

PAD AVAILABLE FOR GROUND LEASE

Happy Valley Road and 19th Ave



PHOENIX, ARIZONA 85085



1875 W. HAPPY VALLEY ROAD

AVAILABLE ±36,450 Site
ANNUAL LEASE RATE \$80,000 /YR NNN

DESCRIPTION

- › Retail Pad for ground lease
- › Approx 135 feet of 19th frontage
- › Unrestricted ingress / egress to the site from all directions
- › Only 1.1 from I-17 freeway ramp
- › Zoned C-2; City of Phoenix
- › Tenants at intersection:



DEMOGRAPHICS



2017 TOTAL POPULATION

2,577
within 1 mile
43,935
within 3 miles
148,886
within 5 miles



2022 TOTAL POPULATION

2,970
within 1 mile
49,126
within 3 miles
164,734
within 5 miles



2017 AVERAGE HH INCOME

\$94,734
within 1 mile
\$87,718
within 3 miles
\$80,912
within 5 miles



DAILY TRAFFIC COUNTS

17,035 VPD at W. Happy Valley Rd

12,947 VPD at 19th Ave.

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



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

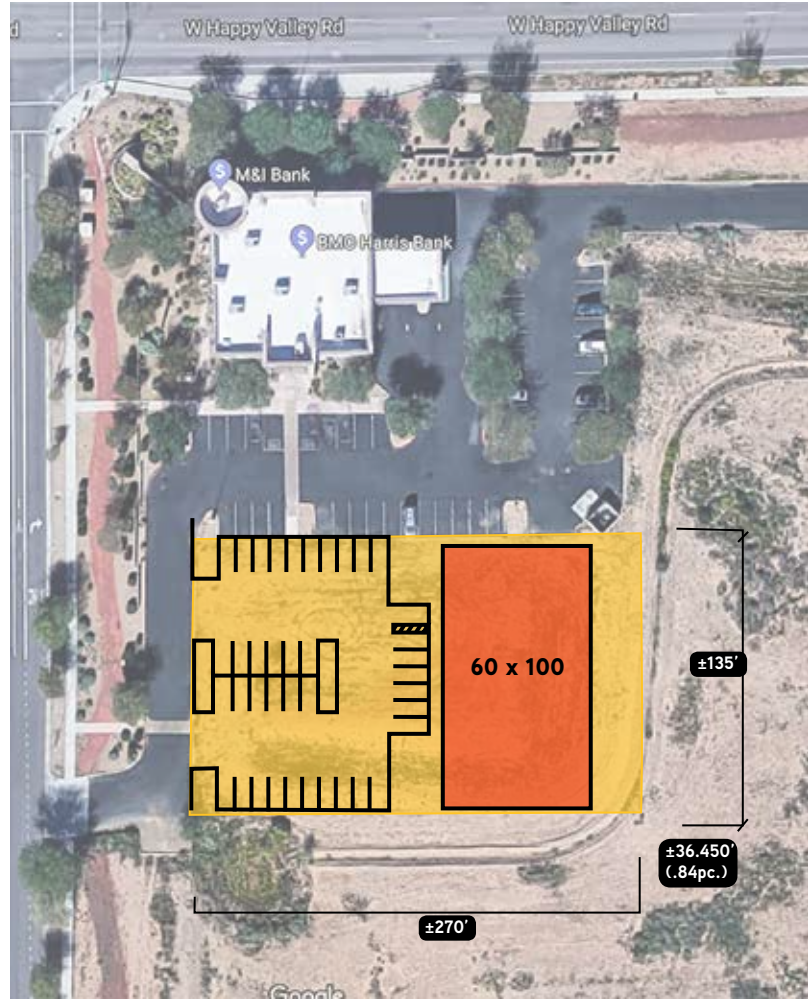
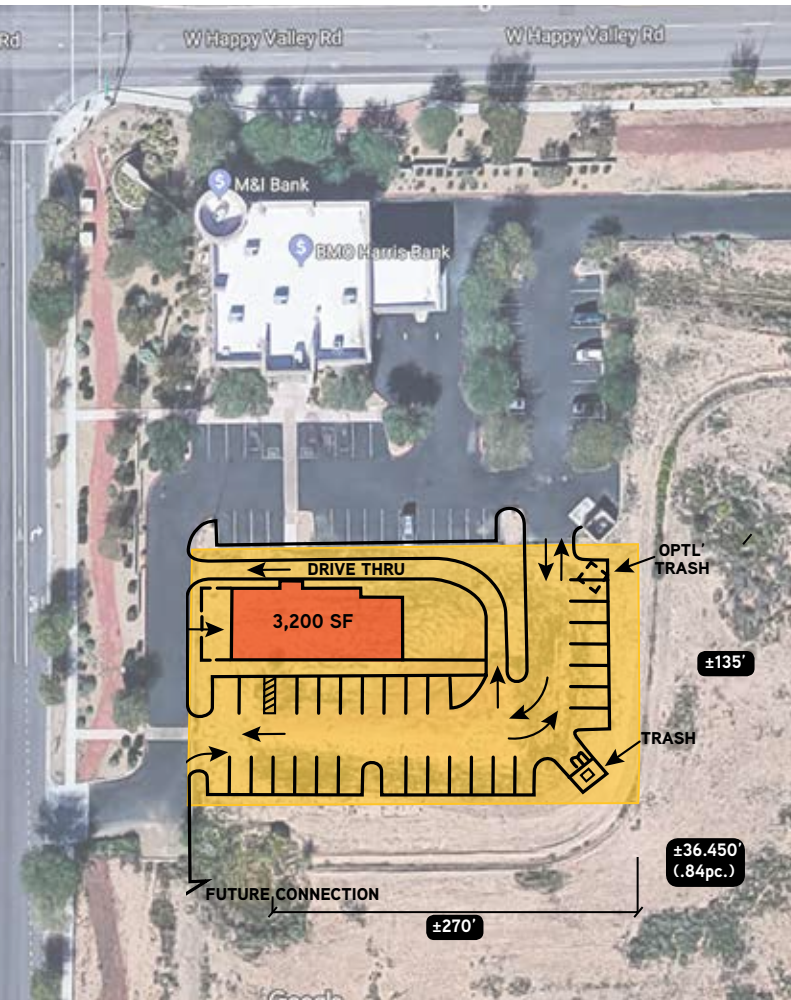
FOR LEASE > RETAIL/PAD

1875 W. HAPPY VALLEY ROAD



Preliminary 3,200± SF Drive Thru Site Plan

Preliminary 6,000± SF Building Site Plan



JIM KEELEY, SOIR

FOUNDING PARTNER | SCOTTSDALE OFFICE

DESIGNATED BROKER

480 655 3300 DIR

SCOTTSDALE, AZ

jim.keeley@colliers.com

COLLIERS INTERNATIONAL

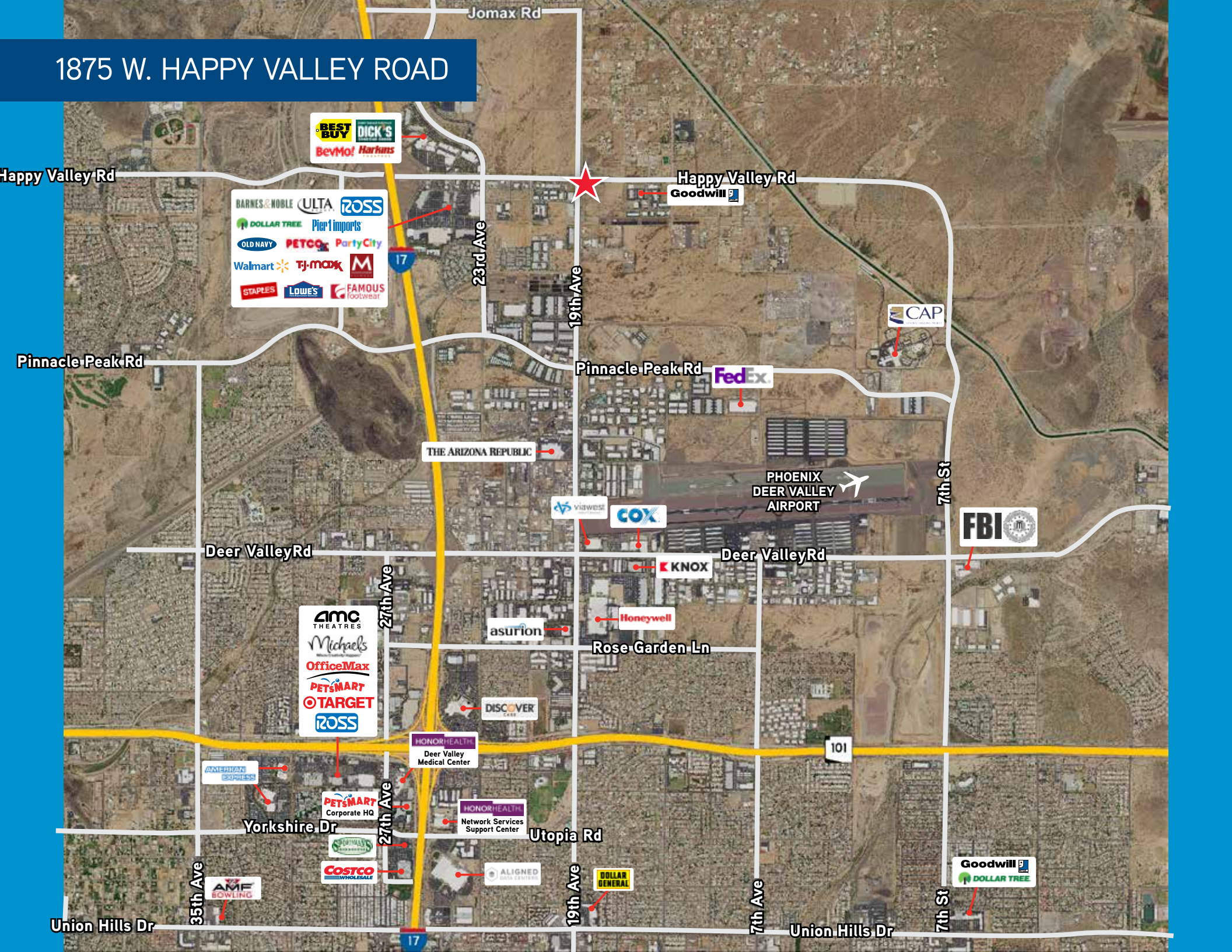
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BEST BUY
DICK'S
BevMo! Harkins

BARNES & NOBLE **ULTA** **ROSS**
DOLLAR TREE Pier 1 imports
OLD NAVY **PETCO** Party City
Walmart **TJ-MAXX** **M**
STAPLES **Lowe's** **FAMOUS** Footwear

Goodwill

FedEx

CAP

THE ARIZONA REPUBLIC

PHOENIX DEER VALLEY AIRPORT

VIDEOWEST **COX**

FBI

KNOX

AMC THEATRES
Michaels
OfficeMax
PETSMART
TARGET
ROSS

asurion

Honeywell

DISCOVER CARE

HONORHEALTH
Deer Valley Medical Center

HONORHEALTH
Network Services Support Center

AMERICAN EXPRESS

PETSMART
Corporate HQ

YORKSHIRE DR

COSTCO WHOLESALE

ALIGNED DATA CENTER

UTOPIA RD

DOLLAR GENERAL

Goodwill
DOLLAR TREE

AMF BOWLING

UNION HILLS DR

UNION HILLS DR