



VILLAGE AT SHEA

VILLAGE AT SHEA IS HOME TO HARKINS THEATRES – SHEA 14 AND THE RESTAURANT DISTRICT

Including Pita Jungle, Coconuts Fish Café, and Butterfield’s Pancake House, among other popular restaurants. The plaza also hosts a nail salon, barber shop, massage studio and other retailers. Opposite Safeway on Scottsdale Rd and Shea Blvd, the plaza is located at one of the greatest commercial intersections in Scottsdale.

 SEC SCOTTSDALE RD & SHEA BLVD | SCOTTSDALE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

 480.696.4812

 MARTA@YAMPROPERTIES.COM



**ESTIMATED
POPULATION**
(5 MILE RADIUS)

186,184



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$95,121

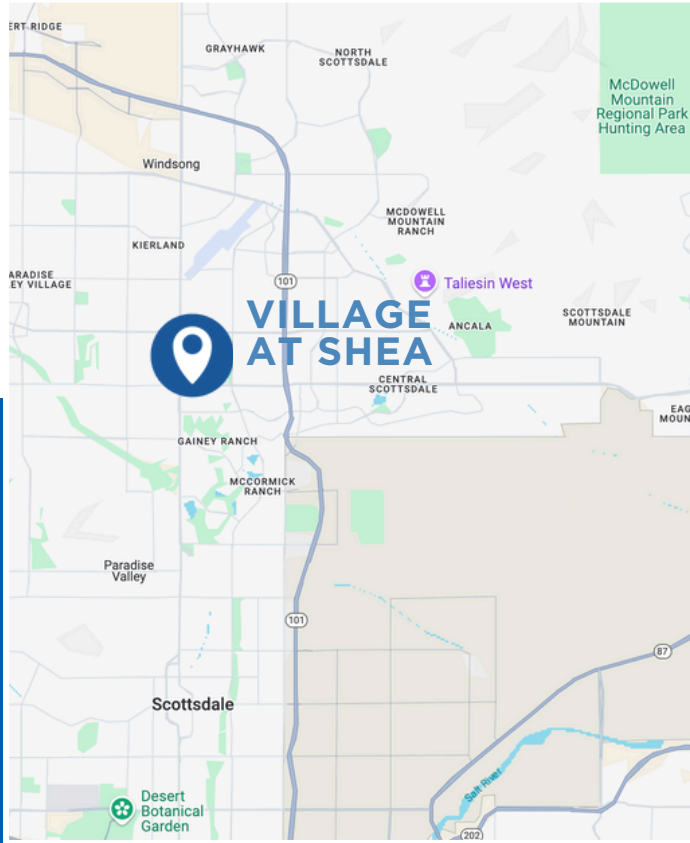


YEAR BUILT

1995



AT A GLANCE



CO-TENANTS

Harkins
THEATRES



PITA JUNGLE

Butterfield's
PANCAKE HOUSE

NNN ESTIMATES FOR 2024 | \$7.10/PSF

AVAILABLE UNITS

7354 E SHEA

43,925 SF

THEATER (AVAILABLE 1/1/26)



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

PROPERTY HIGHLIGHTS

- ✓ A Class A regional power center consisting of 119,785 square feet.
- ✓ Dynamic mix of restaurant, retail & service concepts.
- ✓ Nestled within a highly populated, dense residential area in central Scottsdale.
- ✓ Will consider medical users, large pediatric clinic is coming soon.

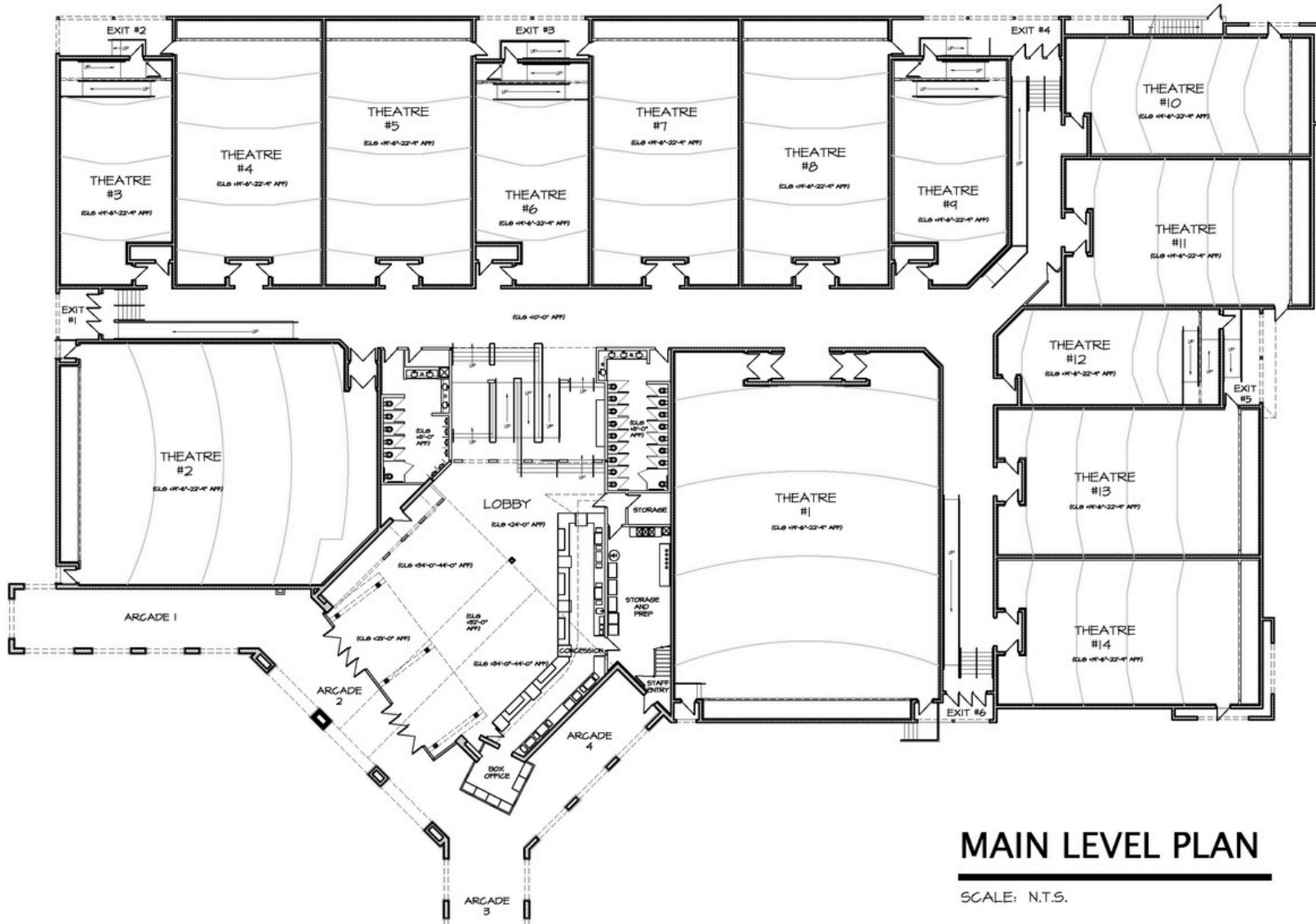
AREA CO-TENANTS



FLOOR PLAN

MAIN LEVEL PLAN

THEATER | 7354 E SHEA | #22 | 43,925 SF
 SEC SCOTTSDALE RD & SHEA BLVD | SCOTTSDALE, AZ



MAIN LEVEL PLAN

SCALE: N.T.S.



ARCHITECTURAL
 INTERIOR DESIGN
 8046 N 12th Street
 Suite 100
 Phoenix, AZ 85014
 602.955.4499

VILLAGE AT SHEA
 7314 E. Shea Blvd, Scottsdale AZ 85260
 Scottsdale, Arizona
 HARKINS THEATRES 14

Drawing Name: M:\Townsend Improvements\1.831.00 Villages at Shea\Harkins 14\Export Drawings\14-1_Exp.dwg

- DRAWN
- CHECKED
- DATE
- SCALE
- JOB NO.



FOR MORE INFORMATION PLEASE CONTACT: MARTA KENNY

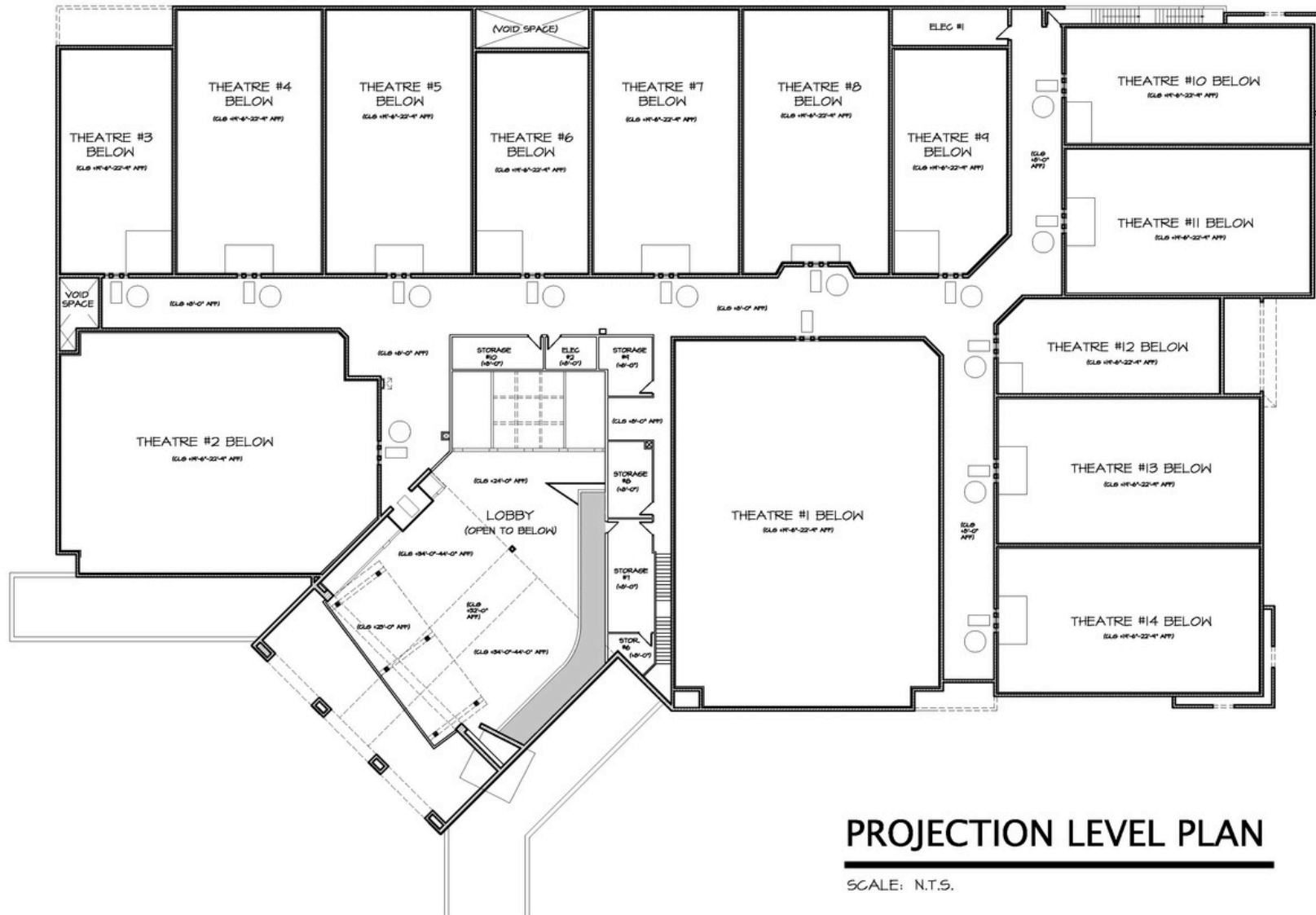
480.696.4812

MARTA@YAMPROPERTIES.COM

FLOOR PLAN

PROJECTION LEVEL PLAN

THEATER | 7354 E SHEA | #22 | 43,925 SF
SEC SCOTTSDALE RD & SHEA BLVD | SCOTTSDALE, AZ



PROJECTION LEVEL PLAN

SCALE: N.T.S.



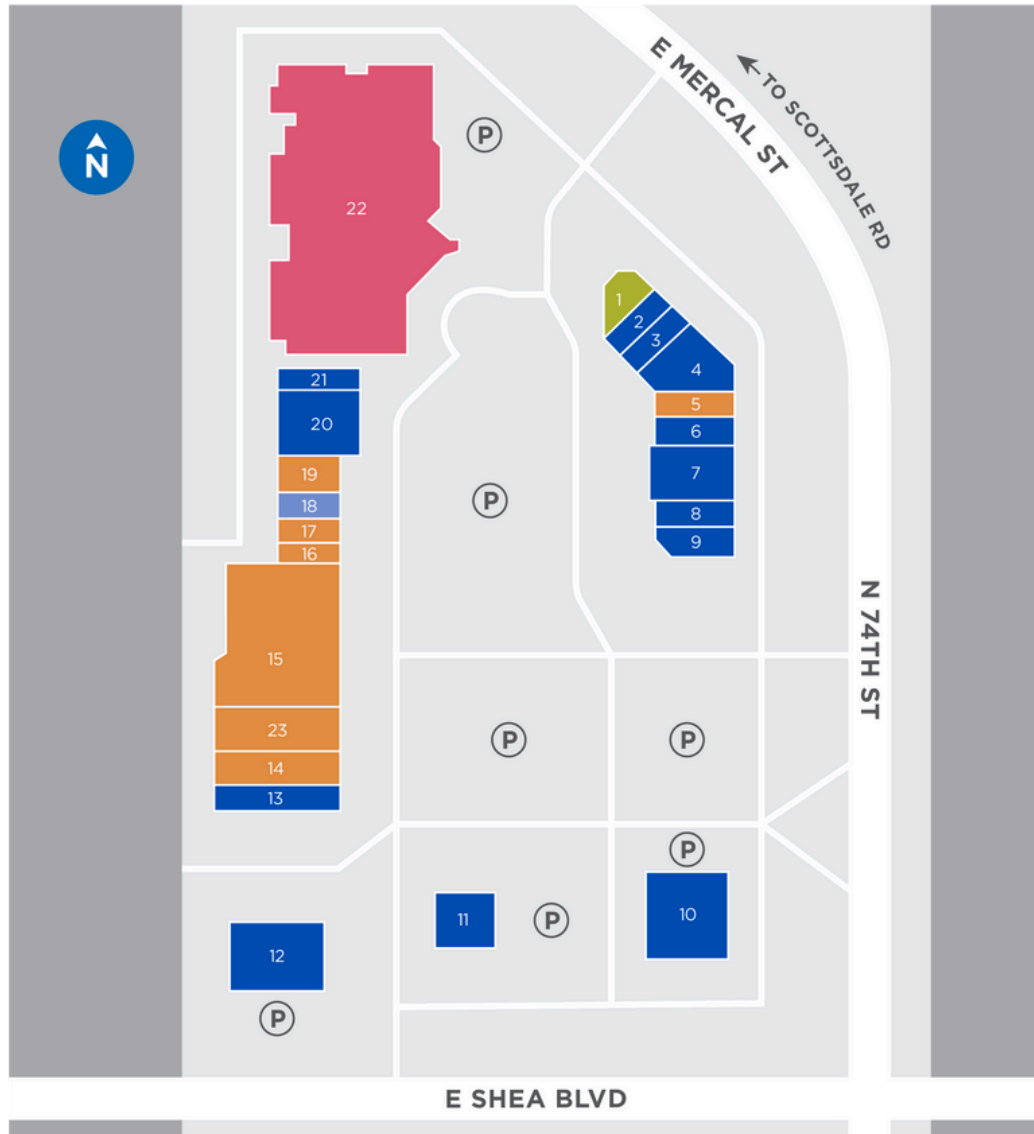
ARCHITECTURAL
INTERIOR DESIGN
5045 N 12th Street
Suite 100
Phoenix, AZ 85014
602.955.1499

VILLAGE AT SHEA
7314 E. Shea Blvd, Scottsdale AZ 85260
Scottsdale, Arizona
HARKINS THEATRES 14

Drawing Name: M:\Tenant Improvements\1831_00 Villages at Shea\Harkins 14\Export Drawings\14-1 Exp.dwg

- DRAWN
- CHECKED
- DATE
- SCALE
- JOB NO.

SITE MAP | VILLAGE AT SHEA



FOOD

- 4 Akido of Scottsdale
- 10 Butterfield's Pancake House
- 13 Caramba Mexican Food
- 3 Coconuts Fish Café
- 9 The Coffee Plantation
- 12 Cook & Craft
- 6 Course & Toast
- 21 Crust Brother's Pizza
- 8 Il Capo Pizzeria
- 20 JL Patisserie
- 7 Pita Jungle
- 11 Raising Cane's Chicken Fingers
- 2 Rice Paper Vietnamese

SHOPS

- 18 Mephisto

FUN

- 1 Rachel's Young at Art Studio

SERVICE

- 19 GOLFTEC
- 14 Jungle Concepts
- 16 Luxe Nails & Spa
- 5 Massage Haven
- 17 Master Barbershop
- 15 Pediatric Associates
- 23 Sola Salon Suites

AVAILABLE

- 22 7354 E Shea | 43,925 sq. ft.
(available 1/1/26)

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Caramba Fresh Mexican Food	18-101	3,244 SF	Retail - Net	13
Jungle Concepts	18-106	3,400 SF	Office - Net	14
Sola Salon Suites	30-100	6,329 SF	Retail - Net	23
Pediatric Associates	30-101	16,055 SF	Retail - Net	15
Luxe Nails & Spa	42-101	1,626 SF	Retail - Net	16
Master Barbershop	42-102	1,294 SF	Retail - Net	17
Mephisto	42-104	989 SF	Retail - Net	18
GolfTEC	42-106	2,586 SF	Retail - Net	19
JL Patisserie	42-107, 42-108, 42-109	3,646 SF	Retail - Net	20
Crust Brothers	42-111	3,275 SF	Retail - Net	21
Coffee Plantation	66-101	2,510 SF	Retail - Net	9
Il Capo Pizzeria	66-102	2,361 SF	Retail - Net	8
Pita Jungle #105	66-104	2,986 SF	Retail - Net	7
Course & Toast	66-106	1,798 SF	Retail - Net	6
Massage Haven	66-107	1,301 SF	Retail - Net	5
Aikido of Scottsdale	66-109	3,913 SF	Retail - Net	4
Coconuts Fish Cafe	66-110	1,551 SF	Retail - Net	3
Rice Paper Vietnamese Restaurant	66-111	1,476 SF	Retail - Net	2

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Rachel's Young at Art	66-112	2,089 SF	Retail - Net	1
Cook & Craft	7306	3,176 SF	Retail - Net	12
Harkins Theater	7354	43,925 SF	Retail - Net	22
Raising Canes #C0438	7386	3,500 SF	Retail - Net	11
Butterfield's Pancake House & Restaurant	7388	6,290 SF	Retail - Pad (NAP)	10
AVAILABLE				
VACANT	7354 E Shea	43,925 SF	Theater	22

PHOTOS

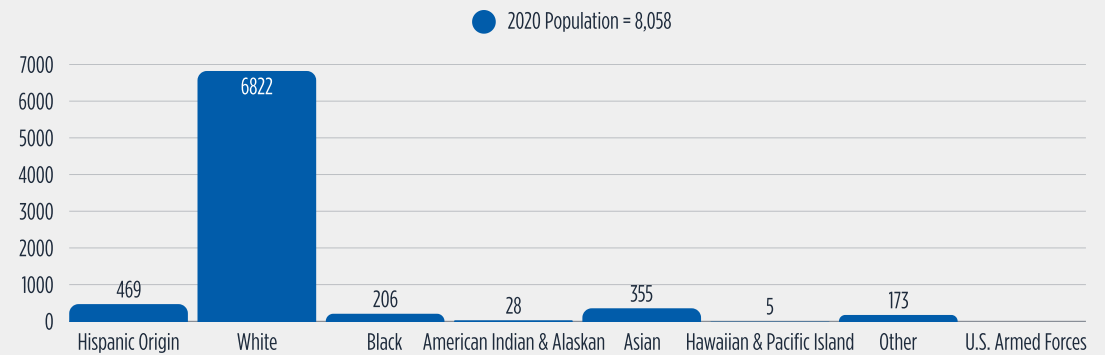
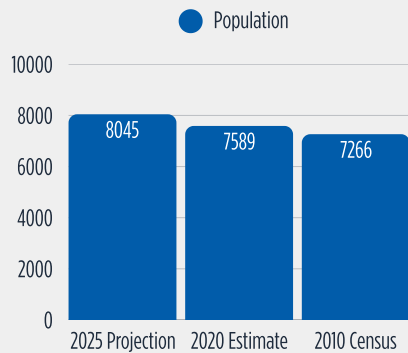


DEMOGRAPHICS

1 MILE RADIUS



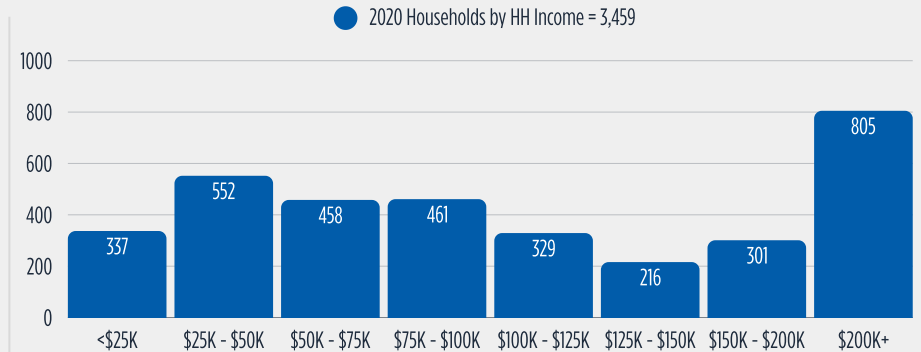
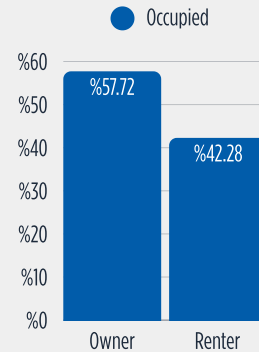
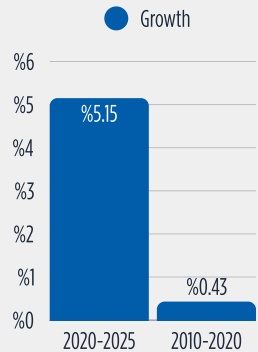
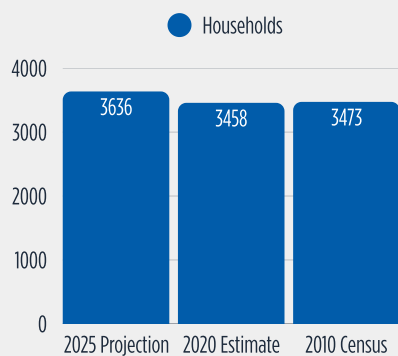
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$133,561

2020 Med Household Income | \$95,742

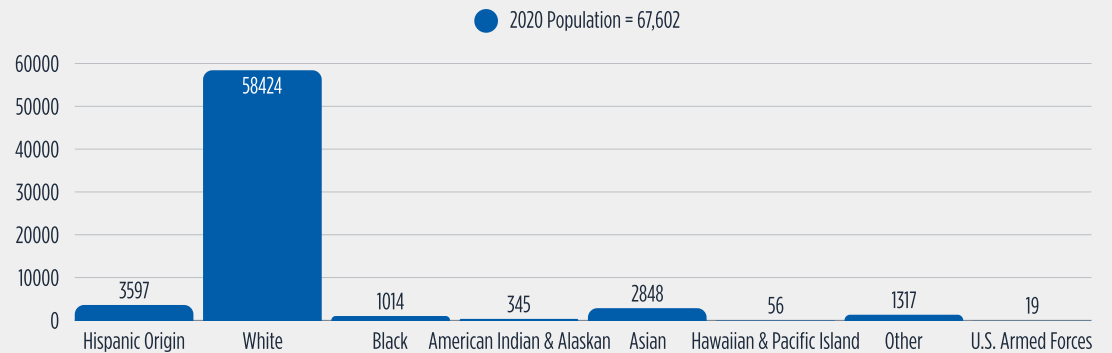
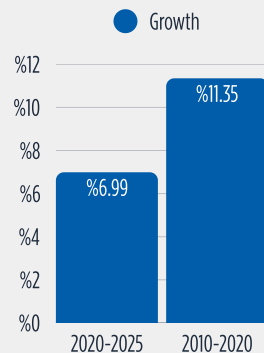
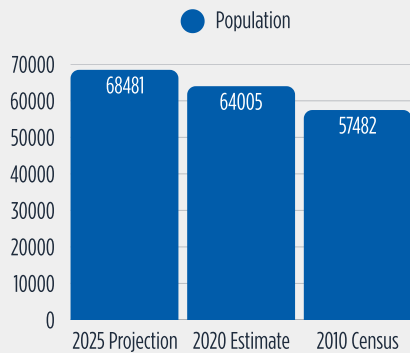


DEMOGRAPHICS

3 MILE RADIUS



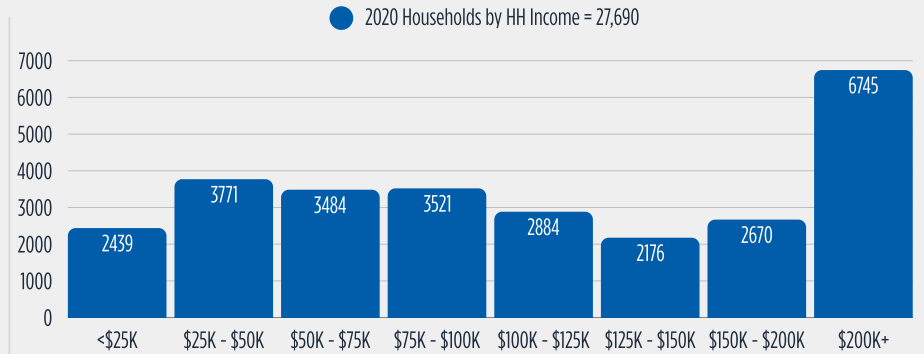
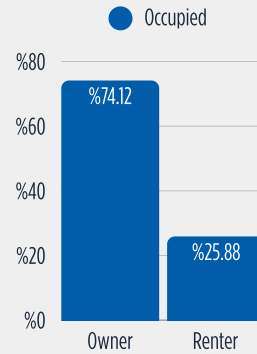
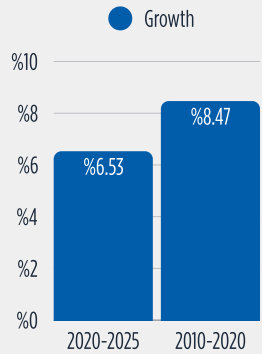
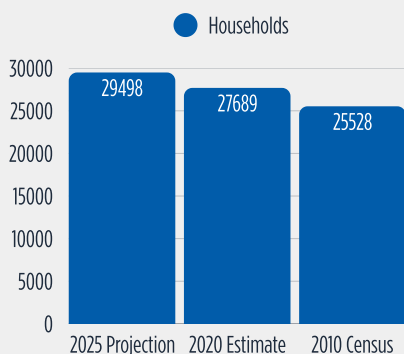
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$140,157

2020 Med Household Income | \$105,461

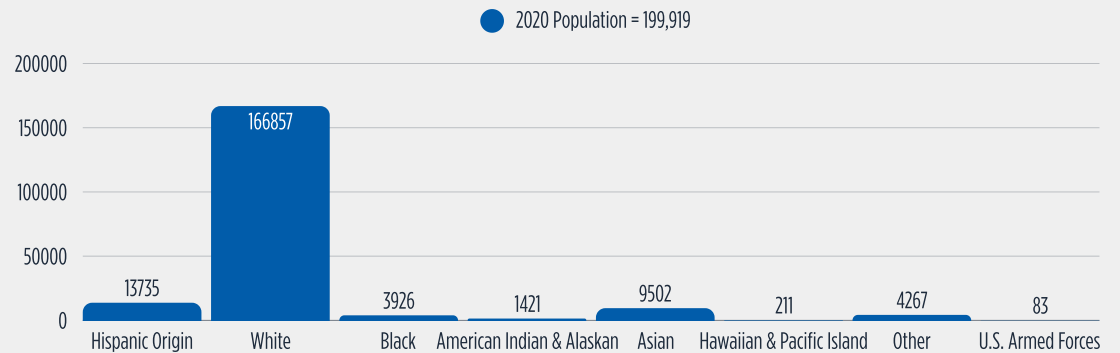
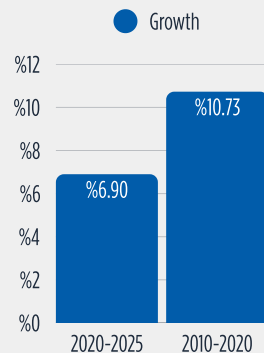
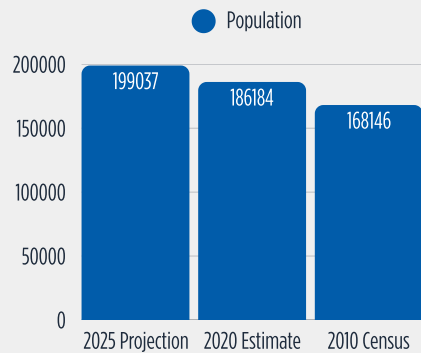


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$126,970

2020 Med Household Income | \$95,121

