



PADS FOR GROUND LEASE | .70 AC & .80 AC

NWC 35TH AVE & HAPPY VALLEY | PHOENIX, AZ

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PROPERTY HIGHLIGHTS

- The Available PADS are Adjacent to Dutch Bros and the Center's Main entrance off of Happy Valley Rd.
- Trade area includes the Northwest Valley's newest high-end residential developments, including Stetson Hills, a master planned community anticipated to have $\pm 4,000$ new homes.
- New Hines Development, an upscale apartment complex with 325 units directly behind the PADs, offering direct vehicular and pedestrian access.
- Fronting Happy Valley Road, with easy access to Interstate 1-17, seeing over 125,506 cars per day.
- Adjacent to Stetson Village, the 166,745 SF Safeway-anchored shopping center, with notable retailers including Starbucks, The UPS Store, Humble Pie, and more!
- Join Co-Tenants Superstar Car Wash, Brushfire, Dutch Bros, Valvoline, and QT.

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **161,033**

DAYTIME POPULATION **165,793**

TRAFFIC COUNTS

HAPPY VALLEY ROAD **49,108 VPD**

(ADOT '22)

N 35TH AVENUE **43,144 VPD**

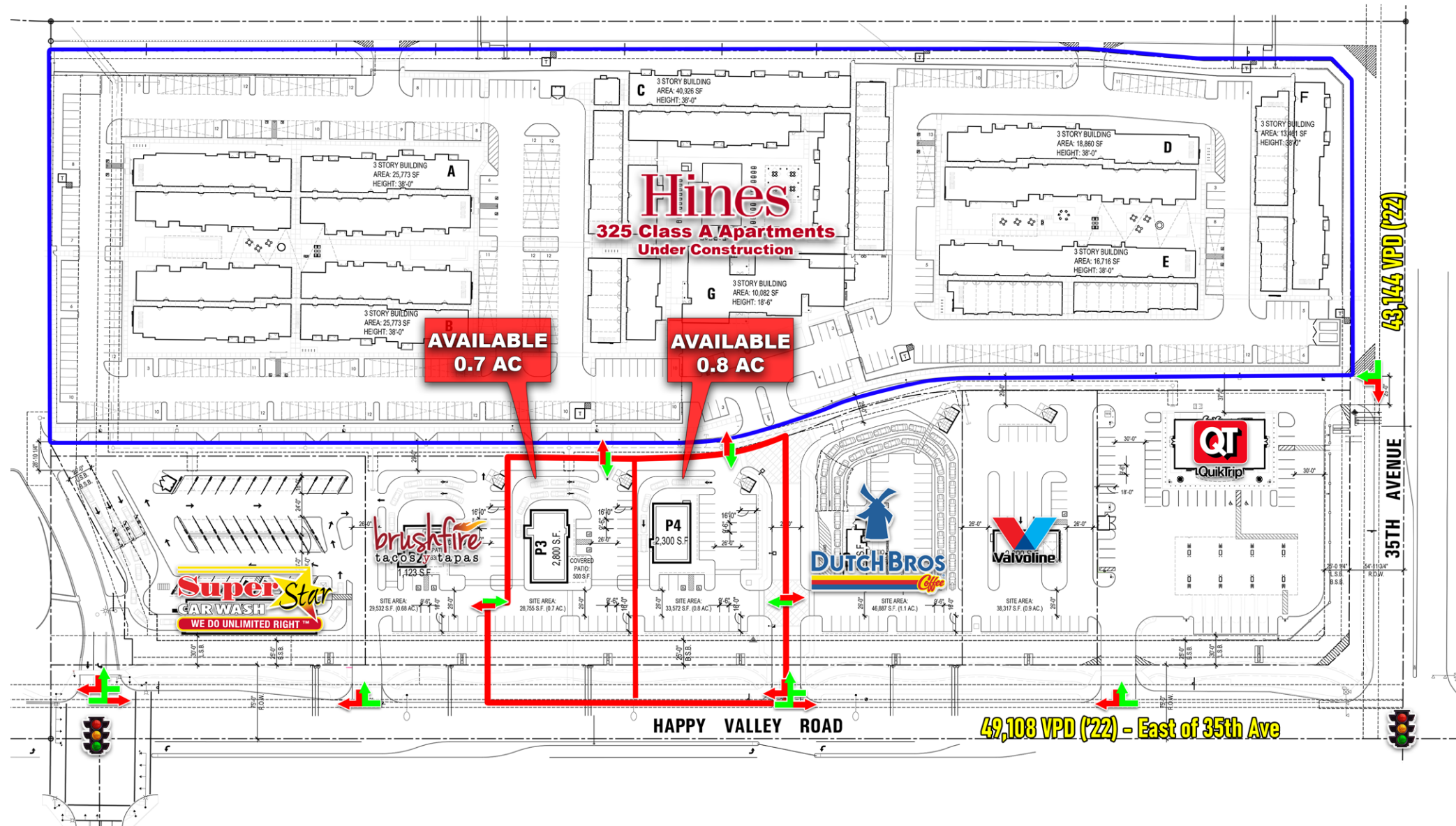
(ADOT '22)

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SITE PLAN



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DRONE VIEW



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DRONE VIEW



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RETAIL AERIAL



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MARKET AERIAL



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DEMOGRAPHIC SNAPSHOT



2023 Total Population

1 MILE

7,549

3 MILE

57,056

5 MILE

161,033

2028 Total Population

7,941

60,306

165,793



Average HH Income

1 MILE

\$151,877

3 MILE

\$131,946

5 MILE

\$125,042

Median HH Income

\$116,193

\$100,674

\$105,889



Daytime Employees

1 MILE

2,230

3 MILE

31,163

5 MILE

89,507

Daytime Residents

3,162

27,114

76,286



2023 Households

1 MILE

2,715

3 MILE

21,188

5 MILE

61,180

2028 Households

2,899

22,758

63,276



Owner Occupied Housing

1 MILE

82.8%

3 MILE

65.0%

5 MILE

66.9%

Renter Occupied Housing

15.8%

28.4%

27.7%



2023 Median Age

1 MILE

38.8

3 MILE

33.6

5 MILE

35.0

2028 Median Age

39.1

35.6

37.3

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