

OFFERING MEMORANDUM

5530 SHEA

SCOTTSDALE, ARIZONA



ARCHITECTURAL RENDERING / DESIGN INTENT

CCGX

CRAWFORD COMMERCIAL GROUP



5530 Shea

SCOTTSDALE, ARIZONA

EXCLUSIVELY PRESENTED BY

CCGX
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5530 Shea

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EXECUTIVE SUMMARY

Executive summary

Jake Crawford and Cayden Piro of Crawford Commercial Group present 5530 Shea, an assisted living development opportunity in the Scottsdale market. Supplied Phoenix records list 9,153 square feet, while the architectural program provides for 16 resident bedrooms and three staff rooms on a plan-listed 37,393-square-foot site. The design combines residential scale with dedicated space for a care operation. July 2026 photographs show construction in progress; current condition and remaining work require confirmation. For an experienced buyer, the opportunity is to assess the delivery scope and build an operating plan in an established northeast Valley setting. Current pricing and availability are on request. Planned capacity is not an issued ADHS operating license.

Property summary

Asking price	On request
Permit-listed area	9,153 SF
Plan-listed site	37,393 SF
Planned residents	16; not a license
Current status	Completion to verify



5530 Shea

Regional access & hospital campuses

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- 01 Mayo Clinic Hospital
- 02 Abrazo Scottsdale Campus
- 03 HonorHealth Scottsdale Shea
- 04 HonorHealth Thompson Peak

06 USGS NTD / U.S. Census Bureau. Campus context; no travel times or affiliation implied.

VIEW NORTH-NORTHEAST



USDA NAIP aerial photography, Arizona 2023 / USGS The National Map.
USGS 3DEP bare-earth terrain, 1x vertical scale. Buildings are not modeled.

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A development opportunity in the Scottsdale market

The property offers a purpose-designed starting point for an assisted living business. Its planned 16 resident bedrooms and three staff rooms create a program for buyers to evaluate against their care model, staffing requirements and capital budget. The opportunity depends on completing the physical work and obtaining the approvals required for operations.

A Scottsdale mailing address connects the offering to the northeast Valley's residential neighborhoods and healthcare destinations. Phoenix is the property's municipal jurisdiction. The surrounding market includes HonorHealth's Scottsdale Shea Medical Center and the broader regional hospital network shown on the map.

Underwrite the acquisition from verified current conditions: remaining construction, inspections, professional costs, financing, staffing and opening reserves. July 2026 imagery is evidence of that construction stage, not a representation of today's completion or an operating business.



From construction to an operating home

Connect the remaining construction scope with a realistic opening plan. Confirm inspections and occupancy requirements, evaluate the buyer's ADHS licensing pathway, assemble the care team and budget for the occupancy ramp. No resident census, established NOI or projected return is represented. Ask the advisory team for current pricing, availability and the approved supporting package.



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A distinctive Sonoran Desert setting

The Sonoran Desert gives Scottsdale a setting that is immediately recognizable: open skies, mountain silhouettes and an outdoor landscape woven into daily life. The McDowell Sonoran Preserve adds an extensive network of desert trails, while the city's shopping, dining and cultural destinations offer a different pace close to established residential neighborhoods. This combination of natural scenery and urban services is part of the area's enduring appeal.

For a residential-care operator, the broader setting matters. Families evaluate the home itself alongside the community around it: access to healthcare, familiar neighborhoods and places to visit. 5530 Shea's Scottsdale mailing address places the offering within a well-known northeast Valley market, with Phoenix serving as its municipal zoning authority. The location supports a distinctive story without requiring the property to compete on the scale of a large senior-living campus.

Connected to everyday destinations

Kierland and Scottsdale Quarter contribute shopping and dining options in the surrounding area. Farther south, Old Town and the Scottsdale Waterfront add arts, restaurants and pedestrian destinations. These off-site amenities help explain the region's appeal to residents, visitors and the families who support them.





A development opportunity alongside operating-home sales

Reported Scottsdale ten-bed operating-home sales offer a reference for studying the wider residential-care market. Their businesses, licensing, occupancy, size and condition differ from 5530 Shea's proposed 16-resident development program. The transactions are context for buyer research, not comparable turnkey offers or a valuation of this property. Evaluate Shea using current pricing, remaining delivery costs and independently supported operating assumptions. Pricing is available through the advisory team; no price spread, implied profit or completed value is represented.

SCOTTSDALE SALE	CLOSED	BEDS	RE + OPERATIONS
Upon the Rock	08/2024	10	\$4,225,000
Aberdeen	11/2025	10	\$4,000,000
Joshua Tree / Starlight	07/2025	10	\$3,650,000
5530 SHEA ASKING	PRICE ON REQUEST		

Upon the Rock: \$3.5M reported real estate allocation. Sales are not vacant-property equivalents or a forecast of Shea value.



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PROPERTY DESCRIPTION

5530 Shea

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5530 Shea | A purpose-designed residential setting

5530 E Shea Boulevard is a proposed assisted living development with a Scottsdale mailing address and Phoenix jurisdiction. Phoenix permit BLD25007863 lists 9,153 square feet; supplied architectural records list a 37,393-square-foot site and APN 167-77-002.

The architectural program identifies 16 resident bedrooms and three staff rooms. Buyers should evaluate the detailed room arrangement, common areas, accessibility, staff functions and outdoor spaces against their intended care model. Plans describe design intent and require review alongside current field conditions.

The building permit was issued May 12, 2025. July 2026 photographs show construction-stage exterior and interior spaces. Current completion, inspection sign-offs, occupancy approval and an issued ADHS assisted living license have not been verified for this presentation.



PROPERTY DESCRIPTION

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PROPERTY OVERVIEW	
Address	5530 E Shea Blvd, Scottsdale, AZ 85254
Building / site area	9,153 SF permit / 37,393 SF plan
Parcel	APN 167-77-002
Municipal jurisdiction	Phoenix
Design program	16 resident bedrooms; 3 staff rooms
Status	Development; completion and operating approvals to verify



Scottsdale area overview

Scottsdale combines a substantial older-adult population with household wealth, a diversified employment base and an established healthcare network. Census QuickFacts reports 243,006 residents in its July 2025 estimate and a 26.4% share age 65 or older. Median household income of \$110,886 adds context for evaluating the wider market. Together with the region's medical services and distinctive desert setting, these characteristics make Scottsdale a meaningful market for an operator to study when shaping a residential-care offering.

Scottsdale major employers

HONORHEALTH	VANGUARD
7,459 employees	3,133 employees
SCOTTSDALE SCHOOLS	CITY OF SCOTTSDALE
2,753 employees	2,719 employees
GENERAL DYNAMICS	AXON
2,565 employees	1,752 employees
MAYO CLINIC	FAIRMONT PRINCESS
1,559 employees	1,410 employees
CVS HEALTH	NATIONWIDE
1,345 employees	1,284 employees

An established older-adult population

More than one in four Scottsdale residents is age 65 or older in the Census Bureau's published QuickFacts measure. That established older-adult population is relevant to residential care, while citywide income and housing values help describe the surrounding market. These figures provide context for a buyer's study of local competition, rates and care needs; they do not establish occupancy or unmet demand at 5530 Shea.

SCOTTSDALE POPULATION CONTEXT



CITYWIDE MARKET INDICATORS



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A recognizable destination

Desert scenery, golf, arts, dining and resort destinations give Scottsdale a recognizable regional identity. The McDowell Sonoran Preserve and Scottsdale Waterfront represent two different sides of that appeal: open desert recreation and an urban gathering place. They form part of the broader setting in which families evaluate a residential-care location.

Household resources

Scottsdale's median household income is \$110,886, and the median value of owner-occupied homes is \$789,800 in the 2020-2024 American Community Survey. These citywide measures describe the area's household resources. They are useful background for market research, alongside a closer analysis of resident budgets, competing homes and achievable care rates.

Healthcare infrastructure

Mayo Clinic Hospital, Abrazo Scottsdale Campus and HonorHealth's Shea and Thompson Peak medical centers are among the hospitals serving the surrounding northeast Valley. Their locations are identified on the aerial map. The presence of these medical destinations helps explain the area's healthcare infrastructure; no referral relationship is represented.



Acquisition & repositioning framework

Purchase asking price	On request
Permit-listed area	9,153 SF
Asking price / SF	Not presented
Planned residents	16; design only
Price / planned resident	Not presented
Completion / occupancy	To be verified
Operating statements	Not included in this offering

Current NOI / cap rate	Not established
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The acquisition price is the starting point. Renovation, carrying costs and operating capital determine the buyer's total investment.

Build the plan around total capital

A development acquisition allows the buyer to evaluate the remaining delivery scope. The capital plan should connect the physical improvements and approvals with the time and resources required to open and establish occupancy.

CAPITAL COMPONENT	BUYER UNDERWRITING
Acquisition	Current pricing on request
Renovation & physical improvements	Scope and bids required
Licensing & professional costs	Buyer-specific
Financing & closing costs	Buyer-specific
Staffing & opening costs	Operating plan required

Working capital & reserves	Occupancy ramp required
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No projected income, cap rate or return is represented. A populated pro forma requires a renovation budget, rates, staffing and expense assumptions.

The operating plan

5530 Shea is presented as an assisted living development opportunity. Evaluate the remaining construction, care model, staffing and opening plan against current inspections and agency records. No established resident income is represented in this memorandum.

UNDERWRITING INPUT	CURRENT POSITION
Resident rates & care mix	To be established by the buyer
Opening date & occupancy ramp	Subject to work and approvals
Staffing & operating expenses	Buyer-specific plan required
Repairs, reserves & capital	Based on inspection and scope
Exit value	Not established by the sales comparison

The Scottsdale sales provide operating-home market context. Their licensing, occupancy and business components differ from this development. They do not determine its completed value or returns.

Property approvals & purchase structure

Building permit	BLD25007863; issued May 12, 2025
Plan review	LPRR2404076; supplied Phoenix record
Operating approval	Issued ADHS license and current CofO not verified

Real estate acquisition

Acquire the property and pursue the approvals required for the buyer's intended ownership and operations, subject to the purchase agreement.

Confirm delivery and operating approvals

Review inspections, remaining work, occupancy authorization and the buyer licensing path. A building permit or a planned resident count does not authorize assisted living operations.

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