



THE SHOPS AT NORTERRA

NEC I-17 & Happy Valley Rd | Phoenix, AZ



CO-TENANTS



SEPHORA

AT A GLANCE



ESTIMATED POPULATION (5 MILE RADIUS)
149,846



AVERAGE INCOME (5 MILE RADIUS)
\$94,542



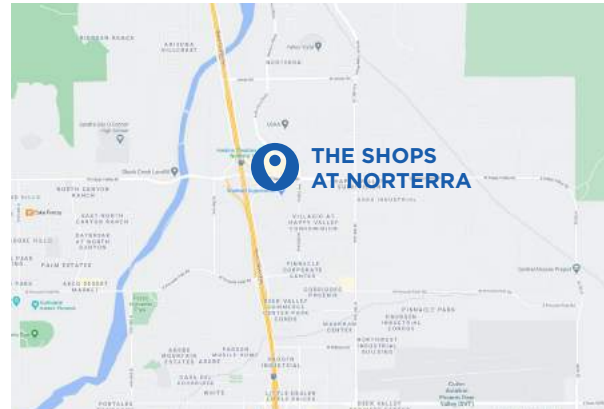
YEAR BUILT
2008

PROPERTY HIGHLIGHTS

- A 350,000 square foot outdoor shopping center comprised of retail, restaurant & service concepts.
- Located in Deer Valley along Interstate 17 & Happy Valley Road with excellent access to Downtown Phoenix and the surrounding suburban areas.
- Strategically nestled within 5 miles of The Deer Valley Airport—the busiest general aviation airport in the United States.

AVAILABLE UNITS

SUITE B101	4,027 SF	Retail
SUITE G113	3,211 SF	Retail/Restaurant
SUITE H107	1,859 SF	Retail
SUITE I103	1,514 SF	Retail/Restaurant
SUITE E117	3,500 SF	Retail



The Shops at Norterra is the premiere open-air lifestyle shopping center of North Phoenix. Anchored by Harkins Norterra 14 Theatre, Best Buy & DICK'S Sporting Goods, the property offers a diverse array of destinations for shopping, dining & entertainment.

For more information please contact:

MARTA KENNY

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AREA CO-TENANTS



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SITE MAP



ENTERTAINMENT

M3	As You Wish Pottery	623.587.7700
L8	The Gaming Goat	623.248.0075
H	Harkins Theatres Norterra 14	623.582.2020
C3	Luv 2 Play	coming soon

SERVICES

L5	Amazing Lash Studio	623.777.7540
B4	The Beauty District	480.427.6337
C2	Century 21	623.742.6994
I	Chase Bank	623.582.1633
K6	Club Pilates	623.312.8505
K3	Cookie Cutters Haircuts for Kids	623.440.1337
L4	Cyclebar Premium Indoor Cycling	480.630.8525
F3	European Wax Center	623.516.2323
O2	Happy Valley Nails & Spa	623.582.0166
M4	The Joint Chiropractic	480.448.1205
F5	Massage Envy	623.780.3689
K7	Medi-Weightloss	602.491.2695
D3	Norterra Dental Care	623.780.3333
K11	Pure Beauty Salon & Spa	623.217.2588
L6	Red Effect Infrared Fitness	coming soon
D1	V's Barbershop	623.580.9001

SPECIALTY STORES

B2	All American Outdoor Living	602.938.7070
L6	Bath & Body Works	623.587.4493
J	Best Buy	623.434.7801
D6	BevMo! Wine & Liquor Store	623.434.3371
E	DICK'S Sporting Goods	623.434.3388
B5	Elite Shutters, Blinds & Flooring	480.360.1444
L8	The Gaming Goat	623.248.0075
K8	Poppies Flower Shop	480.649.7100
B3	Rod Works Unique Home Decor	623.516.0049
L5	Sephora	602.325.1400
K9	Shasta Pools	602.532.3750
B3	Sleep Number	602.491.9738

APPAREL & ACCESSORIES

K1	Braidy Jewelers	623.581.3000
K5	Claire's	623.780.5996
E	DICK'S Sporting Goods	623.434.3388
L3	Ivory Row Bridal	623.328.9180
H1	Men's Wearhouse	623.580.5219
B6	Posh North Boutique	602.460.5485
L1	Victoria's Secret / PINK	623.582.1849

FOOD

M19	Ah-So Sushi & Steak	623.869.7700
M6	Buffalo Wild Wings	623.207.6900
M7	Café Zupas	480.447.9375
L9	Chipotle Mexican Grill	623.215.0900
K1	Crumbi Cookies	602.726.5008
A1	Elevate Coffee Co.	602.341.5480
D5	Jamba Juice	623.434.4314
P	Mellow Mushroom	623.580.1111
A2	Osteria Mia Italian Restaurant	623.434.4604
D4	Panera Bread	623.414.4885
H	P.F. Chang's China Bistro	623.707.4495
A4	Pita Jungle	623.587.5572
M1	Rocky Mountain Chocolate Factory	623.518.2138
L1	Sauce Pizza & Wine	623.414.4866
L2	Smashburger	623.780.1884
A3	State 48 Rock House Brewery	623.581.7553
F2	Subway	623.581.7061
B	Texas Roadhouse	623.434.4640
M5	Tikka Shack Indian Grub	coming soon
L7	Urban Boba Tea House	623.581.2622
K2	Yogis Grill Teriyaki & Roll	623.780.2222
M1	Yogurtini	623.580.1200

NOW LEASING



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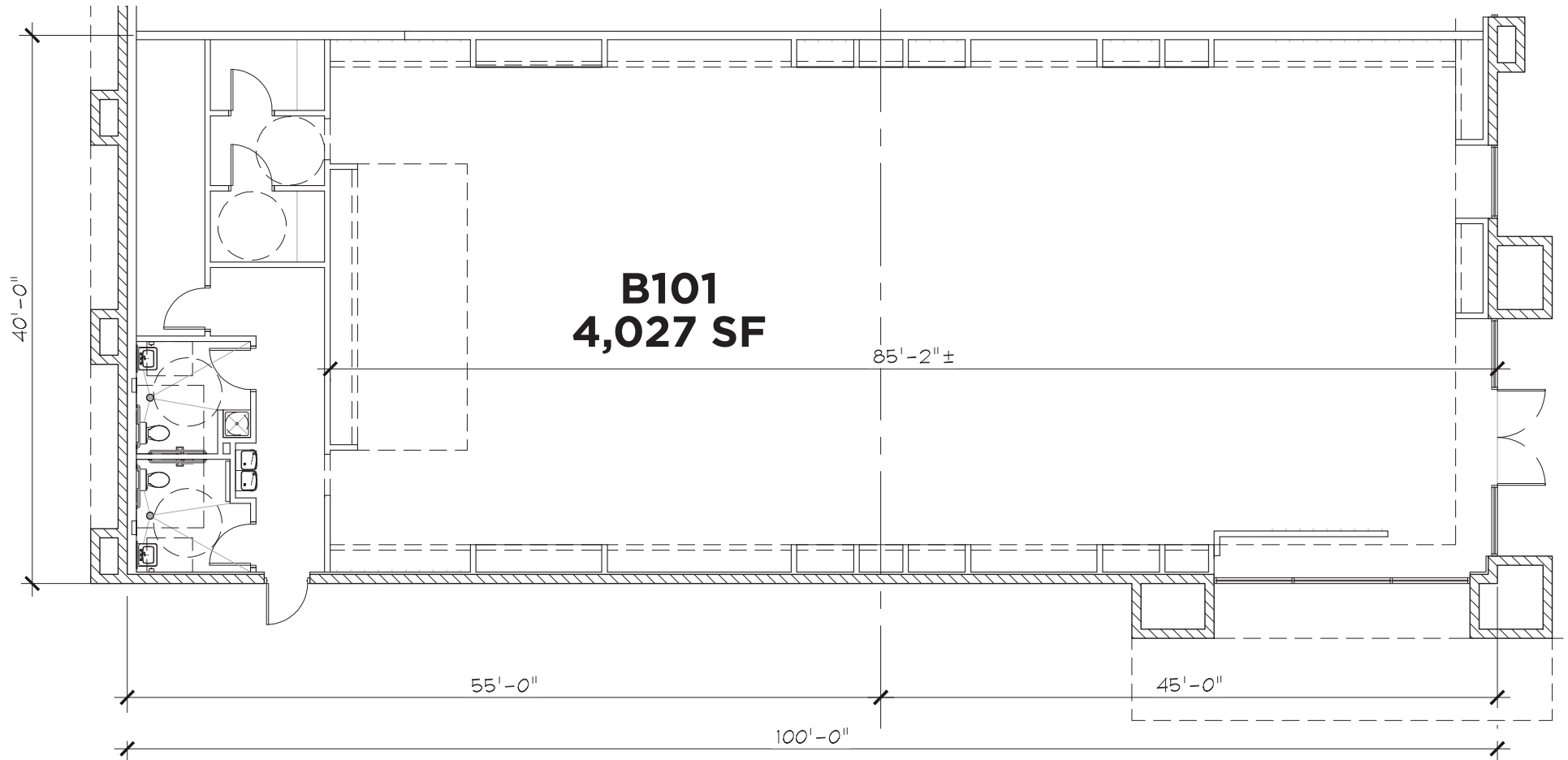
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NEC I-17 & Happy Valley Rd | Phoenix, AZ

FLOOR PLANS

SUITE B101 | B1

2450 W Happy Valley Rd | Phoenix, AZ 85085



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THE SHOPS AT NORTERRA

NEC I-17 & Happy Valley Rd | Phoenix, AZ

FLOOR PLANS

SUITE G113 | M4

2450 W Happy Valley Rd | Phoenix, AZ 85085



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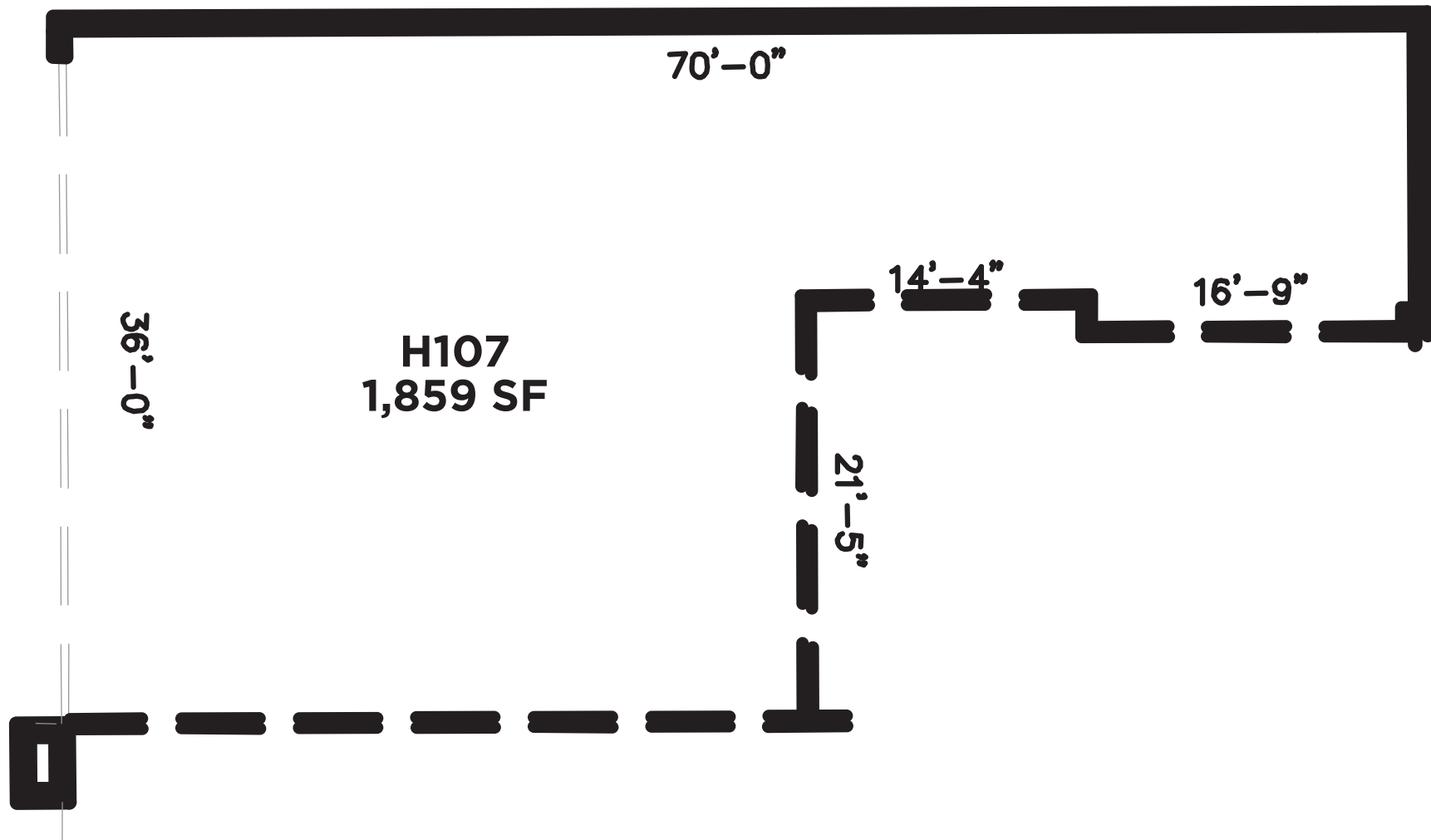
THE SHOPS AT NORTERRA

NEC I-17 & Happy Valley Rd | Phoenix, AZ

FLOOR PLANS

SUITE H107 | F1

2450 W Happy Valley Rd | Phoenix, AZ 85085



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PROPERTIES

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THE SHOPS AT NORTERRA

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FLOOR PLANS

SUITE E117 | K10

2450 W Happy Valley Rd | Phoenix, AZ 85085

E117
3,500 SF

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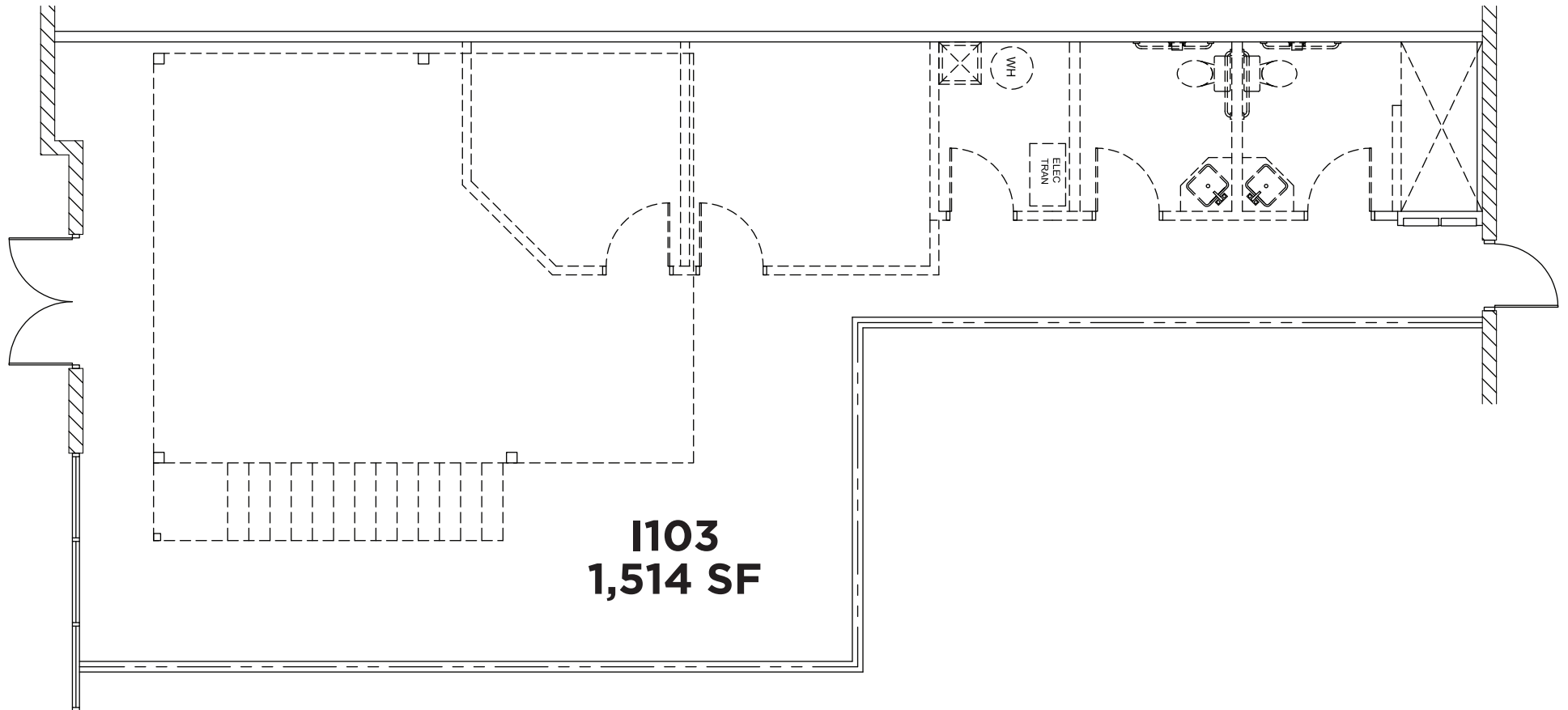
THE SHOPS AT NORTERRA

NEC I-17 & Happy Valley Rd | Phoenix, AZ

FLOOR PLANS

SUITE I103 | G2

2450 W Happy Valley Rd | Phoenix, AZ 85085



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PHOTOS



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DEMOGRAPHICS

Radius	1 mile		3 mile		5 mile	
Population						
2025 Population	3,880		51,829		161,377	
2020 Estimate	3,579		47,963		149,846	
2010 Census	2,908		39,982		128,213	
Growth 2020 - 2025	8.41%		8.06%		7.70%	
Growth 2010 - 2020	23.07%		19.96%		16.87%	
Population by Hispanic Origin	421		6,978		24,391	
2020 Population	3,579		47,963		149,846	
White	2,968	82.93%	40,732	84.92%	127,861	85.33%
Black	169	4.72%	1,543	3.22%	4,988	3.33%
American Indian & Alaskan	28	0.78%	626	1.31%	2,209	1.47%
Asian	289	8.07%	3,497	7.29%	9,888	6.60%
Hawaiian & Pacific Island	18	0.50%	137	0.29%	354	0.24%
Other	108	3.02%	1,429	2.98%	4,546	3.03%
U.S. Armed Forces	7		50		125	

Radius	1 mile		3 mile		5 mile	
Households						
2025 Projection	1,688		19,008		60,482	
2020 Estimate	1,555		17,608		56,241	
2010 Census	1,248		14,719		45,415	
Growth 2020 - 2025	8.55%		7.95%		7.54%	
Growth 2010 - 2020	24.60%		19.63%		16.16%	
Owner Occupied	715	45.98%	12,133	68.91%	39,121	69.56%
Renter Occupied	840	54.02%	5,475	31.09%	17,120	30.44%
2020 Households by HH Income	1,554		17,609		56,240	
Income: <\$25,000	141	12.06%	1,762	10.01%	6,011	10.69%
Income: \$25,000 - \$50,000	328	21.82%	2,992	16.99%	10,882	19.35%
Income: \$50,000 - \$75,000	325	24.39%	3,235	18.37%	11,401	20.27%
Income: \$75,000 - \$100,000	310	15.24%	2,839	16.12%	8,935	15.89%
Income: \$100,000 - \$125,000	212	10.60%	1,960	11.13%	6,219	11.06%
Income: \$125,000 - \$150,000	73	2.91%	1,744	9.90%	4,525	8.05%
Income: \$150,000 - \$200,000	31	10.03%	1,476	8.38%	4,130	7.34%
Income: \$200,000+	134	2.95%	1,601	9.09%	4,137	7.36%
2020 Avg Household Income	\$91,110		\$102,340		\$94,542	
2020 Med Household Income	\$73,490		\$82,181		\$74,593	

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