

JOIN

SAFEWAY 

FLOWER
CHILD



the Trailhead



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

NEC

83RD AVE &
HAPPY VALLEY RD

PEORIA, AZ

DEVELOPED BY
Pederson


PHOENIX COMMERCIAL ADVISORS

property summary

AVAILABLE ± 110,467 SF

LOCATION 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 COUNTS

83rd Ave

N ±15,808 VPD (NB & SB)

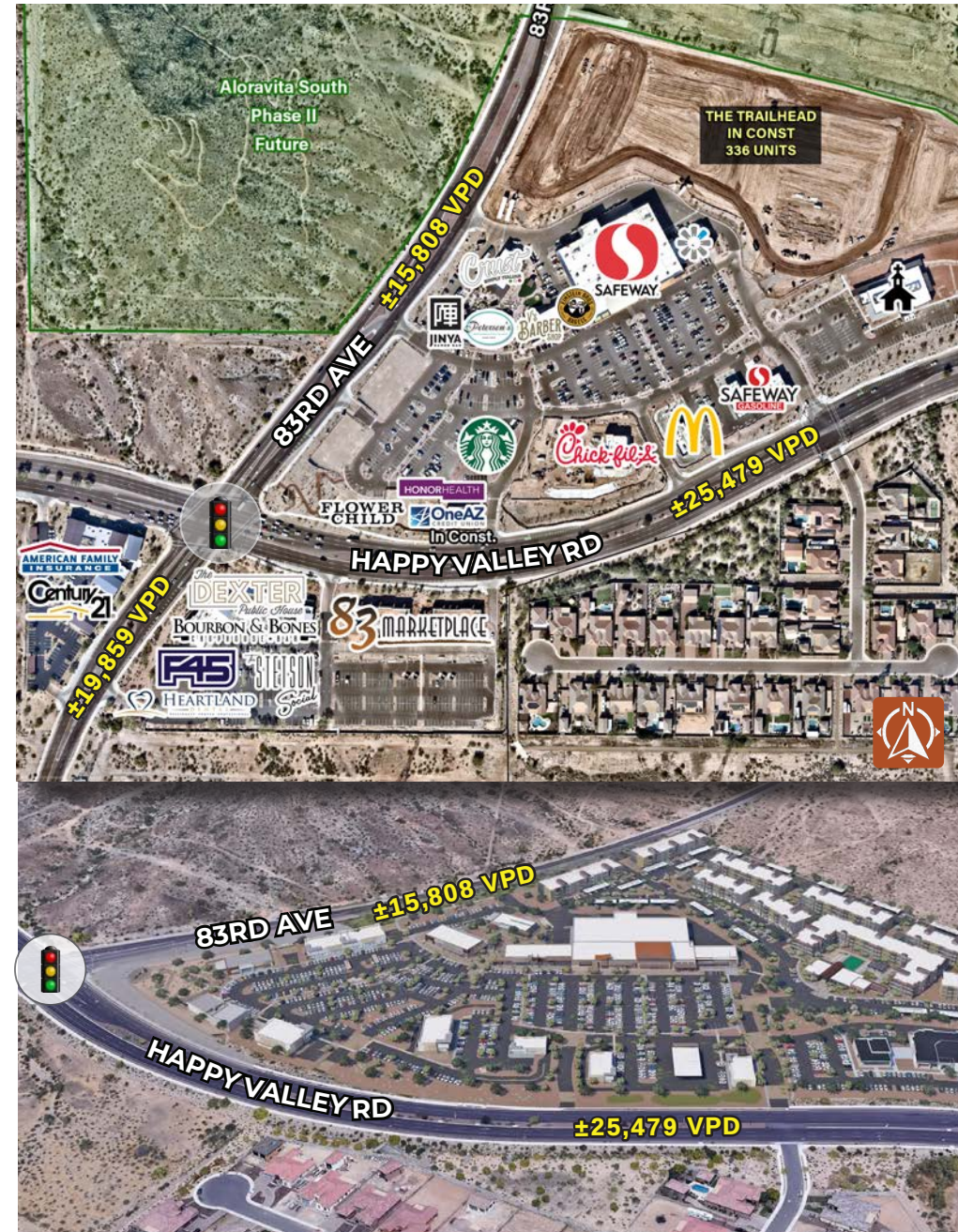
S ±19,859 VPD (NB & SB)

ADOT 2024

Happy Valley Rd

E ±25,479 VPD (EB & WB)

W ±54,203 VPD (EB & WB)



site plan

 AVAILABLE
 AT LOI
 AT LEASE
 LEASED



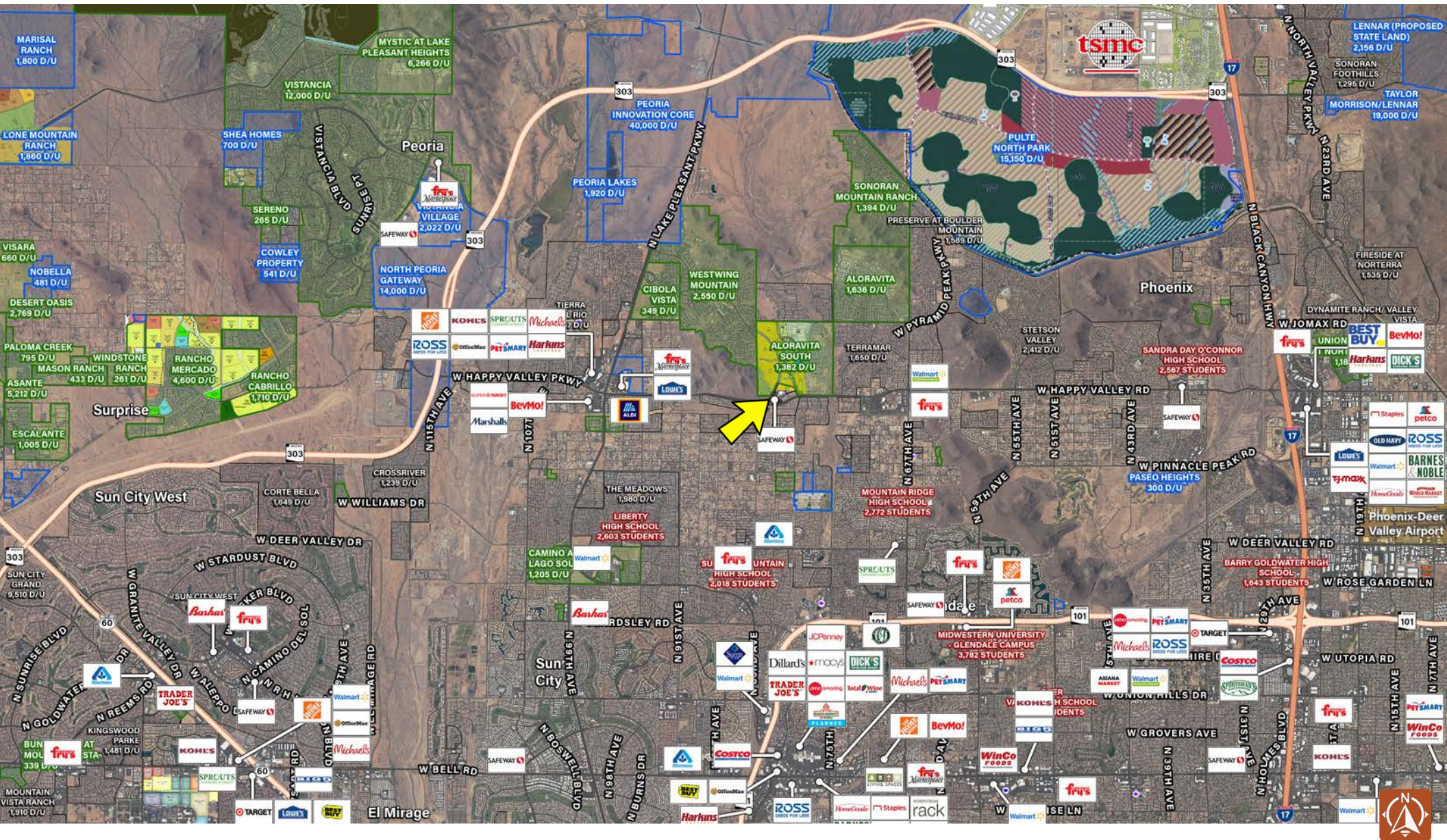
P4/P5 shops coming late 2026



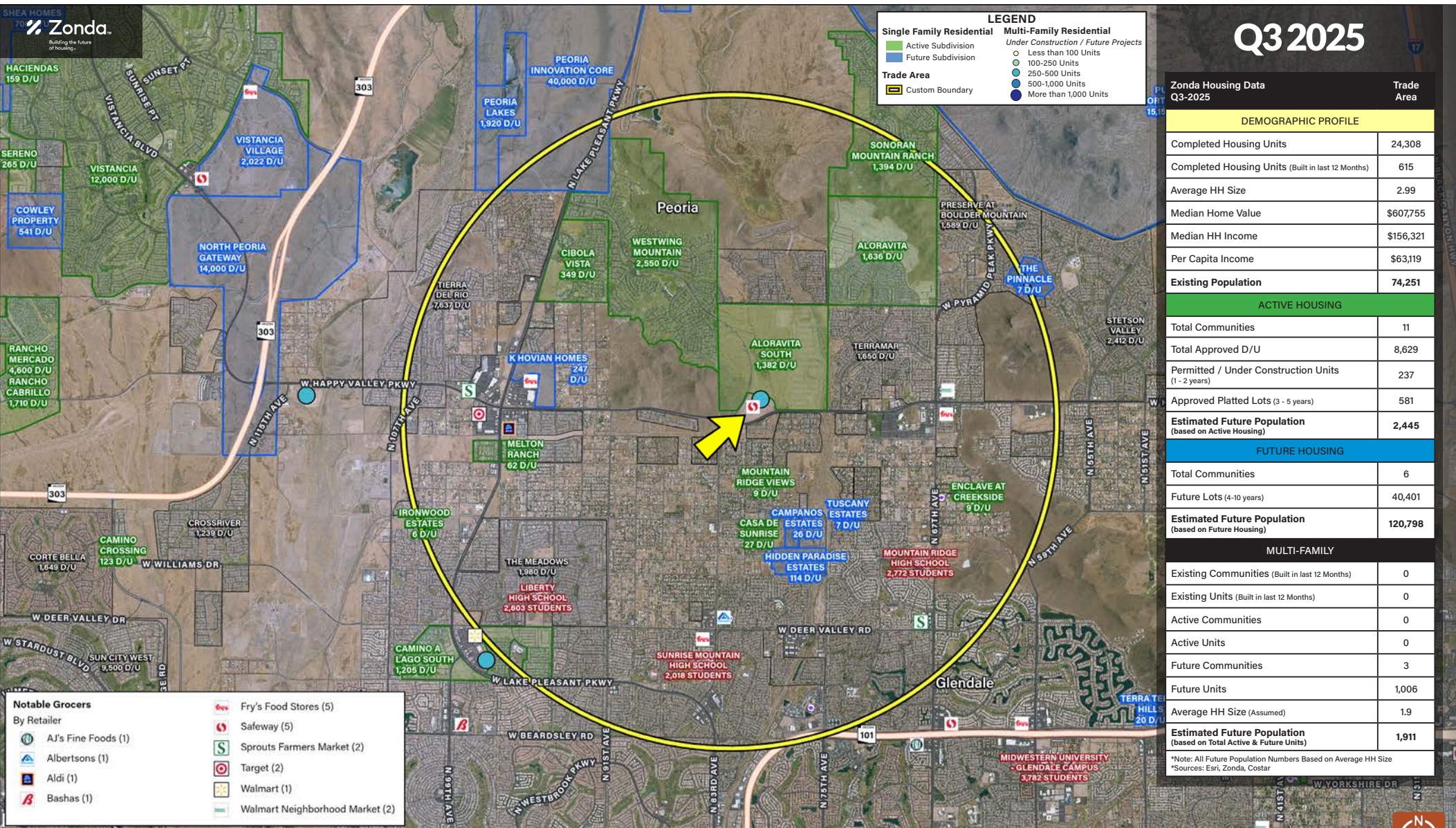
zoom aerial



wide aerial



trade area





SHOPS A - ELEVATIONS



SOUTH



NORTH

SHOPS B - ELEVATIONS



SOUTH

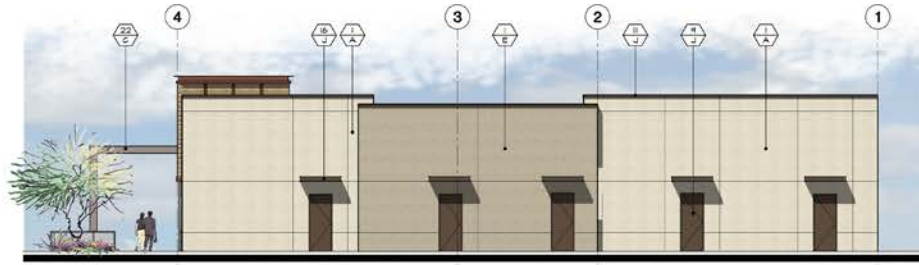


NORTH

SHOPS C - ELEVATIONS



SOUTH



NORTH





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

2025 ESRI

FOOD AWAY FROM HOME IS OVER

285M

IN A 5 MILE RADIUS

25% greater than national average

2025 DAYTIME POPULATION



TOTAL

1 MILE	2,029
3 MILE	53,709
5 MILE	136,268



WORKERS

1 MILE	611
3 MILE	20,384
5 MILE	55,130



RESIDENTS

1 MILE	1,418
3 MILE	33,325
5 MILE	81,138

2025 HOUSEHOLD INCOMES



MEDIAN

1 MILE	\$178,243
3 MILE	\$156,321
5 MILE	\$127,764

AVERAGE

1 MILE	\$228,946
3 MILE	\$189,070
5 MILE	\$159,690

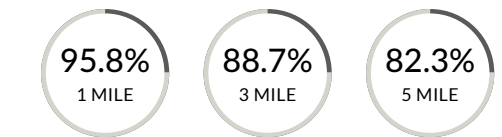
PER CAPITA

1 MILE	\$66,903
3 MILE	\$63,119
5 MILE	\$59,684

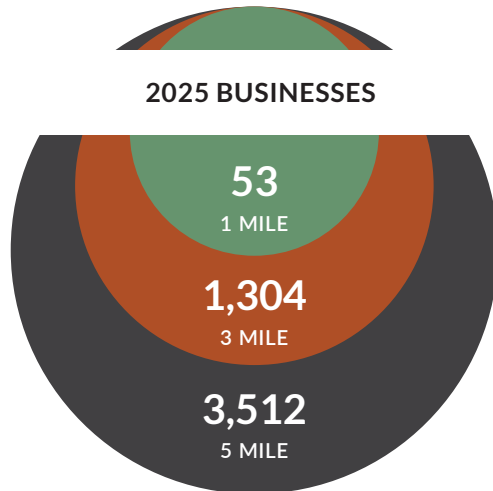
2025 HOUSING UNITS



OWNER OCCUPIED



2025 BUSINESSES



1 MILE

3 MILE

5 MILE

2025 POPULATION

3,280

73,097

164,996

2030 POPULATION

3,630

74,251

166,163

2025 HOUSEHOLDS

1 MILE

3 MILE

5 MILE

961

24,308

61,454

2030 HOUSEHOLDS

1,068

24,885

62,300



exclusively listed by

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DEVELOPED BY
Pederson



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