

HAPPY VALLEY TOWNE CENTER

SEC Interstate 17 & Happy Valley Road

Phoenix • Arizona

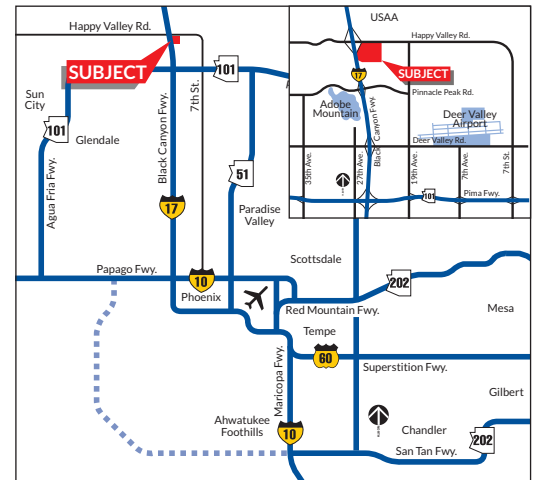


PROJECT FEATURES

- Tenants include Wal-Mart Super Center, Lowe's, Barnes & Noble, Mountainside Fitness, Mega Furniture, Ross, Staples, Petco, Cost Plus, TJ Maxx, Old Navy, Pier 1 Imports, Ulta, Tilly's
- Located across from USAA's new 573-acre office campus with over 15,000 employees
- Major freeway access/interchange from Interstate-17 with 109,500 vehicles per day

AREA FEATURES

- \$80,068 average household income within 5-mile radius
- Easy access to the master-planned communities of Dynamite Mountain Ranch, Sonoran Foothills, Canyon Crossroads and Tramonto
- 140,593 population within 5-mile radius
- Traffic Counts:
Interstate 17 Freeway:110,500 vpd
Happy Valley Road:20,100 vpd



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