

THE SHOPS AT

NORTERRA®

RED

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PHOENIX
A CITY ON THE RISE

The Shops at Norterra serves the Phoenix Metropolitan area, a ±14,599 square mile region spanning across several cities in central Arizona. With over 5 million residents, the Phoenix MSA is ranked as the 10th largest Metropolitan Area in the United States.

The Phoenix MSA includes some of the most populated cities in the nation including Phoenix (No. 5), Mesa (No. 37), & Scottsdale (No. 93). Directly serving the city of Phoenix, The Shops at Norterra has a surrounding population of over 1.6 million.

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The Shops at Norterra is strategically located in Deer Valley (North Phoenix) along Interstate 17 and Happy Valley Road, just 4 miles north of AZ Loop 101 Freeway. As two of the busiest highways in Arizona, I-17 and Loop 101 provide Deer Valley excellent access to Downtown Phoenix and the suburban areas to the east and west. Over 148,000 people are located within a 5 mile radius of Norterra, and that number exponentially increases to nearly 708,000 within a 10 mile radius.

THE SHOPS AT NORTERRA



DEER VALLEY
AT A GLANCE



700,000
MARKET SIZE (10 mi radius)

Over 700,000 people reside within a 10 mile radius of Norterra, and the population continues to grow. By 2029, population is expected to reach over 715,000.



$2.32 B
RETAIL CONSUMER EXPENDITURE

The total retail expenditure within 5 mile radius of Norterra is $2.32 Billion annually and grows to +$11 Billion within a 10 mile radius.



$100,000
AVERAGE HOUSEHOLD INCOME

The average household income surrounding Norterra is nearly +$137,000, nearly double Arizona's average of $69,056.



400,000
VISITORS THROUGH DEER VALLEY AIRPORT

Norterra is located within 5 miles of The Deer Valley Airport. DVT serves as an air traffic reliever for Phoenix Sky Harbor and is the busiest general aviation airport in the United States.

THE SHOPS AT NORTERRA

TSMC PLANT
NEW DEVELOPMENT



±5 Miles
TO THE SHOPS AT NORTERRA

A pivotal addition to North Phoenix's growth has been the Taiwan Semiconductor Manufacturing Co. (TSMC) manufacturing fabrications (3 fabs total), which is located approximately 5 miles from The Shops at Norterra.



$65 B
TSMC's Total U.S. Investment

"This third fab brings TSMC's total U.S. investment to more than $65 billion, making this the largest foreign direct investment (FDI) in Arizona history, and the largest FDI in a greenfield project in U.S. history." (TSMC)



10,000
JOBS INDIRECTLY CREATED

"Now with a third fab, TSMC Arizona will create approximately 6,000 jobs – and more than 20,000 accumulated unique construction jobs, as well as tens of thousands of indirect supplier jobs." (TSMC)

tsmc

TRADE AREA

2024 RADIUS DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
ESTIMATED POPULATION (2025)	51,810	148,879	708,863
PROJECTED POPULATION (2030)	57,941	153,631	715,291
ESTIMATED AVG. HOUSEHOLD INCOME (2025)	$144,578	$137,041	$131,982
PROJ. AVG. HOUSEHOLD INCOME (2030)	$153,796	$144,349	$138,464
TOTAL BUSINESSES	3,121	6,444	29,516
TOTAL EMPLOYEES	32,591	59,482	214,108
COMPANY HEADQUARTER BUSINESSES	127	210	715
TOTAL ANNUAL HOUSEHOLD EXPENDITURE	$1.61 B	$4.94 B	$23.61 B
TOTAL ANNUAL RETAIL EXPENDITURE	$756.41 M	$2.32 B	$11.08 B

2024 DRIVE TIME DEMOGRAPHICS

	10 MIN	15 MIN	20 MIN
ESTIMATED POPULATION (2025)	124,338	332,163	675,652
PROJECTED POPULATION (2030)	129,146	335,607	680,855
ESTIMATED AVG. HOUSEHOLD INCOME (2025)	$131,356	$123,651	$124,160
PROJ. AVG. HOUSEHOLD INCOME (2030)	$138,758	$129,808	$130,212
TOTAL BUSINESSES	6,038	14,798	28,626
TOTAL EMPLOYEES	60,824	121,501	222,321
COMPANY HEADQUARTER BUSINESSES	207	419	754
TOTAL ANNUAL HOUSEHOLD EXPENDITURE	$4.02 B	$10.58 B	$21.4 B
TOTAL ANNUAL RETAIL EXPENDITURE	$1.89 B	$4.98 B	$10.05 B

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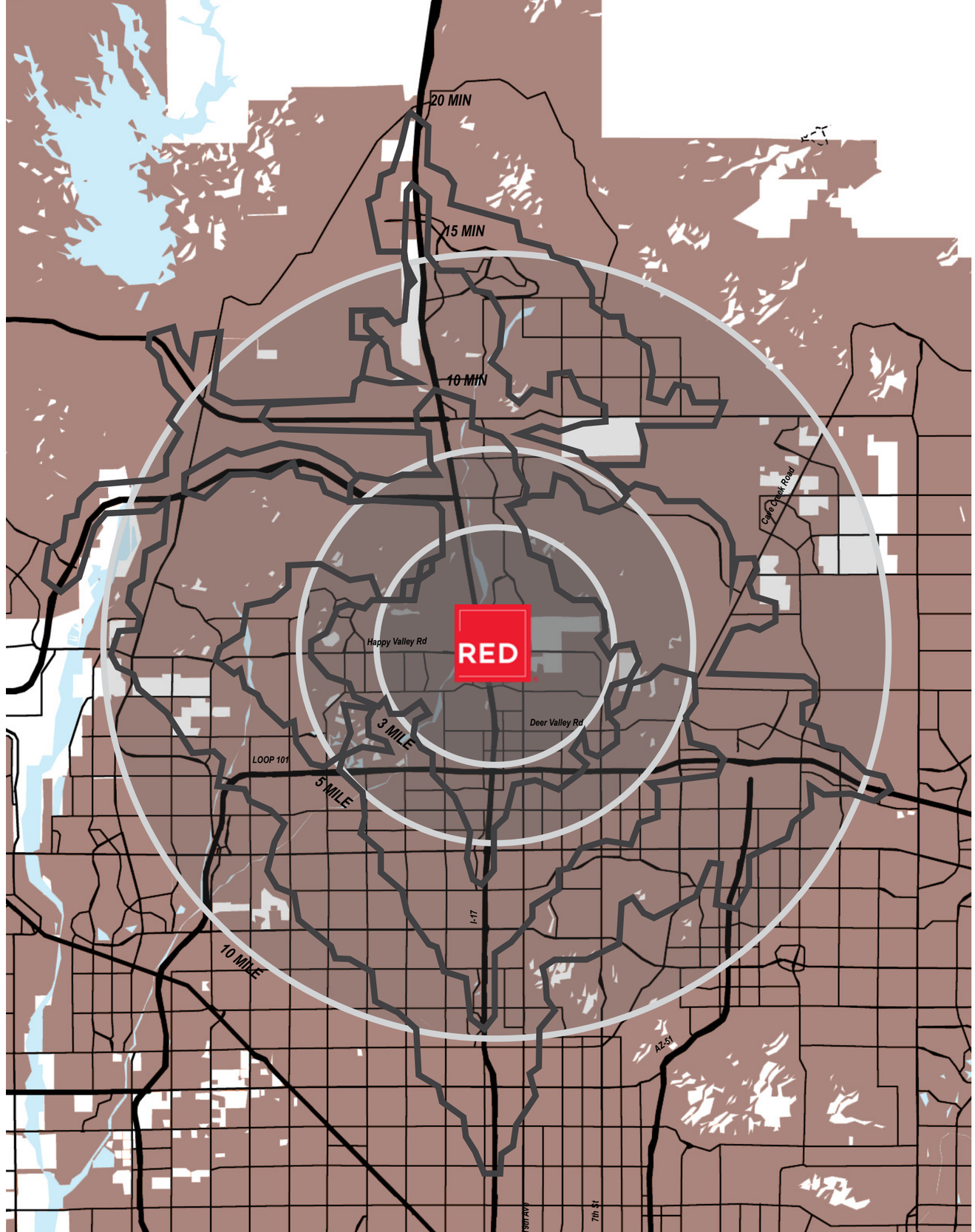
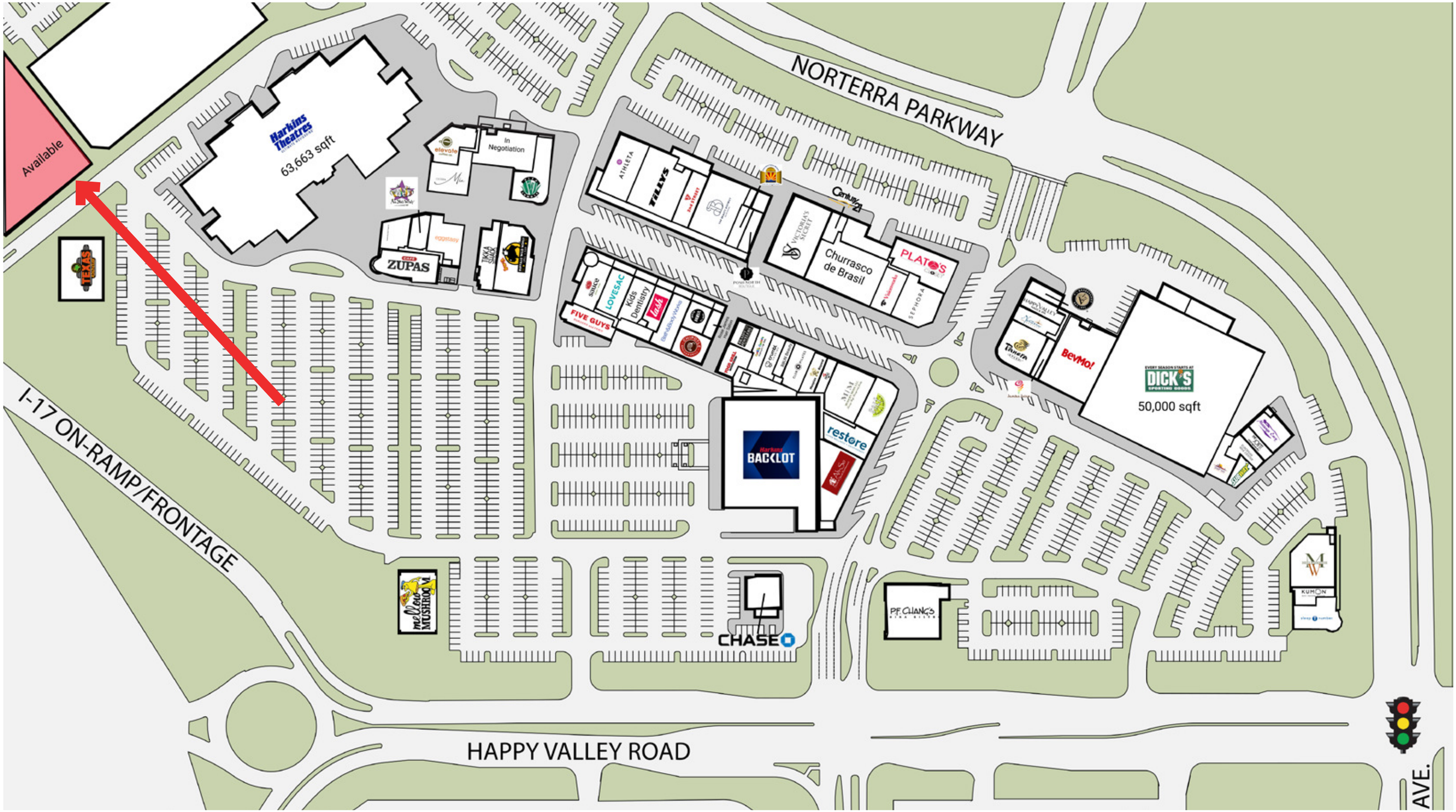
THE SHOPS AT NORTERRA



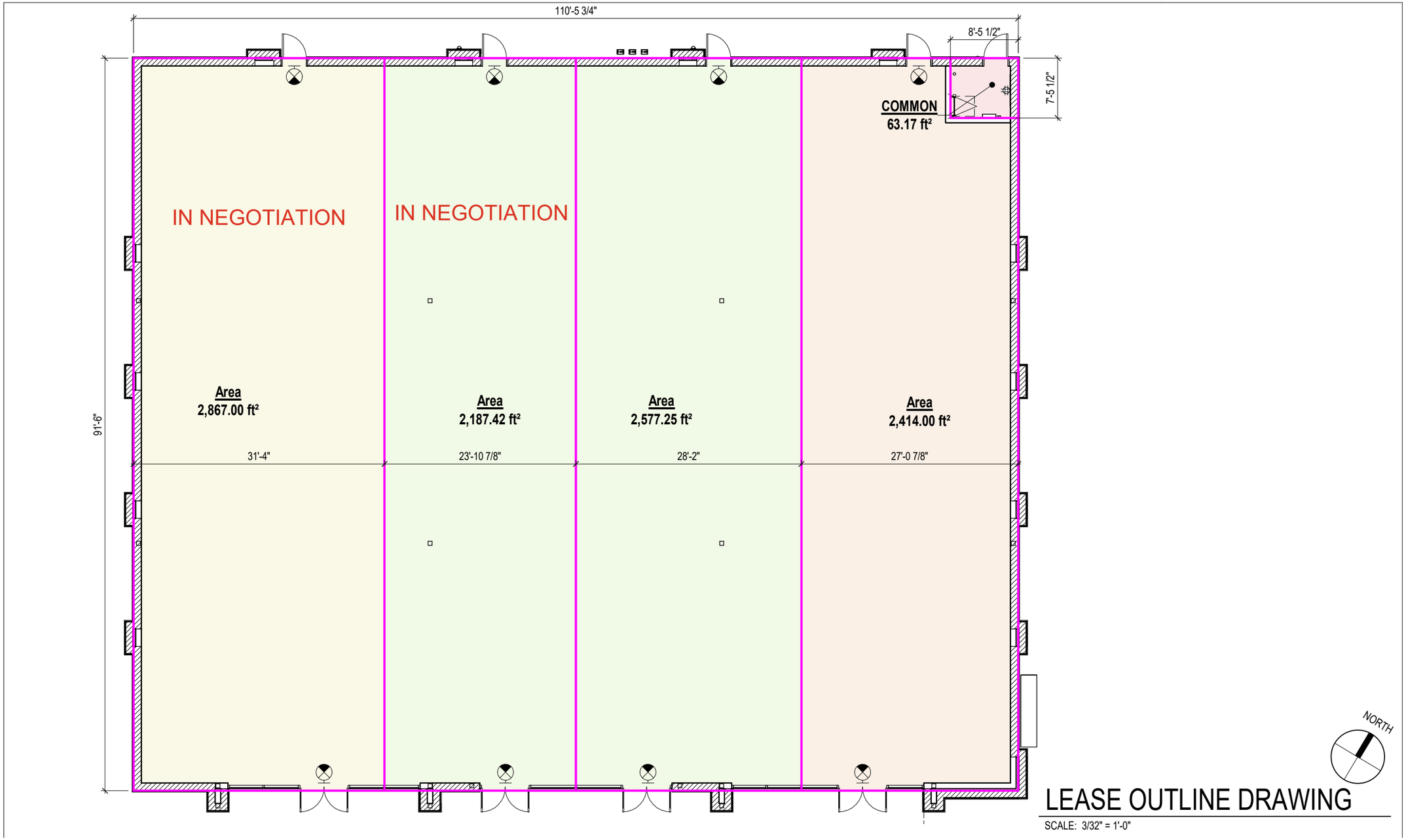
SITE PLAN



NORTERRA PARKWAY
Available
Harkins Theatres
63,663 sqft
In Negotiation
ZUPAS
ATHLETA
TILLYS
Churrasco de Brasil
PLATO'S
SEPHORA
LOVESAC
Kids Dentistry
FIVE GUYS
BevMo!
DICK'S
50,000 sqft
restore
BACKLOT
I-17 ON-RAMP/FRONTAGE
CHASE
PF CHANG'S
HAPPY VALLEY ROAD
AVE.

AVAILABLE PAD LOD

2,500-7,500 SF End-Cap Opportunity Available to Lease

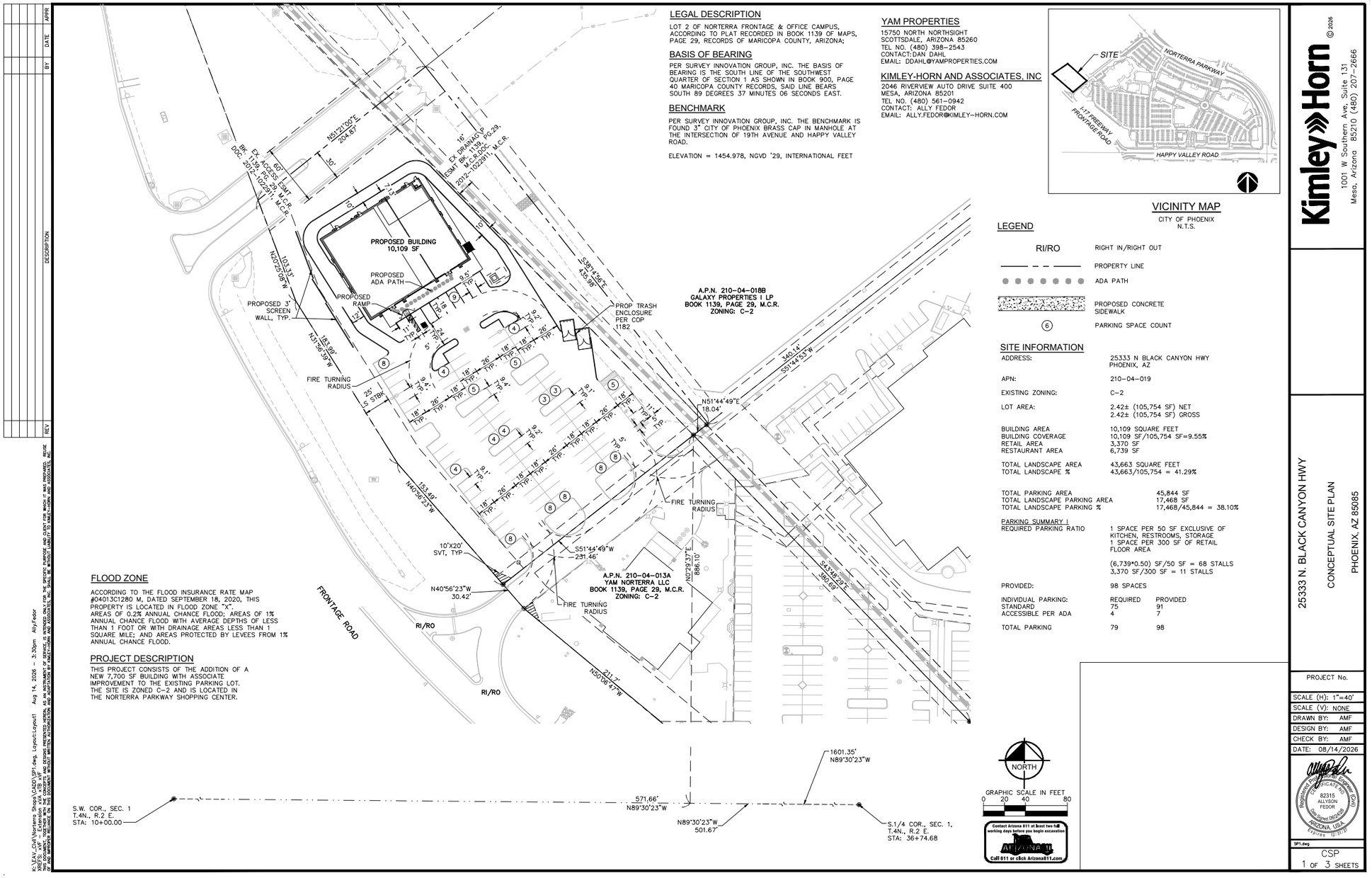


LEASE OUTLINE DRAWING

SCALE: 3/32" = 1'-0"

AVAILABLE PAD SITE PLAN

10,000+ SF Building with 2,500-7,500 SF Now Available to Lease



LEGAL DESCRIPTION

LOT 2 OF NORTERRA FRONTAGE & OFFICE CAMPUS, ACCORDING TO PLAT RECORDED IN BOOK 1139 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, INC. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 AS SHOWN IN BOOK 900, PAGE 40 MARICOPA COUNTY RECORDS, SAID LINE BEARS SOUTH 89 DEGREES 37 MINUTES 06 SECONDS EAST.

BENCHMARK

PER SURVEY INNOVATION GROUP, INC. THE BENCHMARK IS FOUND 3" CITY OF PHOENIX BRASS CAP IN MANHOLE AT THE INTERSECTION OF 19TH AVENUE AND HAPPY VALLEY ROAD.

ELEVATION = 1454.978, NGVD '29, INTERNATIONAL FEET

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1280 M, DATED SEPTEMBER 18, 2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE ADDITION OF A NEW 7,700 SF BUILDING WITH ASSOCIATE IMPROVEMENT TO THE EXISTING PARKING LOT. THE SITE IS ZONED C-2 AND IS LOCATED IN THE NORTERRA PARKWAY SHOPPING CENTER.

YAM PROPERTIES
15750 NORTH NORTHSIGHT
SCOTTSDALE, ARIZONA 85260
TEL NO. (480) 398-2543
CONTACT: DAN DAHL
EMAIL: DDAHL@YAMPROPERTIES.COM

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DRIVE SUITE 400
MESA, ARIZONA 85201
TEL NO. (480) 561-0942
CONTACT: ALLY FEDOR
EMAIL: ALLY.FEDOR@KIMLEY-HORN.COM

VICINITY MAP
CITY OF PHOENIX
N.T.S.

LEGEND

RI/RO	RIGHT IN/RIGHT OUT
	PROPERTY LINE
	ADA PATH
	PROPOSED CONCRETE SIDEWALK
(6)	PARKING SPACE COUNT

SITE INFORMATION

ADDRESS:	25333 N BLACK CANYON HWY PHOENIX, AZ
APN:	210-04-019
EXISTING ZONING:	C-2
LOT AREA:	2.42± (105,754 SF) NET 2.42± (105,754 SF) GROSS
BUILDING AREA	10,109 SQUARE FEET
BUILDING COVERAGE	10,109 SF/105,754 SF=9.55%
RETAIL AREA	3,370 SF
RESTAURANT AREA	6,739 SF
TOTAL LANDSCAPE AREA	43,663 SQUARE FEET
TOTAL LANDSCAPE %	43,663/105,754 = 41.29%

TOTAL PARKING AREA	45,844 SF
TOTAL LANDSCAPE PARKING AREA	17,468 SF
TOTAL LANDSCAPE PARKING %	17,468/45,844 = 38.10%

PARKING SUMMARY I

REQUIRED PARKING RATIO	1 SPACE PER 50 SF EXCLUSIVE OF KITCHEN, RESTROOMS, STORAGE 1 SPACE PER 300 SF OF RETAIL FLOOR AREA (6,739*0.50) SF/50 SF = 68 STALLS 3,370 SF/300 SF = 11 STALLS	
PROVIDED:	98 SPACES	
INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	75	91
ACCESSIBLE PER ADA	4	7
TOTAL PARKING	79	98

Contact Arizona 811 at least two full working days before you begin excavation
Arizona 811
Call 811 or click Arizona811.com

Kimley»Horn © 2026
1001 W Southern Ave, Suite 131
Mesa, Arizona 85210 (480) 207-2666

25333 N. BLACK CANYON HWY
CONCEPTUAL SITE PLAN
PHOENIX, AZ 85085

PROJECT No.

SCALE (H):	1"=40'
SCALE (V):	NONE
DRAWN BY:	AMF
DESIGN BY:	AMF
CHECK BY:	AMF
DATE:	08/14/2026

Registered Professional Engineer
CERTIFICATE NO.
82315
ALLYSON FEDOR
Date Signed 08/14/26
ARIZONA, U.S.A.
Expires 12/31/27

SP1.dwg

CSP
1 OF 3 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\EAV_Civil\Norterra Shops\CADD\SP1.dwg, Layout:Layout1 Aug 14, 2026 - 3:30pm AlyFedor
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AERIAL OVERVIEW



LEGEND

- Norterra Campus
- Union Street Dev.
- USAA Campus
- Future Retail
- Existing Retail
- Residential *(Single-Family)*
- Multi-Family
- Office
- Medical