



Retail | Full-Service Restaurants | Fast Casual Restaurants | Beauty Services | Fitness | Medical



83RD AVE & HAPPY VALLEY RD

Peoria, AZ



property summary

AVAILABLE ± 110,467 SF

PROPERTY HIGHLIGHTS

- » This neighborhood shopping center will be anchored by the most unique restaurant dining experience in the northwest valley and a 62,909-square-foot Safeway store
- » Rare, unique restaurant opportunities that feature open-air common areas, complete with outdoor gathering space and exclusive patios
- » Happy Valley Road is the dominant east/west arterial in this trade area connecting Interstate 17 to Loop 303
- » Over 4,000 homes in development within 2 miles

TRAFFIC COUNT

83RD AVE

N: ±15,808 VPD (NB/SB)

S: ±19,859 VPD (NB/SB)

ADOT 2024

HAPPY VALLEY RD

E: ±25,479 VPD (EB/WB)

W: ±54,203 VPD (EB/WB)



NEC

New Mixed Use Development | Retail |
Restaurant | Grocery | Residential

83RD AVE & HAPPY VALLEY RD



site plan



NEC

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P4/P5 Shops Coming Late 2026



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83RD AVE & HAPPY VALLEY RD



aerial zoom



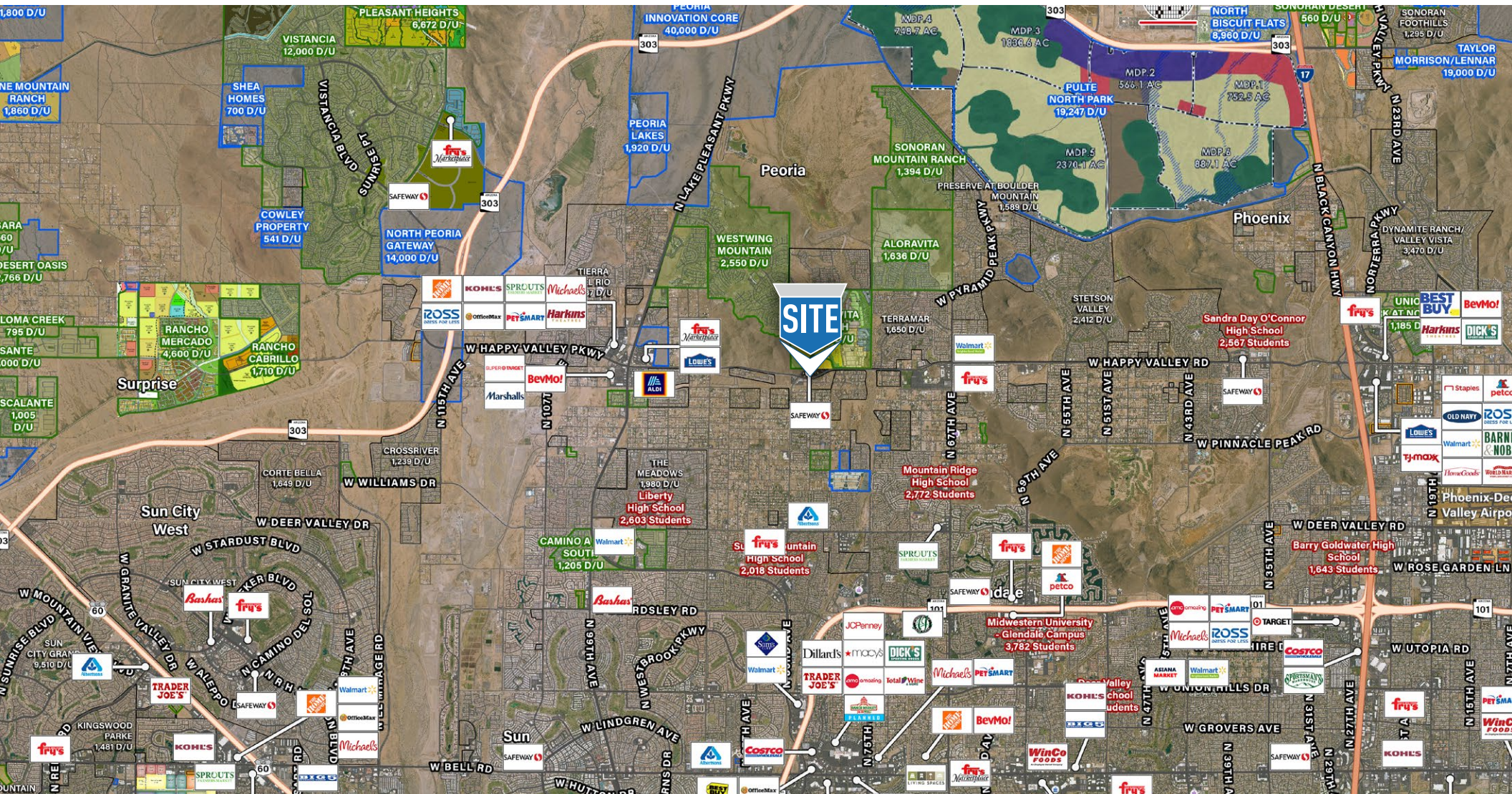
NEC

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83RD AVE & HAPPY VALLEY RD



aerial overview



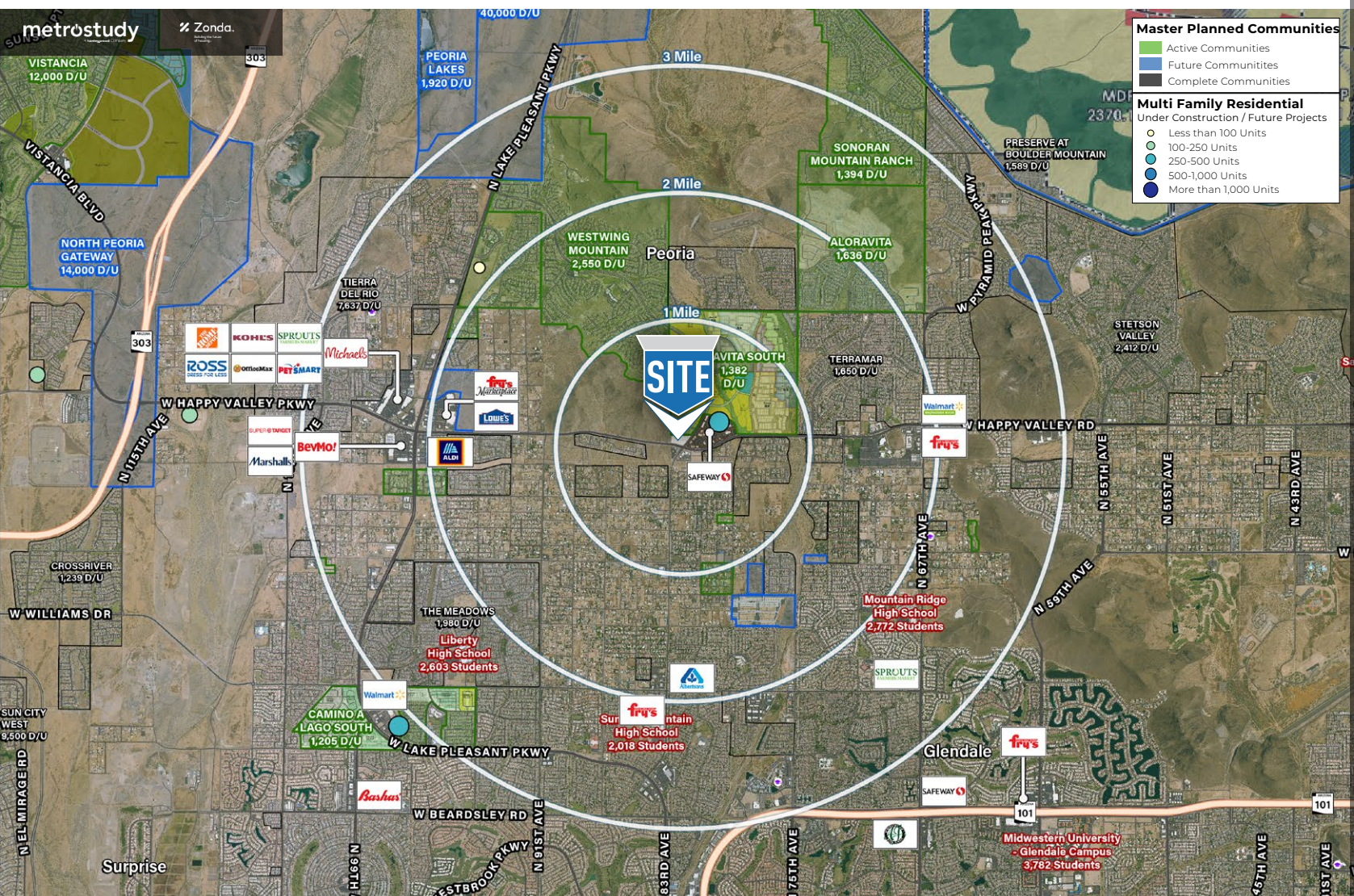
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trade area



Q1 2025

Multi-Family Activity *PCA does not guarantee the accuracy/completeness (estimate)	3 Mile
Under Construction or Proposed Units	368
Metrostudy Housing Data Q1-2025	3 Mile
QUARTERLY AND ANNUAL OVERVIEW	
Quarterly Starts	147
Quarterly Closings	198
Annual Starts	611
Annual Closings	559
Housing Inventory	264
Vacant Developed Lots	609
PROJECT(S) BY STATUS	
Active / Available	873
Future	1,187
Total Active / Future Units	2,060
Demographic Profile 2024 ESRI Estimates	3 Mile
2024 Total Population	72,763
2029 Total Population	73,676
5 yr. % Growth	1.29%
2024 Total Housing Units	25,046
Average Household Size	3.01
Median HH Income	\$146,383
Median Age	40.5
DAYTIME POPULATION	
Total	52,815
Employees	19,368
Residents	33,447

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P3 SIGNAGE



NEC

New Mixed Use Development | Retail |
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Sunrise Mountain Trail

P3

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83RD AVE & HAPPY VALLEY RD



SHOPS A - ELEVATIONS



SOUTH



NORTH

SHOPS B - ELEVATIONS



SOUTH

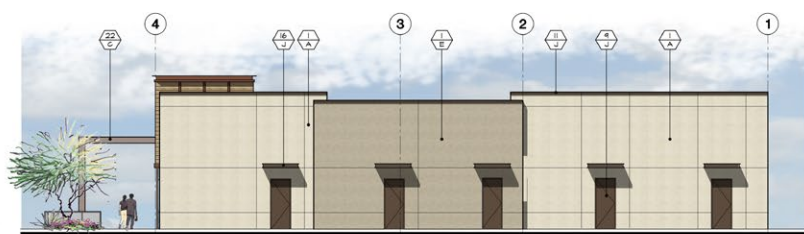


NORTH

SHOPS C - ELEVATIONS



SOUTH



NORTH



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POINTS OF INTEREST

Endless Activities



TRAILS

Peoria Sunrise Mountain Trail
(±1.7 miles from site)

West Wing Mountain Trail
(±2.2 miles from site)

Calderwood Butte Trail
(±4.1 miles from site)

East Wing Mountain Trail
(±5.5 miles from site)



PARKS AND RECREATION

Peoria has Arizona's second largest lake in Arizona, Lake Pleasant. Amenities include: fishing, boating, hiking, camping and picnicking.
(±18.4 miles from site)

The city of Peoria has 35 neighborhood parks with various amenities.



RETAIL & DINING

Peoria has some of the best retail shopping and dining experiences, including the Angry Crab, Fabio's on Fire, Sala Thai, Peoria Artisan Brewery, Haymakers, V's Taproom and Char.



ARTS & CULTURE

Peoria has two public libraries, the Peoria Main Library and the Sunrise Mountain Library.

The city also has two performing arts venues, Arizona Broadway Theater and The Peoria Center for the Arts.

demographics

2024 ESRI ESTIMATES



2024 POPULATION

1-Mile	3-Miles	5-Miles
2,826	72,763	165,455



2024 DAYTIME POPULATION

1-Mile	3-Miles	5-Miles
1,764	52,815	133,813



2024 HOUSEHOLD

1-Mile	3-Miles	5-Miles
831	24,043	61,256



2024 AVERAGE HOUSEHOLD INCOMES

1-Mile	3-Miles	5-Miles
\$205,893	\$178,538	\$151,005

FOOD AWAY FROM
HOME IS OVER

**285
MILLION**

In a 5 Mile Radius

25% greater than national average



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exclusively listed by

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