



THE SHOPS AT NORTERRA

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.

 NEC I-17 & HAPPY VALLEY RD | PHOENIX, AZ

FOR MORE INFORMATION PLEASE CONTACT:

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**ESTIMATED
POPULATION**
(5 MILE RADIUS)

149,846



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$94,542

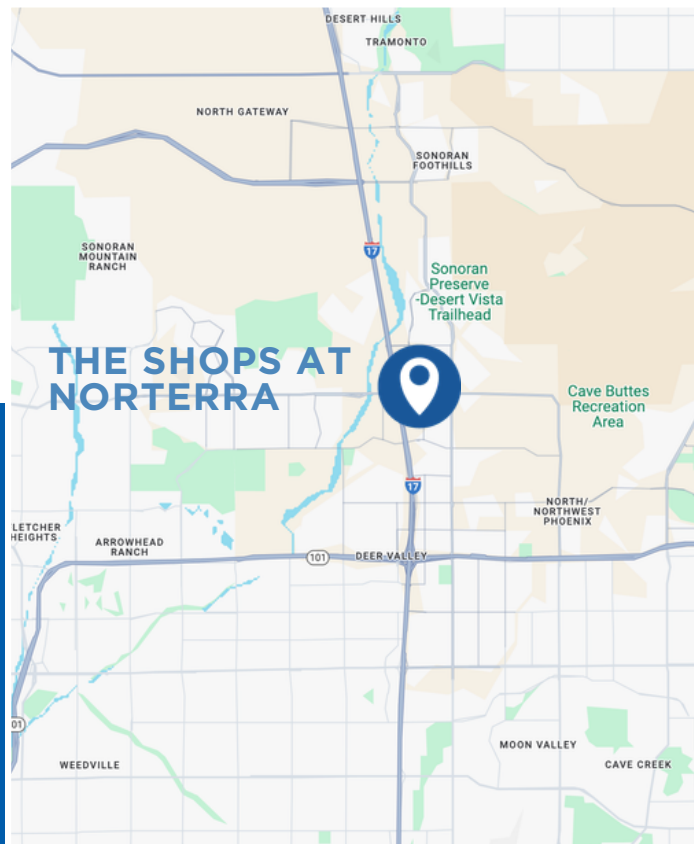


**YEAR
BUILT**

2008



AT A GLANCE



CO-TENANTS

Harkins
THEATRES

**BEST
BUY**

DICK'S
SPORTING GOODS

P.F. CHANG'S

SEPHORA

NNN ESTIMATES FOR 2026 | \$10.32 PSF

AVAILABLE UNITS

SUITE 102	1,000-4,200 SF	NEW DEVELOPMENT	COMING SOON
UNIT A109	5,250 SF	RESTAURANT/RETAIL	AVAILABLE NOW



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

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.

AREA CO-TENANTS



SITE PLAN

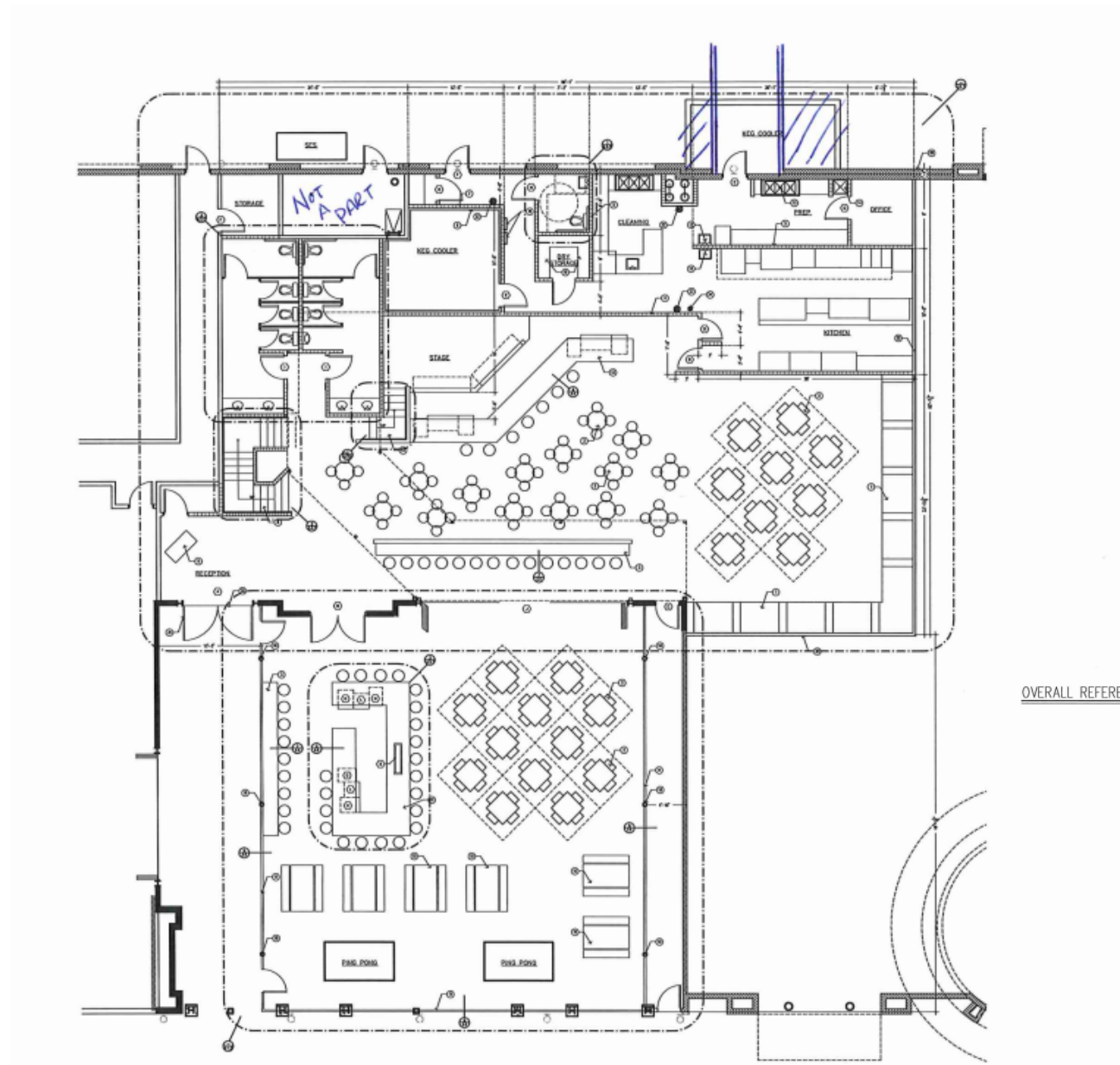
NEW DEVELOPMENT | SUITE 102 | 1,000-4,200 SF
NEC I-17 & HAPPY VALLEY RD | PHOENIX, AZ



FLOOR PLAN

UNIT A109 | 5,250 SF | RESTAURANT/RETAIL

NEC I-17 & HAPPY VALLEY RD | PHOENIX, AZ



OVERALL REFERENCE FLOOR PLAN
SCALE: 1/8" = 1'-0"

SITE MAP | THE SHOPS AT NORTERRA

FOOD

- ☐ 45 Ah-So Sushi & Steak
- ☐ 11 Buffalo Wild Wings
- ☐ 9 Café Zupas
- ☐ 18 Chipotle Mexican Grill
- ☐ 37 Crumbl Cookies
- ☐ 8 Eggstasy
- ☐ 2 Elevate Coffee Co.
- ☐ 12 Five Guys
- ☐ 51 Jamba Juice
- ☐ 63 Mellow Mushroom
- ☐ 3 Osteria Mia Italian Restaurant
- ☐ 61 P.F. Chang's China Bistro
- ☐ 50 Panera Bread
- ☐ 5 Pita Jungle
- ☐ 6 Rocky Mountain Chocolate Factory
- ☐ 43 Salt Tacos y Tequila
- ☐ 13 Sauce Pizza & Wine
- ☐ 30 Churrasco de Brasil Brazilian Steakhouse (coming soon)
- ☐ 56 Subway
- ☐ 64 Texas Roadhouse
- ☐ 10 Tikka Shack Indian Grub
- ☐ 19 Urban Boba Tea House
- ☐ 34 Yogis Grill Teriyaki & Roll
- ☐ 6 Yogurtini

FUN

- ☐ 46 BackLot
- ☐ 1 Harkins Theatres Norterra 14

SHOPS

- ☐ 7 As You Wish Pottery
- ☐ 21 Athleta
- ☐ 17 Bath & Body Works
- ☐ 52 BevMo! Wine & Liquor Store
- ☐ 35 Braily Jewelers
- ☐ 53 DICK'S Sporting Goods



- ☐ 26 Elite Shutters, Blinds & Flooring
- ☐ 14 Lovesac
- ☐ 40 Meebles & Beyond
- ☐ 58 Men's Wearhouse
- ☐ 31 Plato's Closet
- ☐ 41 Poppies Flower Shop
- ☐ 27 Posh North Boutique
- ☐ 23 Second Street Clothing
- ☐ 33 Sephora
- ☐ 60 Sleep Number
- ☐ 22 Tilly's
- ☐ 28 Victoria's Secret / PINK

SERVICE

- ☐ 16 Amazing Lash Studio
- ☐ 38 BBUN Beauty (coming soon)
- ☐ 29 Century 21
- ☐ 62 Chase Bank
- ☐ 39 Club Pilates
- ☐ 36 Cookie Cutters Haircuts for Kids
- ☐ 55 European Wax Center
- ☐ 48 Happy Valley Nails & Spa
- ☐ 59 Kumon Math and Reading Center
- ☐ 58 Massage Envy
- ☐ 42 Modern Mods
- ☐ 44 Restore Hyper Wellness + Cryotherapy
- ☐ 20 Rose James Salon

- ☐ 54 Snip Veterinary Services
- ☐ 24 The Beauty District
- ☐ 57 The Joint Chiropractic
- ☐ 15 The Kids Dental Office of Phoenix (coming soon)
- ☐ 49 Mann Norterra Dental
- ☐ 47 V's Barbershop
- ☐ 32 Visionworks

AVAILABLE

- ☐ 4 5,250 SF (Restaurant/Retail)

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Back Lot	NORA	29,940 SF	Retail - Net	46
Elevate Coffee Company	NORA101	3,391 SF	Retail - Net	2
Osteria Mia	NORA105	3,478 SF	Retail - Net	3
Pita Jungle Norterra	NORA115	4,344 SF	Retail - Net	5
Dick's Sporting Goods #365	NORB	50,000 SF	Retail - Pad Tenant	53
Athleta #2796	NORB101	4,000 SF	Retail - Net	21
Tilly's	NORB103	8,529 SF	Retail - Grs	22
Second Street USA	NORB105	2,488 SF	Retail - Net	23
The Beauty District Salon Suites	NORB109	6,712 SF	Retail - Net	24
Elite Shutters & Blinds	NORB111	1,400 SF	Retail - Net	26
Posh North	NORB113	1,400 SF	Retail - Net	27
Harkins	NORC	63,663 SF	Retail - Anchor	1
Victoria's Secret	NORC101	8,100 SF	Retail - Net	28
Churrasco de Brasil Brazilian Steakhouse (Coming Soon)	NORC105	8,827 SF	Retail - Net	30
Century 21	NORC110	1,224 SF	Retail - Net	29
Sephora	NORC113A	4,500 SF	Retail - Net	33
Visionworks	NORC113B	2,539 SF	Retail - Net	32
Plato's Closet	NORC115	5,000 SF	Retail - Net	31

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
V's Barbershop	NORD101	1,206 SF	Retail - Net	47
Happy Valley Nails & Spa	NORD102	1,738 SF	Retail - Net	48
Mann Norterra Dental	NORD103	1,800 SF	Retail - Net	49
Panera Bread	NORD105	4,540 SF	Retail - Net	50
Jamba Juice #80633200	NORD107	1,057 SF	Retail - Net	51
BevMo	NORD109	10,000 SF	Retail - Net	52
Yogi's Asian Grill	NORE101	1,865 SF	Retail - Net	34
Braidy Jewelers	NORE103	1,600 SF	Retail - Net	35
Cookie Cutters Haircuts for Kids	NORE105A	1,500 SF	Retail - Net	36
Crumbli Cookies	NORE105B	1,500 SF	Retail - Net	37
BBUN Beauty, Aesthetic Injectables & Wellness	NORE107	997 SF	Retail - Net	38
Club Pilates	NORE109	2,340 SF	Retail - Net	39
Meeples	NORE111	1,498 SF	Retail - Net	40
Poppies	NORE113	1,000 SF	Retail - Net	41
Modern Mods	NORE115	5,053 SF	Retail - Net	42
Salt Tacos Y Tequila	NORE117	3,500 SF	Retail - Net	43
Restore Hyper Wellness	NORE119	3,310 SF	Retail - Net	44
Ah-So Sushi & Steak	NORE121	6,000 SF	Retail - Net	45
Five Guys Burgers and Fries	NORF101	2,446 SF	Retail - Net	12

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Sauce	NORF103	2,833 SF	Retail - Net	13
Lovesac	NORF105	2,800 SF	Retail - Net	14
The Kids Dental Office of Phoenix (coming soon)	NORF107	2,609 SF	Retail - Net	15
Amazing Lash Studio	NORF109	2,003 SF	Retail - Net	16
Bath & Body Works	NORF111	3,000 SF	Retail - Net	17
Chipotle #1119	NORF113	2,500 SF	Retail - Net	18
Urban Boba Tea House	NORF115	1,638 SF	Retail - Net	19
Rose James	NORF117	862 SF	Retail - Net	20
Cafe Zupas	NORG101	4,398 SF	Retail - Net	9
Rocky Mountain Chocolate Factory/Yogurtini	NORG105	2,130 SF	Retail - Net	6
As You Wish Pottery	NORG111	1,708 SF	Retail - Net	7
Eggstasy	NORG113	3,211 SF	Retail - Net	8
Tikka Shack	NORG119	2,867 SF	Retail - Net	10
Buffalo Wild Wings #266	NORG120	5,997 SF	Retail - Net	11
Massage Envy	NORH101	2,500 SF	Retail - Net	58
The Joint Chiropractic	NORH103	1,124 SF	Retail - Net	57
European Wax Center	NORH104	1,548 SF	Retail - Net	55
Subway #31796	NORH105	1,178 SF	Retail - Net	56
SNiP Veterinary Services	NORH107	1,859 SF	Retail - Net	54

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Men's Wearhouse	NORI101	5,365 SF	Retail - Net	58
Kumon Math & Reading Center	NORI103	1,514 SF	Retail - Net	59
Sleep Number #10984	NORI107	3,200 SF	Retail - Net	60
P.F. Chang's China Bistro #9851	NORPAD2	3,557 SF	Retail - Pad Tenant	61
Chase Bank	NORPAD3	6,130 SF	Retail - Pad Tenant	62
Mellow Mushroom	NORPAD4	6,130 SF	Retail - Pad Tenant	63
Texas Roadhouse	NORPAD5	7,240 SF	Retail - Pad Tenant	64
AVAILABLE				
VACANT	Suite 102	1,000-4,200 SF	New Development	-
AVAILABLE	NORA109	5,250 SF	Restaurant/Retail	4

PHOTOS

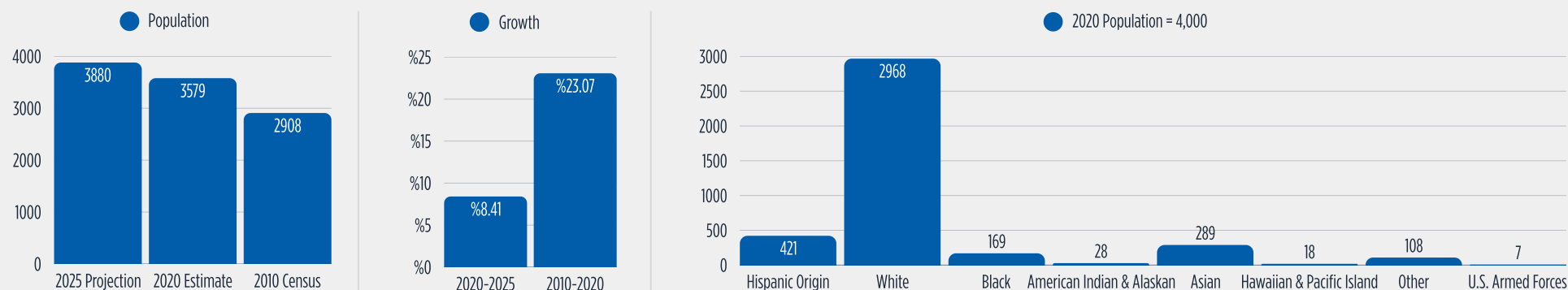


DEMOGRAPHICS

1 MILE RADIUS

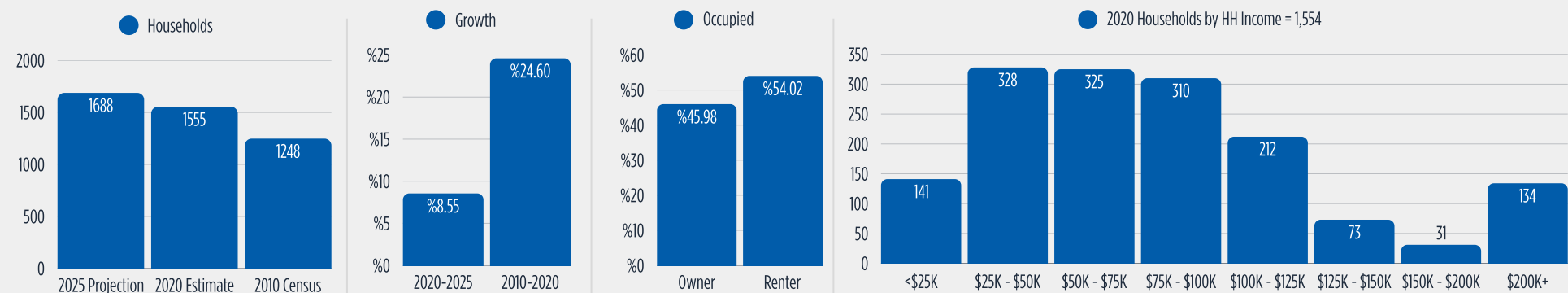


POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$91,110
2020 Med Household Income | \$73,490

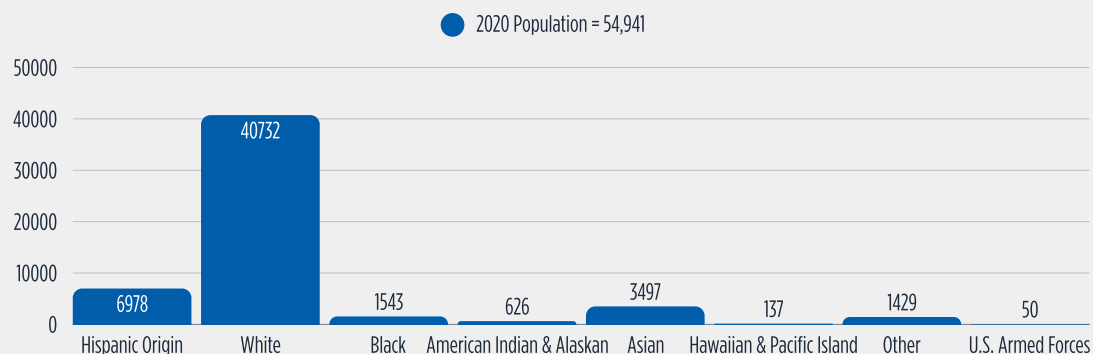
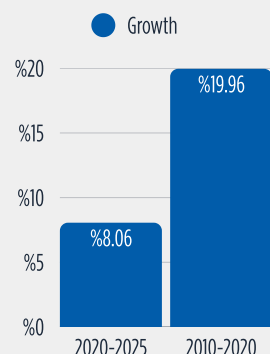
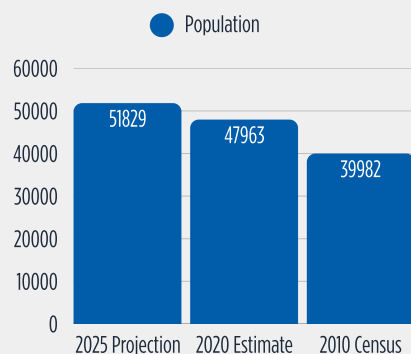


DEMOGRAPHICS

3 MILE RADIUS



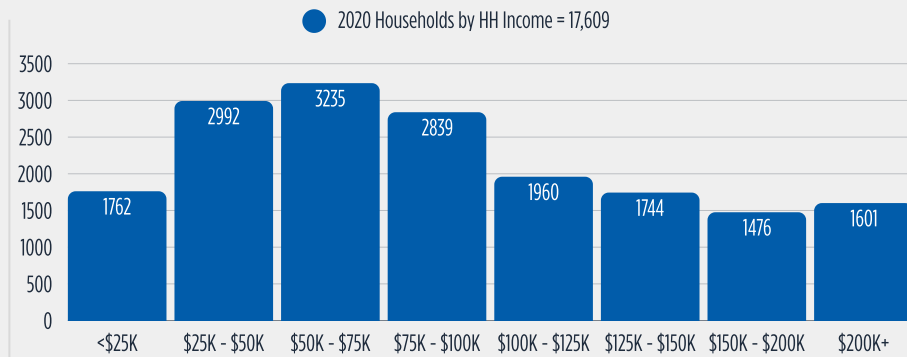
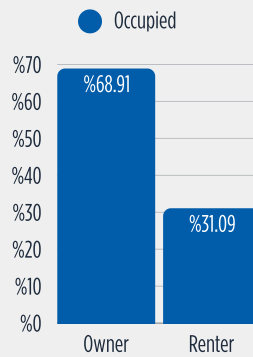
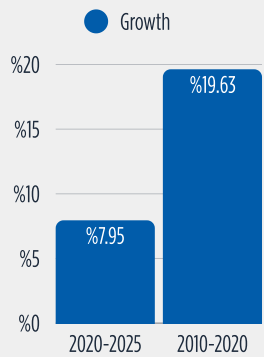
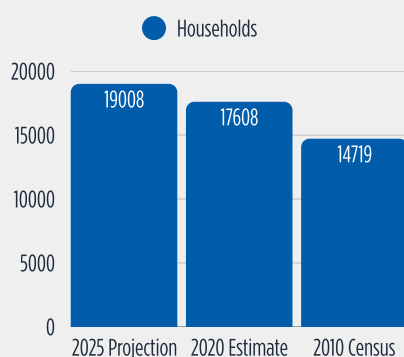
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$102,340

2020 Med Household Income | \$82,181

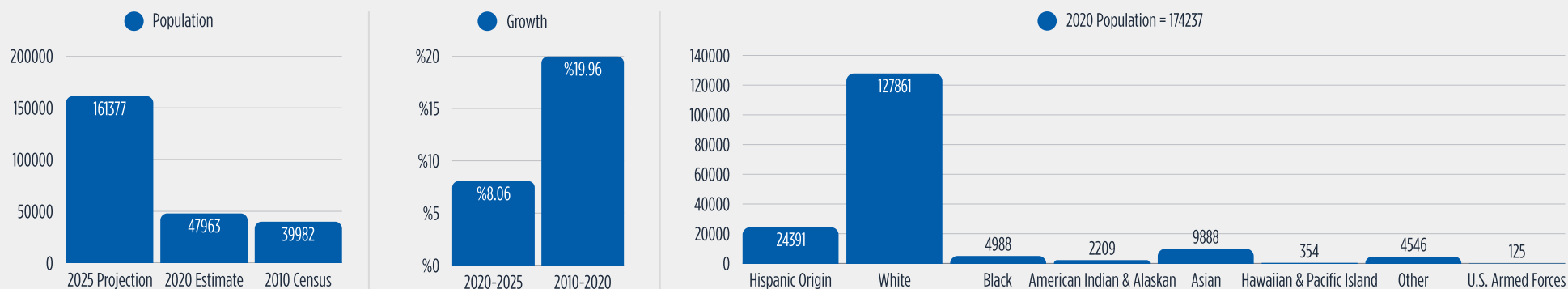


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$94,542

2020 Med Household Income | \$74,593

