



FOR LEASE

Happy Valley Towne Center

SEC Happy Valley Road & Interstate 17 | Phoenix, AZ



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2,800 SF
Available

2,480 SF
Available Restaurant

CONTACT

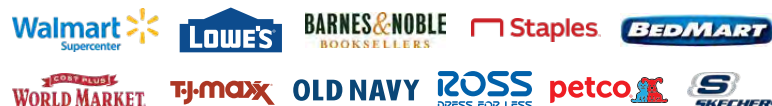
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ABOUT THE PROPERTY

- 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 available
- 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
2026 Estimated Population	7,598	57,492	169,567
2031 Estimated Population	8,378	60,683	176,276
Average Household Income	\$122,200	\$148,577	\$140,379
Median Household Income	\$91,049	\$107,675	\$104,130

Year: 2026 | 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
A-103a	One Stop Nutrition (FUTURE AVAILABILITY)	2,800 SF
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
H-109	AVAILABLE	2,480 SF
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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