



**FOR LEASE**

Happy Valley Towne Center  
SEC Happy Valley Road & Interstate 17 | Phoenix, AZ



# Happy Valley Towne Center

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**FOR LEASE**

2,800 SF  
Available

2,480 SF  
Available Restaurant

## CONTACT

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## ABOUT THE PROPERTY

- Happy Valley Towne Center is an 800,000 SF regional shopping and dining destination located across from USAA's 573-acre office campus with more than 3,600 employees
- 2,480 SF Restaurant coming available - August 2026
- 2,800 SF One Stop Nutrition coming available - Fall 2026
- Situated adjacent to I-17 freeway with over 148,000 VPD offering easy access to master-planned communities: Dynamite Mountain Ranch, Sonoran Foothills, Canyon Crossroads, and Tramanto

## STRONG NATIONAL CO-TENANCY



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,580	54,241	165,050
2030 Estimated Population	7,397	58,538	171,359
Average Household Income	\$119,176	\$141,439	\$133,854
Median Household Income	\$89,199	\$104,858	\$101,761

Year: 2025 | Source: Esri

## TRAFFIC COUNTS

23rd Avenue	11,583 VPD
Happy Valley Road	26,097 VPD
Interstate 17	148,267 VPD

Year: 2025 | Source: ADOT

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## SHOPS A

A-100a	Orange Theory Fitness	2,854 SF
A-100b	Herbal Nails & Spa	1,875 SF
A-100c	Sally Beauty Supply	1,500 SF
A-101	Nationwide Vision	1,500 SF
A-102	Elements Massage	1,875 SF
<b>A-103a</b>	<b>One Stop Nutrition (FUTURE AVAILABILITY)</b>	<b>2,800 SF</b>
A-103b	Men's Barbershop	800 SF
A-104	GameStop	1,350 SF
A-105a	Reformed Pilates	1,681 SF
A-105b	Facial Collective	1,319 SF
A-106	uBreakiFix	1,143 SF

## SHOPS F

F-104	Skechers	6,416 SF
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## SHOPS C

C-101	T-Mobile	2,600 SF
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## SHOPS G

G-101	AT&T - Connect Wireless	1,680 SF
G-101a	Pacific Dental	3,010 SF
G-102	Supercuts	1,190 SF
G-103	LA Nails	1,400 SF
G-104	Verizon	2,456 SF

## SHOPS H

H-101	Starbucks	1,540 SF
H-102	The Greek Pita	1,190 SF
H-103	Cafe Rio	3,430 SF
H-104	Bento Box Japanese Sushi & Grill	1,380 SF
H-105	Tabla Indian Restaurant	2,240 SF
H-106	L&L Hawaiian BBQ	1,867 SF
H-107	Cold Stone Creamery	1,431 SF
H-108	Jersey Mike's Subs	1,400 SF
<b>H-109</b>	<b>Shane's Rib Shack (FUTURE AVAILABILITY)</b>	<b>2,480 SF</b>
H-110	Panda Express	2,291 SF

## MAJORS

D	Boot Barn	10,800 SF
4	Ross Dress 4 Less	28,000 SF
5	Cost Plus: World Market	18,300 SF
6	Barnes & Noble	25,304 SF
7	Ulta	10,416 SF
8	TJ Maxx	30,000 SF
9	Famous Footwear	8,000 SF
10	Five Below	9,000 SF
11	Staples	20,000 SF
12	Petco	13,500 SF
14	Old Navy	16,800 SF
15	Miniso	12,000 SF
16	Spark Day Spa	4,000 SF
17	Carter's	4,025 SF
18	Dollar Tree	15,010 SF

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= AVAILABLE



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Black Canyon Freeway  
148,267 VPD '25

Black Canyon Freeway  
145,026 VPD '25

Happy Valley Road  
26,097 VPD '25

23rd Avenue

Glendale Community College  
North Campus

Desert Sage  
Elementary School

Stetson Hills  
Elementary School

Sandra Day O'Connor  
High School

SAFEWAY

McMILLAN

Hampton Inn

HOMEWOOD  
SUITES

Walmart  
Supercenter

MEGA FURNITURE  
MOUNTAINSIDE  
FITNESS

BOOT  
BARN

ROSS

BARNES  
& NOBLE

Olive  
Garden

Carlos O'Brien's  
MEXICAN RESTAURANT & PUB

WORLD MARKET  
STAPLES

petco

Red Robin

Cigna  
2,000 Employees

Harkins  
THEATRES

CHASE

BACKLOT

PF CHANG'S

USAA  
3,000 Employees

BevMo!

DICK'S  
SPORTING GOODS

Aspire Pinnacle Peak  
Apartments

FAMOUS  
footwear

TJ-max

OLD NAVY

five BELOW

ULTA

carter's

DOLLAR TREE

MINI  
SU

LOWE'S

Bank of America

CRAB SHACK

Carl's Jr.

Jacksons

TUTOR TIME

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17

Black Canyon Freeway  
148,267 VPD '25

Happy Valley Road  
26,097 VPD '25

23rd Avenue  
11,583 VPD '25

19th Avenue

19th Avenue

