

LIVE WORK PLAY

MIXED-USE DEVELOPMENT

USAA
Campus

Shops at
Norterra

Norterra
PUD

Happy Valley Rd.

19th Avenue

Happy Valley
Towne Center

Marrriott
Residence
Inn

HOMWOOD SUITES
BY HILTON

FARMERS
INSURANCE GROUP

WAL-MART
SUPERCENTER

LOWE'S

ROSS

TJ-MAXX

OLD NAVY

Applebee's

The Olive Garden
ITALIAN RESTAURANT

RED ROBIN

Logan's
ROADHOUSE

Party City

Bank of America

petco
where the healthy pets go

Dollar Tree Stores, Inc.

PANDA EXPRESS
CHINESE RESTAURANT

STARBUCKS
COFFEE

Harkins Theatres

BEST BUY

sauce
pizza + wine

DICK'S
SPORTING GOODS

VICTORIA'S
SECRET

claire's

Bath & Body Works

P.F. CHANG'S
CHINA BISTRO

ROCKY MOUNTAIN
CHOCOLATE FACTORY

DELTA
JUNGLE

T-Mobile
BevMo!

M

FOR SALE > Office/Flex/Retail/Pads/Hotel Site

Happy Valley/19 MXD

The Happy Valley/19 MXD is the new ±28 acre, modern, millennial-focused mixed-use development to provide a "live, work, play," environment. At the SEC of 19th Avenue and Happy Valley Road, it is adjacent to the Norterra Planned Unit Development (Norterra PUD,) which comprises approximately 397.86 acres at the northwest corner of 19th Avenue and Happy Valley Road.

The Norterra PUD and adjacent Happy Valley/19 MXD will create a sense of place and community for it's residents, USAA employees and visitors to the retail shops, offices and Deer Valley community. The mixed-use development will help support the residential needs of the existing and future employees at USAA, as well as the larger community in the Deer Valley Village. The residential portion of the project takes into consideration the varying income levels of the Deer Valley Village in an effort to provide nearby housing options that will help reduce the commute times and traffic congestion that would otherwise occur without nearby viable residential opportunities in close proximity to the growing employment base.

JIM KEELEY
DESIGNATED BROKER
DIR 480 655 3300 | MOB 602 721 6540
jim.keeley@colliers.com



COLLIERS INTERNATIONAL
8360 E. Raintree Dr. | Suite 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix

FOR SALE > OFFICE/FLEX/RETAIL/PADS/HOTEL SITE

HAPPY VALLEY/19 MXD

SEC Happy Valley Rd. and 19th Ave. | NORTH PHOENIX RESIDENTIAL GROWTH



JIM KEELEY
DESIGNATED BROKER
DIR 480 655 3300 | MOB 602 721 6540
jim.keeley@colliers.com



COLLIERS INTERNATIONAL
8360 E. Raintree Dr. | Suite 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix

FOR SALE > OFFICE/FLEX/RETAIL/PADS/HOTEL SITE

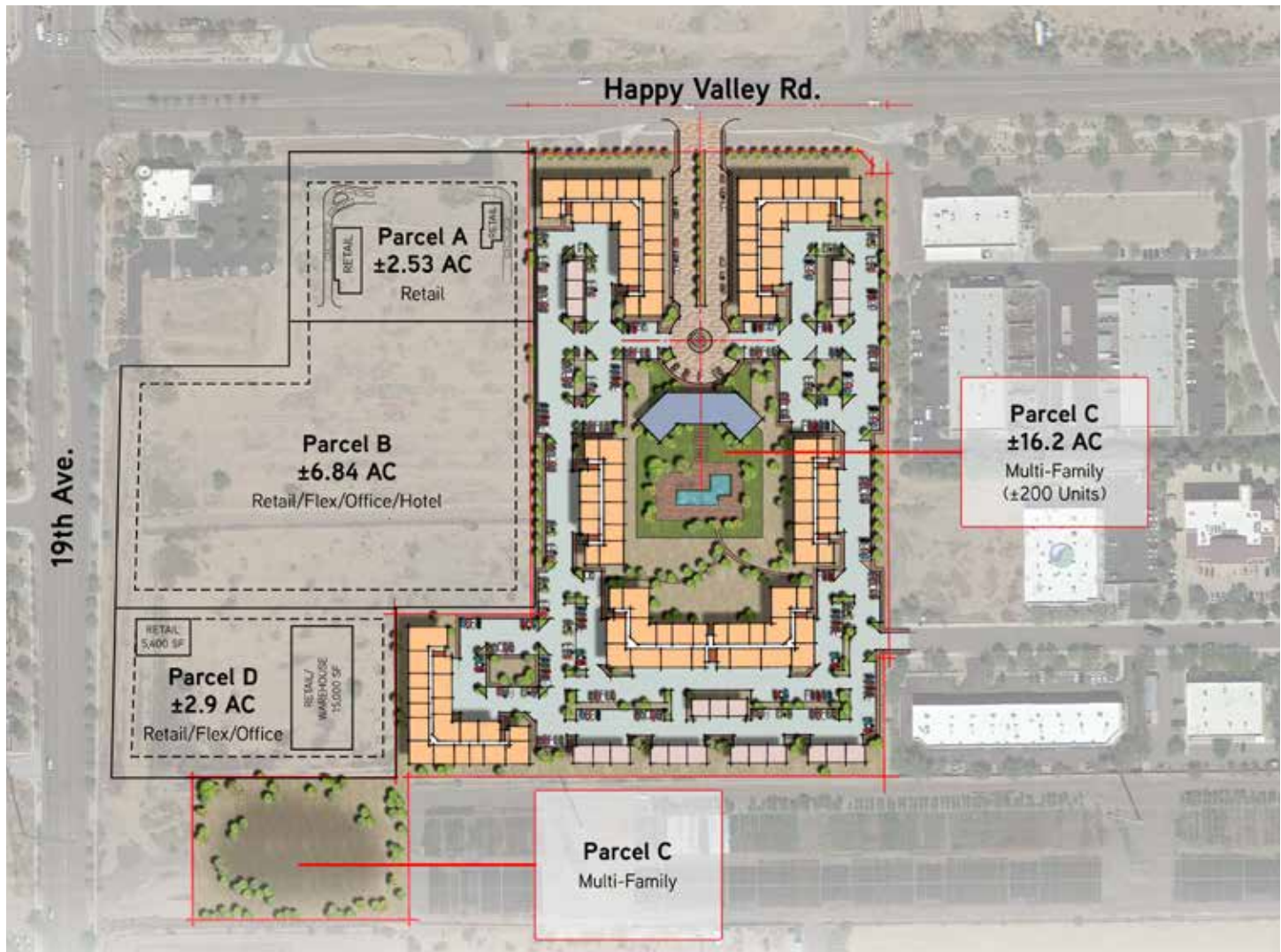
HAPPY VALLEY/19 MXD

SEC Happy Valley Rd. and 19th Ave.



PRELIMINARY SITE PLAN

These site plans are an example of what may occur on the parcels.



	PARCEL A	PARCEL B	PARCEL C	PARCEL D
ACRES	±2.53 AC	±6.84 AC	±16.2 AC	±2.91 AC
USE	Retail Pads	Retail, Flex, Office, Hotel	Multi-family (±200 units)	Retail, Flex, Office
ZONING	C2/CP-GCP	C-2/CP-GCP	C-2/CP-GCP	C-2/CP-GCP
PRICE	\$19.00 PSF	\$15.00 PSF	In Escrow	\$14.00 PSF

JIM KEELEY

480 655 3300 DIR
SCOTTSDALE, AZ
jim.keeley@colliers.com

COLLIERS INTERNATIONAL

8360 E. Raintree Dr. | Suite 130
Scottsdale, AZ 85260
www.colliers.com/greaterphoenix

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2018. All rights reserved.