,062
2-103A	AVAILABLE	85 x 202 IRR	20,150
2-103B	DOLLAR TREE	75 x 160 IRR	10,039
2-105	AVAILABLE	86 x 150 IRR	12,300
2-107	AVAILABLE	22 x 83.5 IRR	4,331
2-109A	AVAILABLE	25.1 x 77.8 IRR	2,583
2-109B	AVAILABLE	20 x 70	1,419
2-111	AVAILABLE	20 x 70	1,400
2-113	AVAILABLE	24 x 70	1,680
2-117	AVAILABLE	40 x 70	2,800



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