

±1,234 SF AVAILABLE FOR LEASE AT STETSON VILLAGE

NEC

# 39TH AVE & HAPPY VALLEY RD

3780 W HAPPY VALLEY ROAD | GLENDALE, ARIZONA 85310



# PROPERTY HIGHLIGHTS

**ADDRESS** 3780 W Happy Valley Rd  
Glendale, AZ 85310

**AVAILABLE** ±1,234 SF for Lease

**PRICING** Call for Pricing

## LOCATION HIGHLIGHTS

- » Anchored by Safeway
- » Signalized Intersection
- » Diverse Tenant Base
- » Walking Distance to Sandra Day O'Connor High School (2,500+ Students)
- » Less than 2 miles from Happy Valley Towne Center & Shops at Norterra
- » Monument Signage
- » Strong Demographics

## TRAFFIC COUNTS

39th Ave / 39th Dr

**N** ±2,973 VPD (NB & SB)

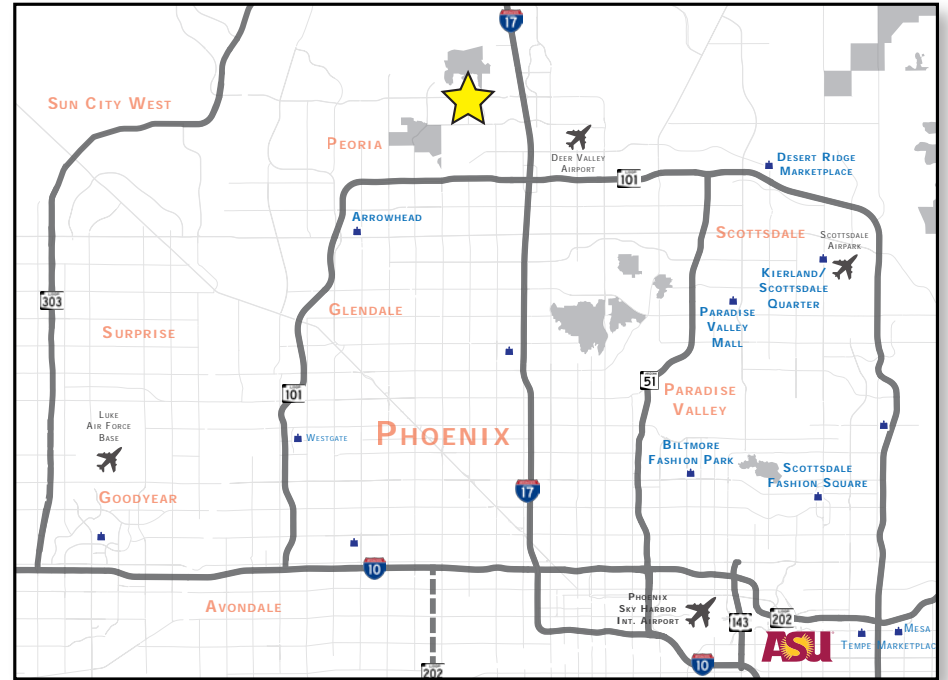
**S** ±6,599 VPD (NB & SB)

ADOT 2025

Happy Valley Rd

**E** ±28,359 VPD (EB & WB)

**W** ±35,447 VPD (EB & WB)



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# SITE PLAN



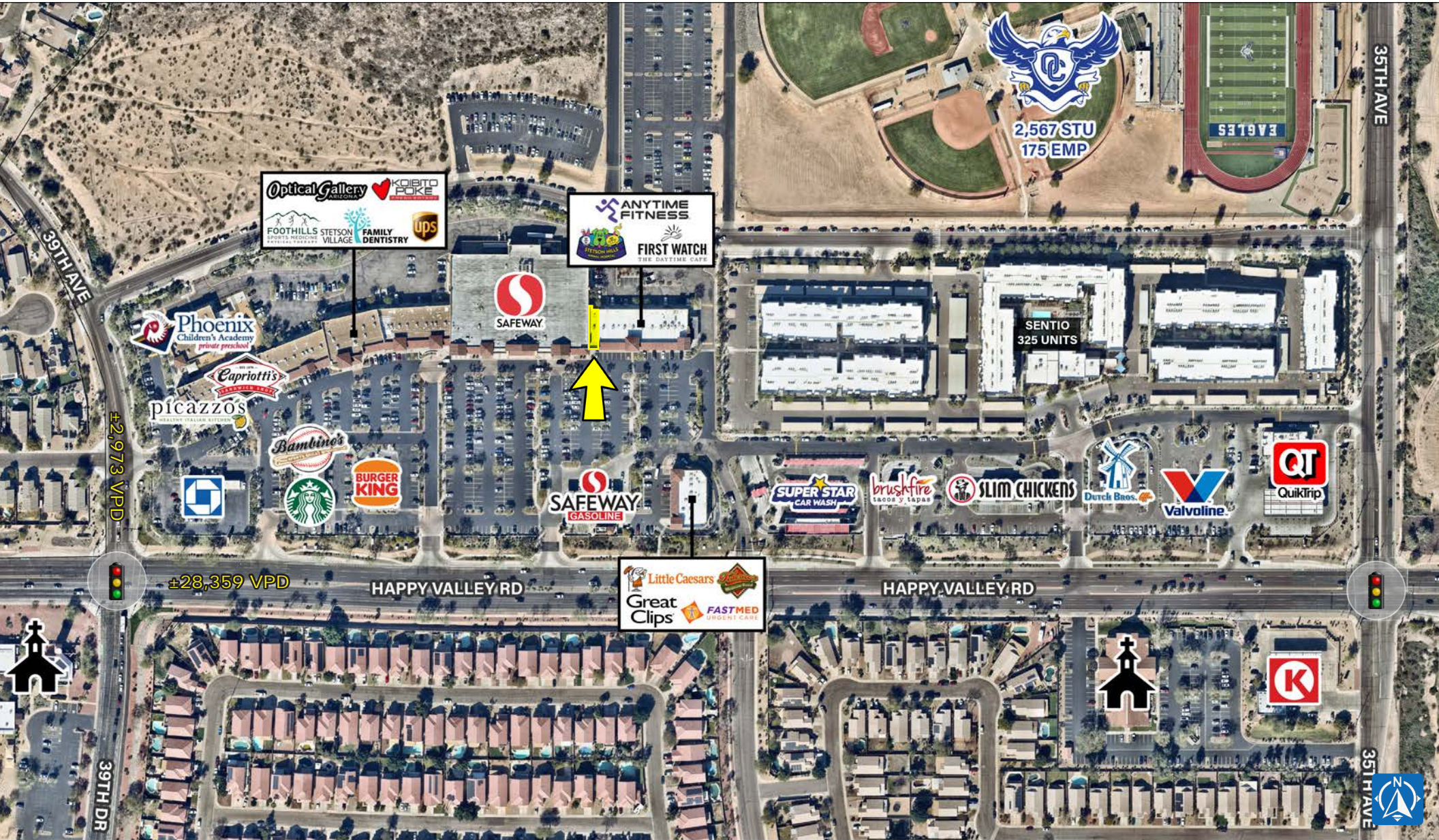
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# ZOOM AERIAL



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# WIDE AERIAL



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# DEMOGRAPHICS

2025 ESRI

## 2025 DAYTIME POPULATION



**TOTAL**

**WORKERS**

**RESIDENTS**

	TOTAL	WORKERS	RESIDENTS
1 MILE	7,847	3,337	4,510
3 MILE	54,119	27,797	26,322
5 MILE	173,487	96,846	76,641

## 2025 HOUSEHOLD INCOMES



**MEDIAN**

**AVERAGE**

**PER CAPITA**

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$144,641	\$193,436	\$71,356
3 MILE	\$116,215	\$158,197	\$59,308
5 MILE	\$109,773	\$144,009	\$55,051

## 2025 HOUSING UNITS



4,205

1 MILE

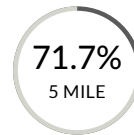
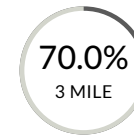
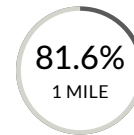
23,511

3 MILE

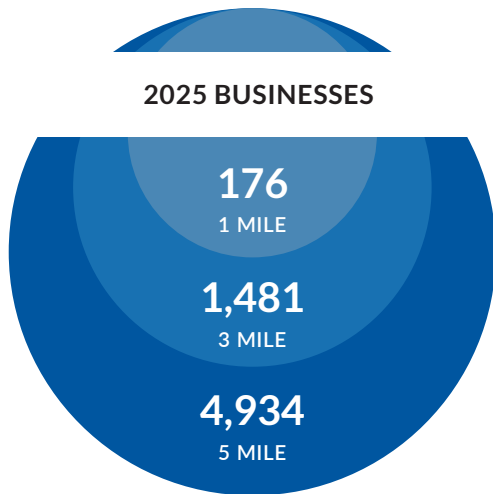
68,355

5 MILE

### OWNER OCCUPIED



## 2025 BUSINESSES



1 MILE      3 MILE      5 MILE

**2025 POPULATION**

11,218      58,907      168,916

**2030 POPULATION**

11,376      61,727      174,267



1 MILE      3 MILE      5 MILE

**2025 HOUSEHOLDS**

4,155      22,004      64,472

**2030 HOUSEHOLDS**

4,271      23,407      67,190



EXCLUSIVELY LISTED BY

**CAMERON WARREN**  
 (602) 288.3471  
 cwarren@pcaemail.com

**ZACH PACE**  
 (602) 734.7212  
 zpace@pcaemail.com



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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
 P. (602) 957-9800 F. (602) 957-0889  
 phoenixcommercialadvisors.com