

FOR LEASE

# Former Restaurant Space

SSWC Happy Valley Rd & 67th Ave. | Glendale, AZ



## Overview

**AVAILABLE** 1,859 SF  
**RATE** Call for Rates

## Demographics

	1 MILE	3 MILE	5 MILE
2019 Est Population	9,964	65,254	171,890
2024 Est Population	10,616	70,228	184,762
Average HH Income	\$145,055	\$137,421	\$115,400
Daytime Population	6,208	39,707	124,710

Year: 2019 | Source: Esri

## Traffic Counts

Happy Valley Road	30,434 VPD
67th Avenue	30,510 VPD

Year: 2018 | Source: MPSI

## Contact

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## Description

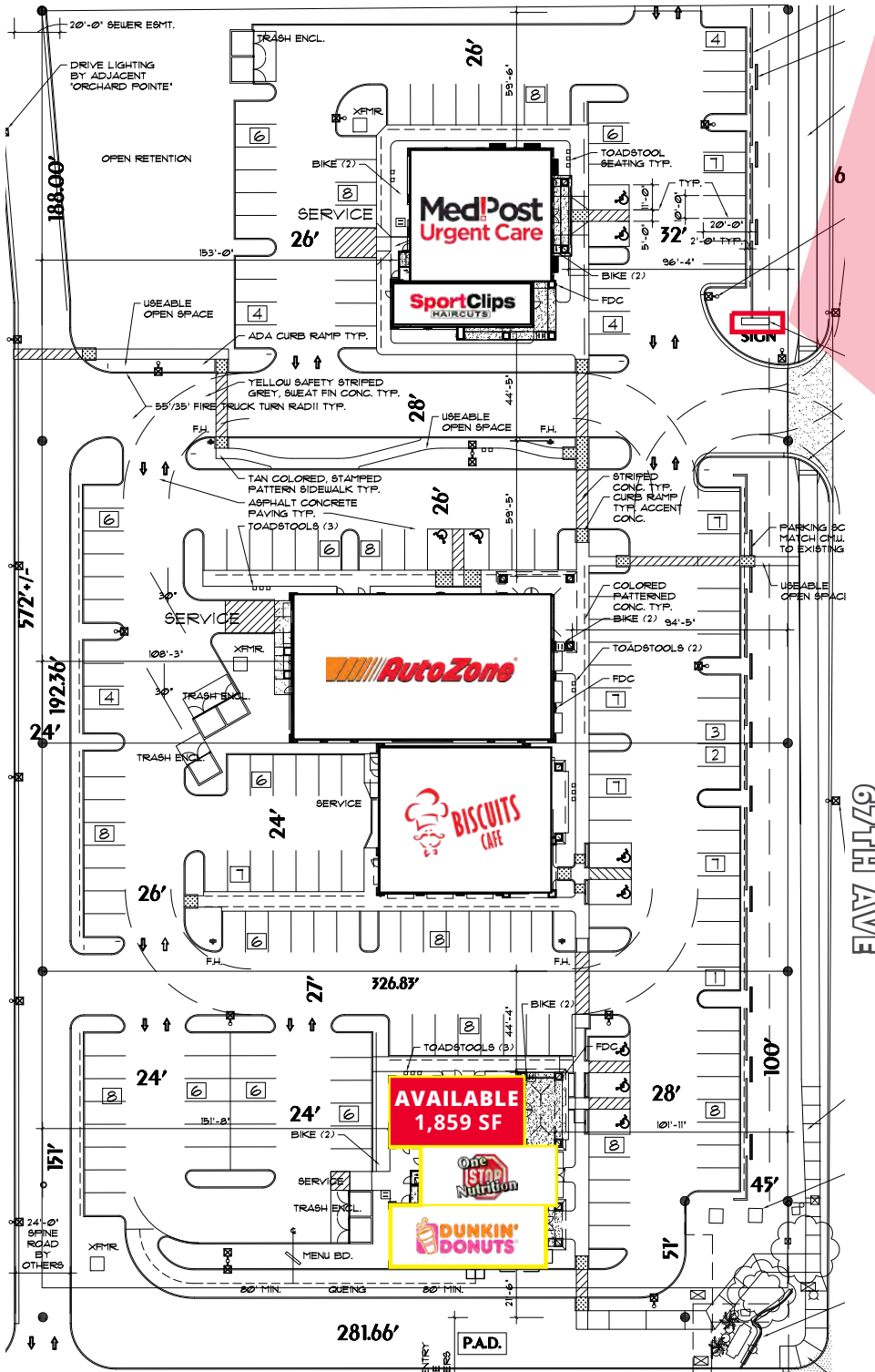
- Endcap location with new built-out restaurant & patio
- High growth area
- New Lifetime Fitness coming soon on SWC of Happy Valley & 67th Ave
- High average household income
- Strong National tenants nearby:



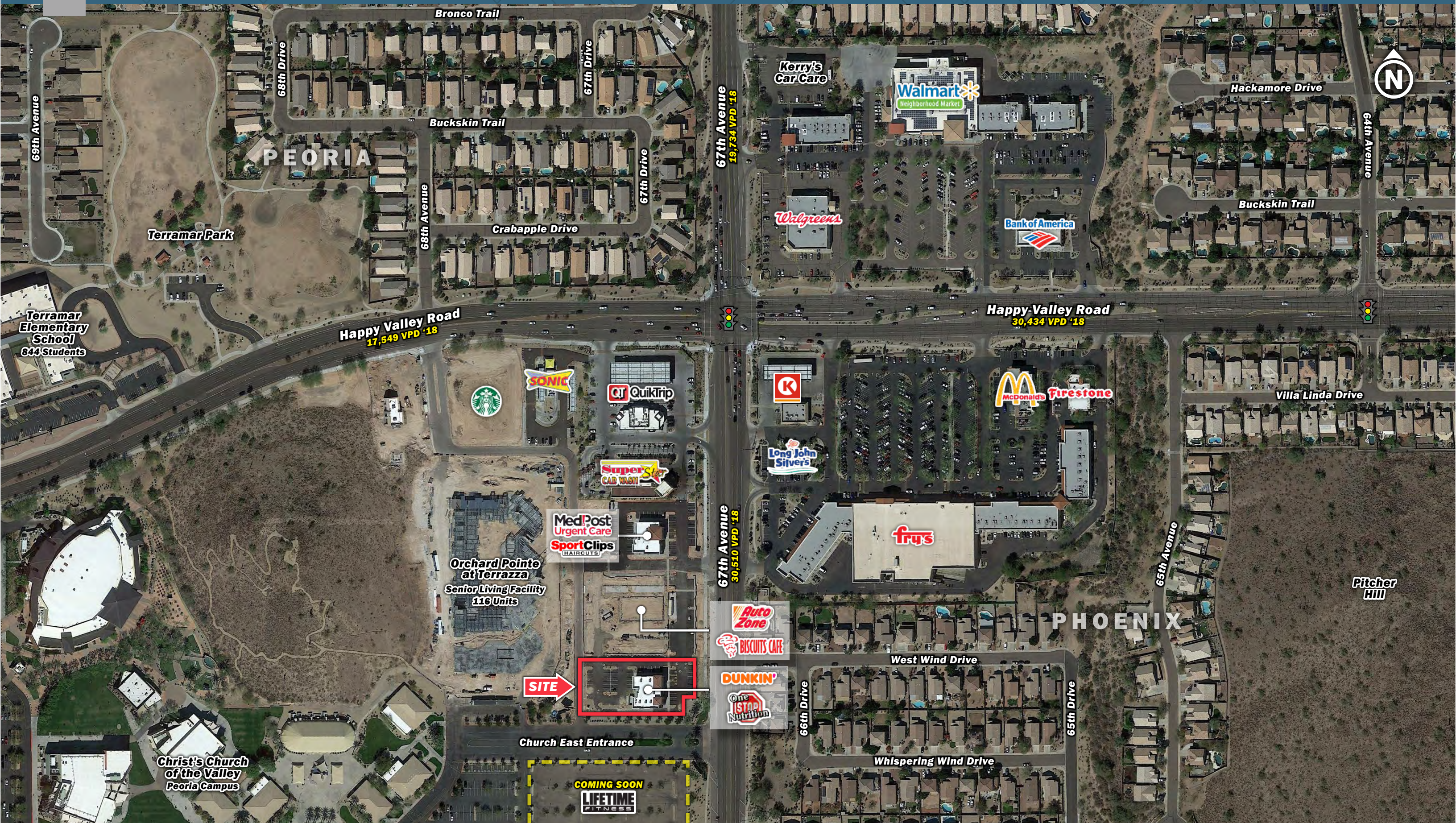
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This information contained herein was obtained from sources deemed to be reliable; however SRS makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

HAPPY VALLEY RD







PEORIA

PHOENIX

Terramar Elementary School  
844 Students

Christ's Church of the Valley  
Peoria Campus

Orchard Pointe at Terrazza  
Senior Living Facility  
116 Units

SITE

COMING SOON  
LIFETIME FITNESS

67th Avenue  
19,734 VPD '18

67th Avenue  
30,510 VPD '18

Happy Valley Road  
17,549 VPD '18

Happy Valley Road  
30,434 VPD '18





