

UNDER CONSTRUCTION | COMING Q3 2026



SIERRA BLOOM

FUTURE SIGNAGE

 **TRANSWESTERN** REAL ESTATE SERVICES

MEDICAL OUTPATIENT BUILDING

FOR LEASE

9075 E Horseshoe Rd, Scottsdale, AZ 85250

Developed By:



SIERRA BLOOM

OVERVIEW

- Approximately 900,000 SF of medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, hotel and retail facilities.
- Patient care and hospitality space across ± 40 acres
- Large scale project opens unprecedented opportunities for collaboration.
- Walkable campus, prominent wayfinding, easy access, identifiable buildings, and tenant spaces with integrated environmental landscapes.

CALL FOR PRICING

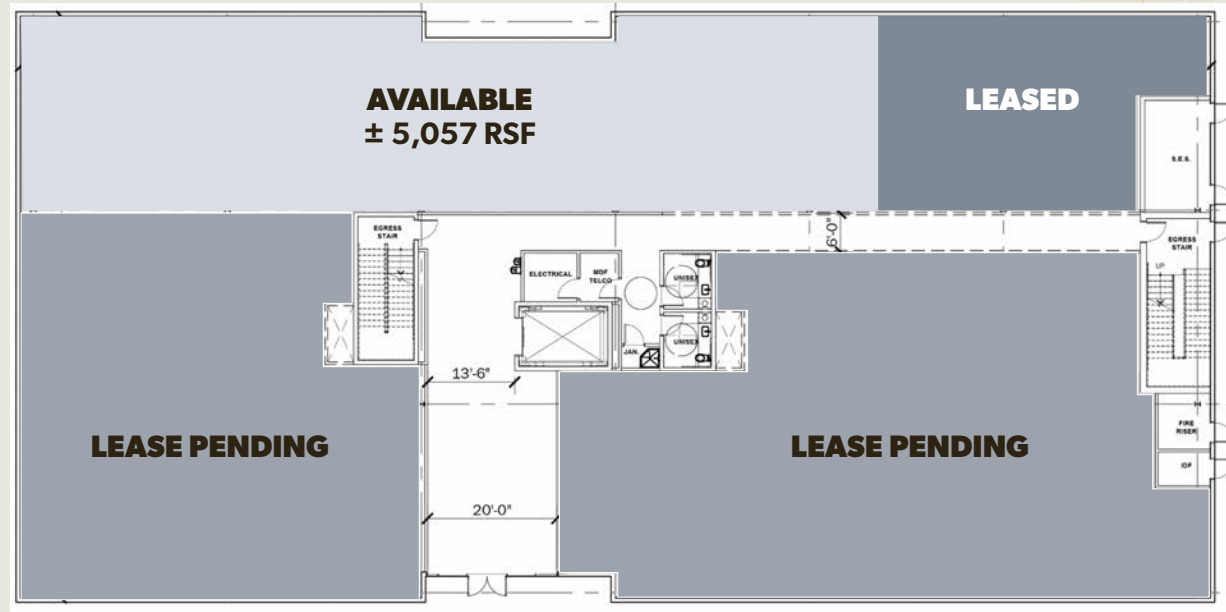
HIGHLIGHTS

- More than half the building is preleased to an Anchor Tenant
- Under Construction: Q3 2026 Occupancy
- $\pm 32,232$ SF Total. 2 Stories, $\pm 16,116$ SF floor plate.
- Approximately 14,000 SF Available (Divisible to $\pm 2,000$ SF).
- 5:1,000 Parking ratio
- Freeway visibility
- Class A multi-tenant medical building with primary care and other specialty physician groups
- 3-minute drive to HonorHealth Shea Campus
- State of the art infrastructure

SIERRA BLOOM MASTER PLAN



FIRST FLOOR LEASE EXHIBIT & STACKING PLAN



WHY SCOTTSDALE?

DEMOGRAPHICS | 15-MIN DRIVE TIME

- 2024 Population | 146,060
- 2024 Median Age | 49.3
- Avg Household Size | 2.08
- Avg Household Income | \$172,171
- Median Home Value | \$708,406
- Consumer Expenditure on Health Care | \$779,344,622 annually
- Health Care Market Potential | 105,852 residents visited a doctor in the past 12 months

LOCATION | UNEQUALED PRESTIGE

- The Sierra Bloom campus is ideally located in the affluent North Scottsdale
- Just south of the HonorHealth Shea Medical Center
- Designed for patient comfort, ease, and accessibility
- Excellent access from all areas of Greater Phoenix
- ±15 minutes to Phoenix Sky Harbor Airport



101

HONORHEALTH SCOTTSDALE
THOMPSON PEAK MEDICAL 9 MI

HONORHEALTH LAND 8.5 MI

MAYO
HOSPITAL 10 MI

BANNER HEALTH
DEVELOPMENT 8 MI

ABRAZO SCOTTSDALE
CAMPUS 11 MI

6 NEARBY HOSPITAL SYSTEMS

101

5 MI MAYO CLINIC/SHEA
CAMPUS

HONORHEALTH SCOTTSDALE
SHEA MEDICAL CENTER 1 MI

8 MI HONORHEALTH SCOTTSDALE
OSBORN MEDICAL CENTER





MAYO HOSPITAL



SCOTTSDALE THOMPSON
PEAK MEDICAL CENTER



SCOTTSDALE SHEA
MEDICAL CENTER



MAYO CLINIC

101

FULL DIAMOND
INTERCHANGE



SIERRA BLOOM

FOR MORE
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DEVELOPED BY:



 **TRANSWESTERN** REAL ESTATE SERVICES

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