

Four Peaks Plaza

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



key features

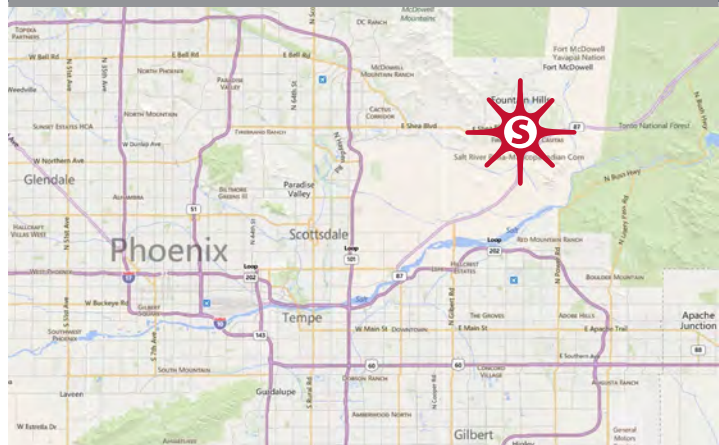
- 95,060-sf Target-anchored power center in the affluent Phoenix suburb of Fountain Hills
- adjacent to 6.7-acre fully entitled 316-unit multifamily redevelopment
- brand-new Sprouts Farmers Market coming soon
- outlot building available for lease or redevelopment
- daily traffic counts: 19,018 on Shea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

demographics

	1 miles	3 miles	5 miles
population	2,020	17,862	33,789
households	980	9,182	16,126
avg. household income	\$187,151	\$152,203	\$179,684
daytime population	2,229	13,965	24,998

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

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



www.sandordev.com

sandor

Jay D. Stein 480.949.9011 jdstein@sandordev.com

5725 N. Scottsdale Rd., Suite C-195, Scottsdale, AZ 85250

Four Peaks Plaza

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

UNIT	TENANT	DIMS.	S.F.
16825	TARGET		124,866
16841	SPROUTS FARMERS MARKET	180 x 124	23,024
97	AVAILABLE	43 x 65	2,853
101	BEALLS OUTLET	105.5 x 190 IRR	20,062
103A	AVAILABLE	85 x 202 IRR	20,150
103B	DOLLAR TREE	75 x 160 IRR	10,039
105	AVAILABLE	86 x 150 IRR	12,300
107	AVAILABLE	22 x 83.5 IRR	4,331
109A	AVAILABLE	25.1 x 77.8 IRR	2,583
109B	AVAILABLE	20 x 70	1,419
111	AVAILABLE	20 x 70	1,400
113	AVAILABLE	24 x 70	1,680
117	AVAILABLE	40 x 70	2,800

		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

