

HAPPY VALLEY RETAIL CENTER | RETAIL SPACE FOR LEASE

6817 W HAPPY VALLEY RD, PEORIA, AZ 85383



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PROPERTY OVERVIEW

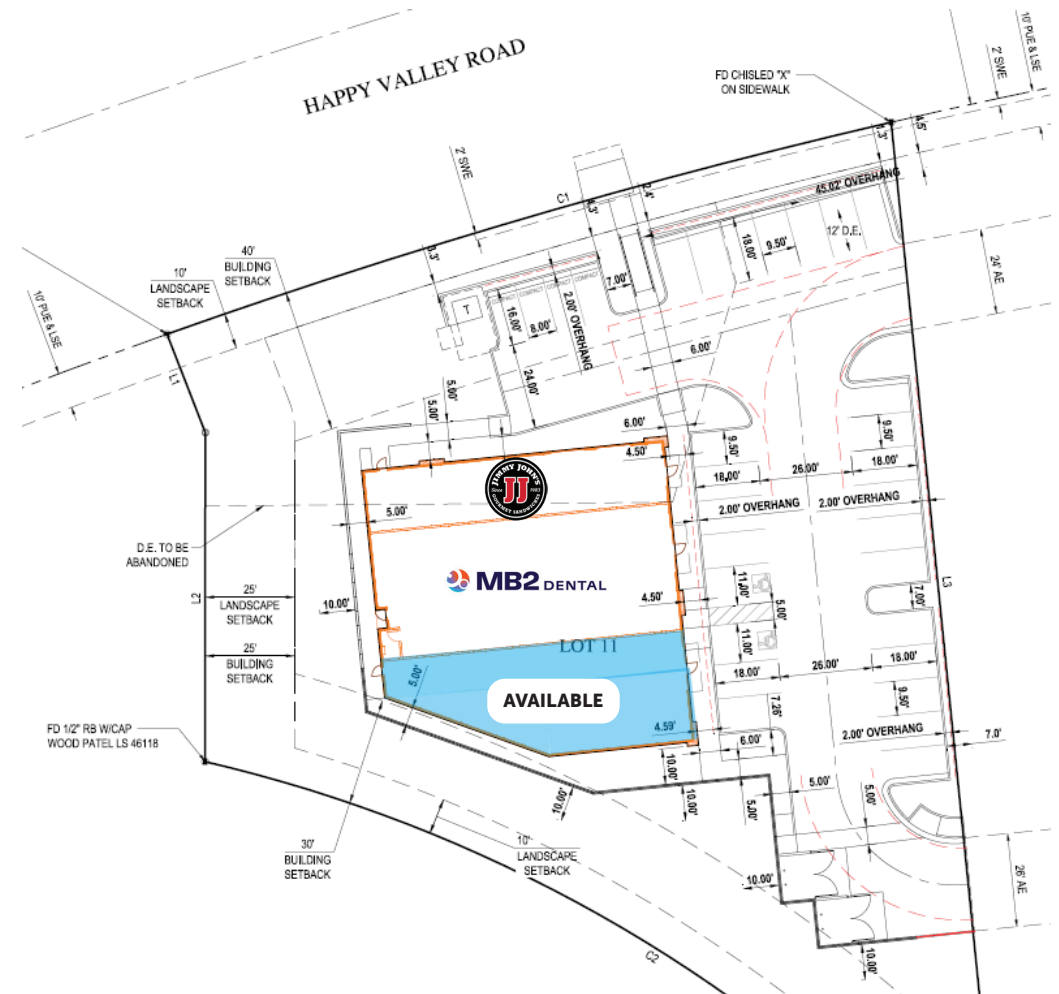
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PROPERTY DETAILS

Lease Rate	Call For Pricing
NNN	Est. \$9.00/SF
Total	6,000 SF
Available	1,350

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,790	61,523	168,230
2028 Proj. Growth	1.38%	1.94%	2.49%
Avg. Household Income	\$180,174	\$159,138	\$132,076



The images provided throughout this package are a representation of the current design intent only. The images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, contrast, font style and construction variations required by building codes or inspectors, material availability or final design detailing. All images and artwork associated/provided should be reviewed by the client with their print and/or production vendors and adjusted as needed during the proof and shop drawing submittals. Those client-approved drawings take precedence and provide final direction for design, printing and production.

RETAIL SPACE FOR LEASE

Co-Tenants: Dental, Jimmy John's
Parking Count: TBD
Completion Date: Q2 2025
HAPPY VALLEY RETAIL CENTER

DELIVERY CONDITION:

Warm gray shell to include RTU set
Electric panel set
Slab poured
5' leave-out
Utilities stubbed



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MARKET OVERVIEW

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AREA HIGHLIGHTS

- Rare retail space fronting Happy Valley
- Adjacent to Starbucks
- High demand city of Peoria

TRAFFIC COUNTS

Happy Valley Rd - 24,685 VPD
67th Ave - 27,173 VPD

