

RETAIL/OFFICE OPPORTUNITY NEAR HAPPY VALLEY TOWNE CENTER

1,200 - 8,000 SF hard corner build-to-suit opportunity with drive thru
available on an improved 1 AC pad SE of Interstate 17 & Happy Valley Road



 LOCATE



24655 N. 23RD AVE PHOENIX, AZ 85085

MAP LEGEND

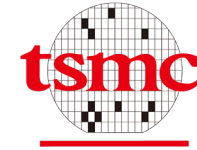
- EXISTING RETAIL
- NEW DEVELOPMENTS
- HOTEL ROW

DESERT SAGE
ELEMENTARY SCHOOL

PEORIA

STETSON HILLS
ELEMENTARY SCHOOL

ANTHEM



6 MILES
TAIWAN SEMICONDUCTOR
MANUFACTURING COMPANY

HAPPY VALLEY
TOWNE CENTER

THE SHOPS AT
NORTERRA

BLACK CANYON FREEWAY
138,413 VPD



2,000 EMPLOYEES

ASPIRE PINNACLE PEAK
APARTMENTS



23RD AVENUE

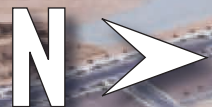
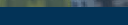
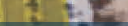
"HOTEL ROW"



DEER VALLEY
AIRPORT

SELF STORAGE
UNDER CONSTRUCTION
OPENING FALL 2023

NEW HOTEL
UNDER CONSTRUCTION





AREA HIGHLIGHTS

- 68,000 daytime population within 3 miles
- 10 hotels existing, 1 under construction in trade area on "Hotel Row" with 1,163 keys and 226 under construction
- \$165 Million underserved retail & restaurant demand within 5 miles
- Union Park @ Norterra Complete - 2,200 new homes
- USAA Headquarters on North side of Happy Valley Rd with 3,000 employees
- Cigna (nearby) with 1,700 employees
- 6 Miles from \$12B Taiwan Semiconductor on 1,700 acres, the region's next employment corridor, 1st phase opening 2024 with 2,000 employees
- Nearby master-planned communities: Anthem, Arrowhead Lakes, Dynamite Mountain Ranch, Sonoran Foothills, Canyon Crossroads, Tramonto, Fireside and Desert Ridge
- Nearby retail hub with The Shops at Norterra and Happy Valley Towne Center

PROPERTY HIGHLIGHTS

- 1-acre fully improved pad available, adjacent to Happy Valley Towne Center
- 1,200 - 8,000 SF hard corner opportunity (drive-thru is an option)
- BTS, Lease or Ground Lease
- Drainage/Underground Retention in place
- Parking Lot Lighting installed
- Driveways (2) in place
- Utilities stubbed to site
- Trash Enclosure
- Perimeter asphalt parking in place
- Street parking available
- Landscaping in place



DEMOGRAPHICS & LOCATION



ESRI 2022



POPULATION

4,351	48,882	159,020
1 MILE	3 MILES	5 MILES

HOUSEHOLDS

2,010	18,719	61,338
1 MILE	3 MILES	5 MILES

AVERAGE HH INCOME

\$92,583	\$112,516	\$108,849
1 MILE	3 MILES	5 MILES

DAYTIME POPULATION

11,849	62,228	162,644
1 MILE	3 MILES	5 MILES

PSYCHOGRAPHICS



UP & COMING FAMILIES

MEDIAN HH INCOME	AVERAGE AGE
\$72,000	31.4

- Single-family homes with a median value of \$194,400
- Hard-working labor force with a participation rate of 71%
- Ambitious, working hard to get ahead, and willing to take some risks to achieve their goals
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports, from golfing and weight lifting to taking a jog or run
- Seek the latest and best in technology



BOOMBURBS

MEDIAN HH INCOME	AVERAGE AGE
\$113,400	34

- The new growth market; young professionals with families that have opted to trade up to the newest housing in the suburbs
- Well-educated professionals with a running start on prosperity
- Well connected, own the latest devices and understand how to use them efficiently
- Physical fitness is a priority, including club memberships
- Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks



YOUNG & RESTLESS

MEDIAN HH INCOME	AVERAGE AGE
\$40,500	29.8

- Labor force participation rate is exceptionally high at 75.0%.
- Smartphones are a way of life, and they use the internet extensively
- Primarily single-person households with some shared households
- Purchase natural and organic food, but frequent fast-food restaurants
- Employed in professional and technical occupations, as well as sales and office and administrative support roles

Next to a brand new
Holiday Inn Express & Suites with 96 keys



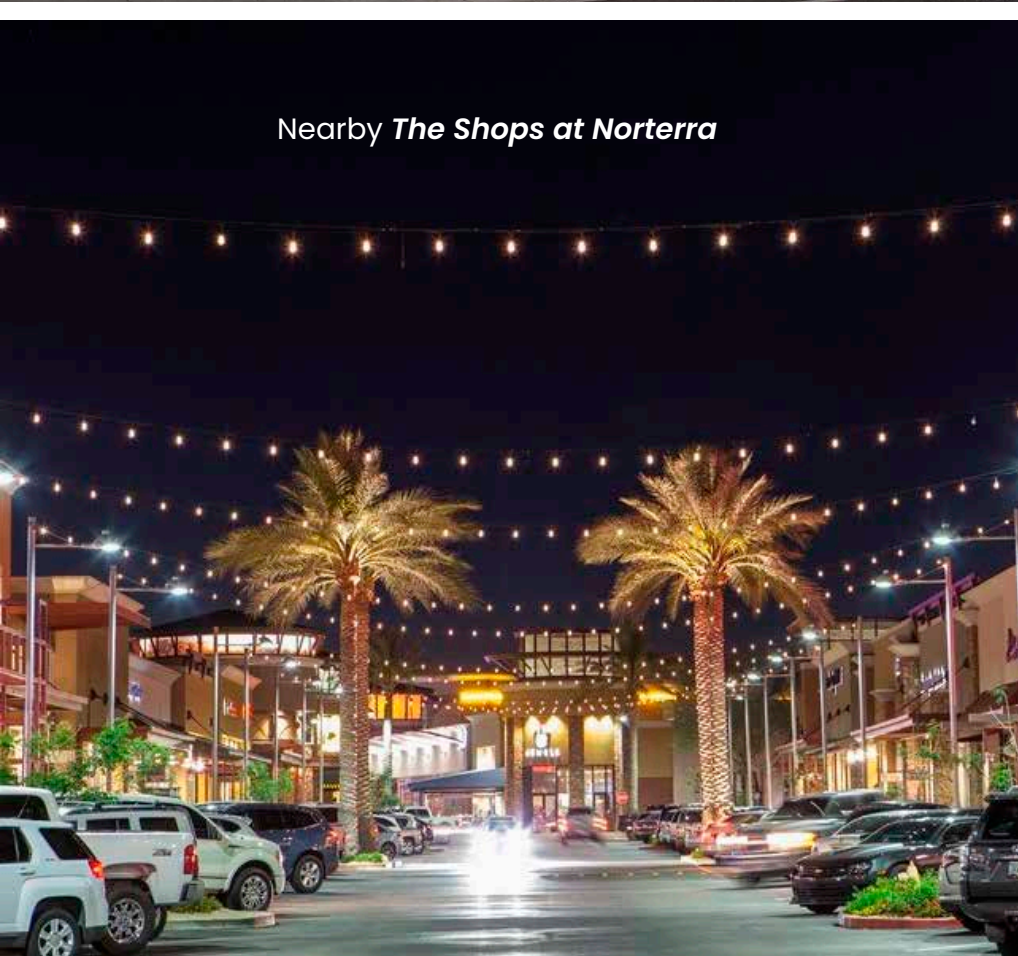
No restaurant available for **Holiday Inn** guests



6 Miles from \$12B **Taiwan Semiconductor**
under construction Phase I opening 2024



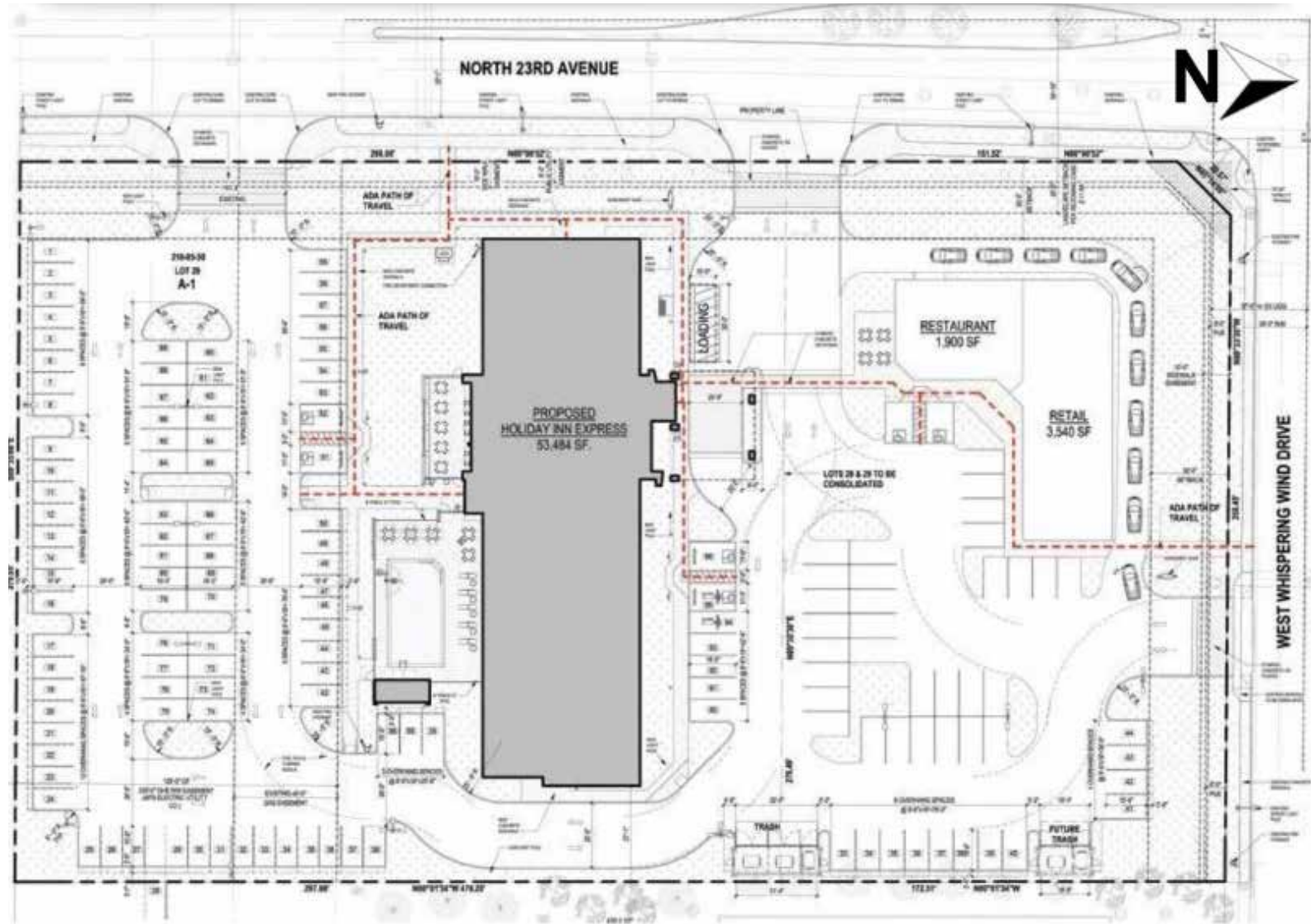
Nearby **The Shops at Norterra**



Nearby **Happy Valley Towne Center**



CONCEPTUAL RETAIL & DRIVE-THRU RESTAURANT SITE PLAN



INQUIRIES



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