

# HAPPY VALLEY CROSS ROADS

NWC Happy Valley Rd & 17th Avenue  
Phoenix, AZ | Shops and PADS Available



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## Building Features & Specifications

- Located across the street from the 400 AC Norterra Development which will consist of: 1,200 single family homes, 900 multi-family units, 750,000 SF of additional office space, and a hotel with approximately 150 rooms.
- Located across the street from the USAA corporate campus with over +3,600 employees
- Nearby Cigna campus has +1,700 employees
- Part of the Happy Valley Road corridor with over 15,000 vehicles per day
- Above average household incomes of over \$84,812 within a 1 mile radius
- Happy Valley Road to connect with Pinnacle Peak Road to the east.
- Daytime population of 70,000

## Demographics

- Population
 

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2,354	39,156	137,324
- Average Income
 

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$84,812	\$81,936	\$77,796

## Traffic Counts

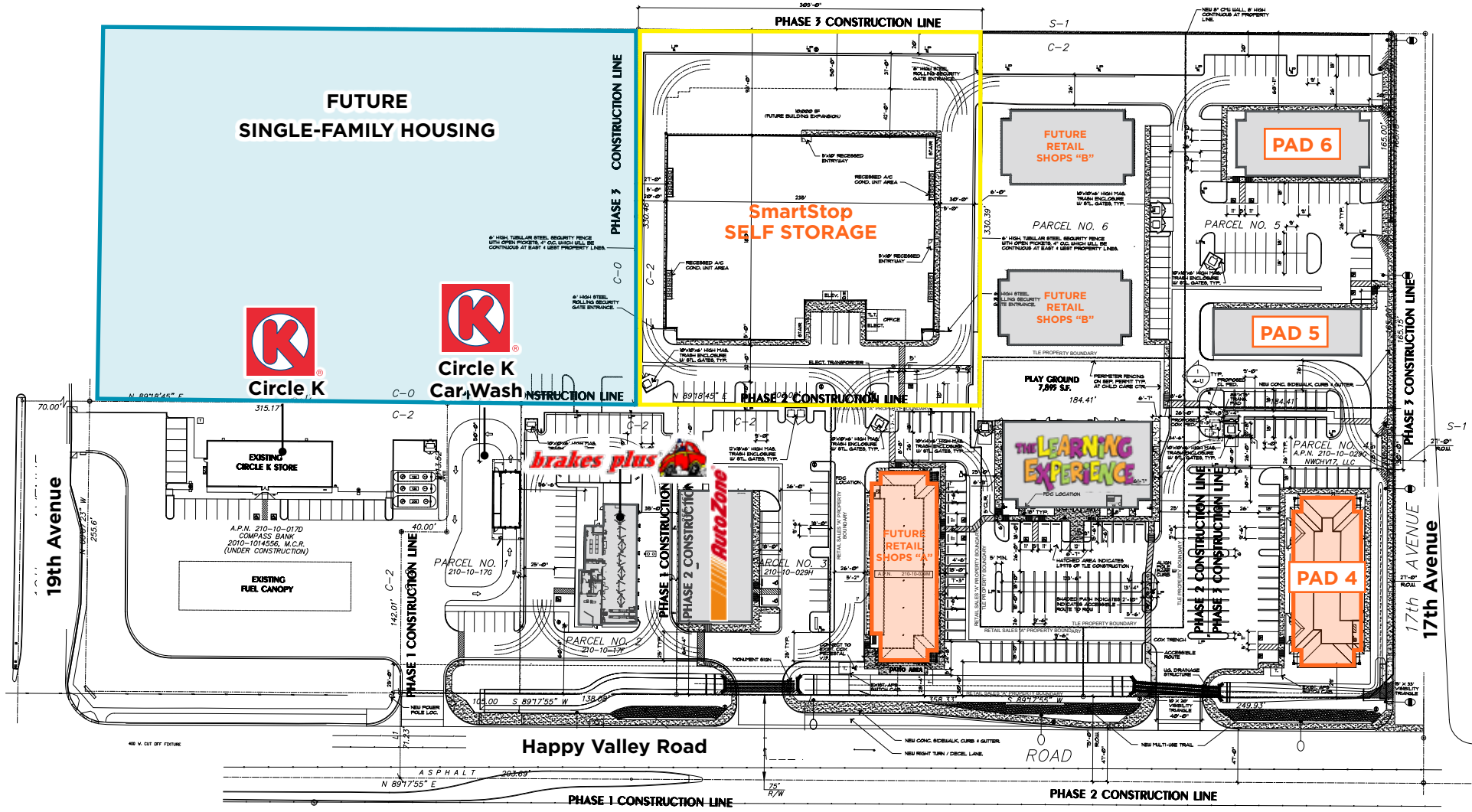
- 19th Ave: 14,000 VPD
- Happy Valley: 17,035 VPD



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## Site Plan

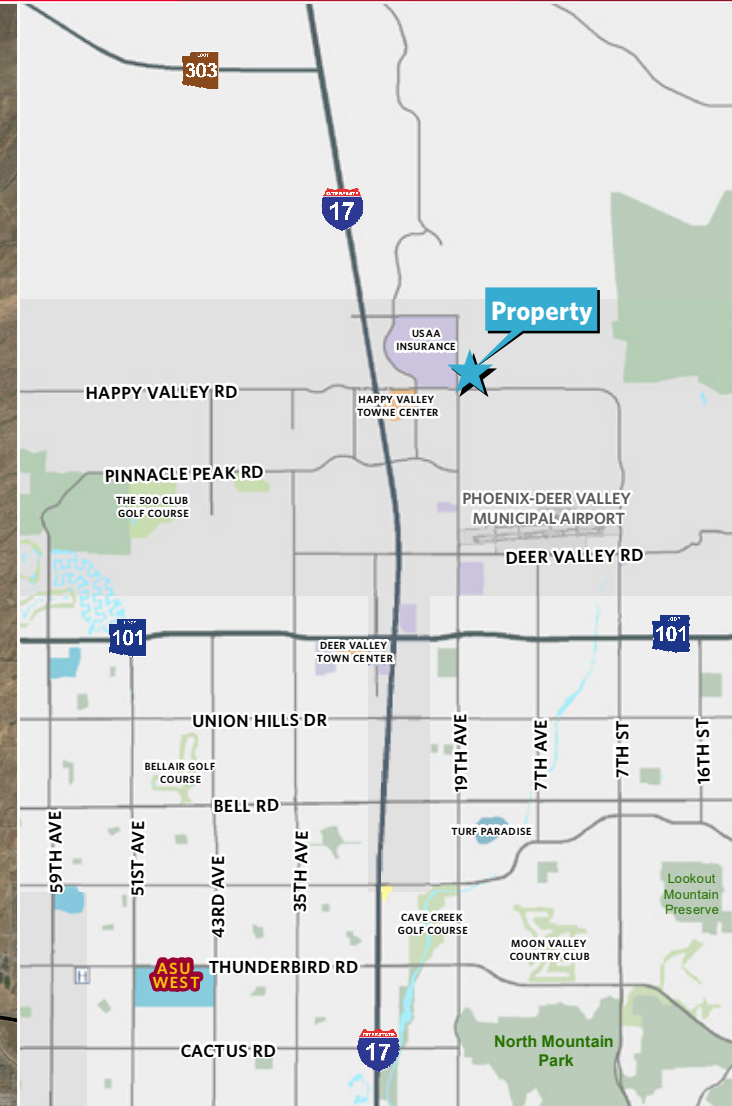




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