

LOS ALTOS RANCH MARKET CENTER

6730-6750 W. Camelback Road | Glendale, AZ 85303

CAMCRE.



1,350 SF AVAILABLE

CAPITAL ASSET MANAGEMENT
2701 E. Camelback Rd. • Suite 170 • Phoenix, AZ 85016

SITE SOURCE
RETAIL BROKER NETWORK

NATALIE JAAFAR
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PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- 1,350 SF Retail Space Available
- Anchored by high-volume Los Altos Ranch Market
- Diverse Tenant mix driving consistent daily traffic
- Excellent Visibility along high-traffic Camelback Road
- Signalized intersection with easy access and circulation
- 468,000+ population within 3-mile trade area intersection,

TRAFFIC COUNTS

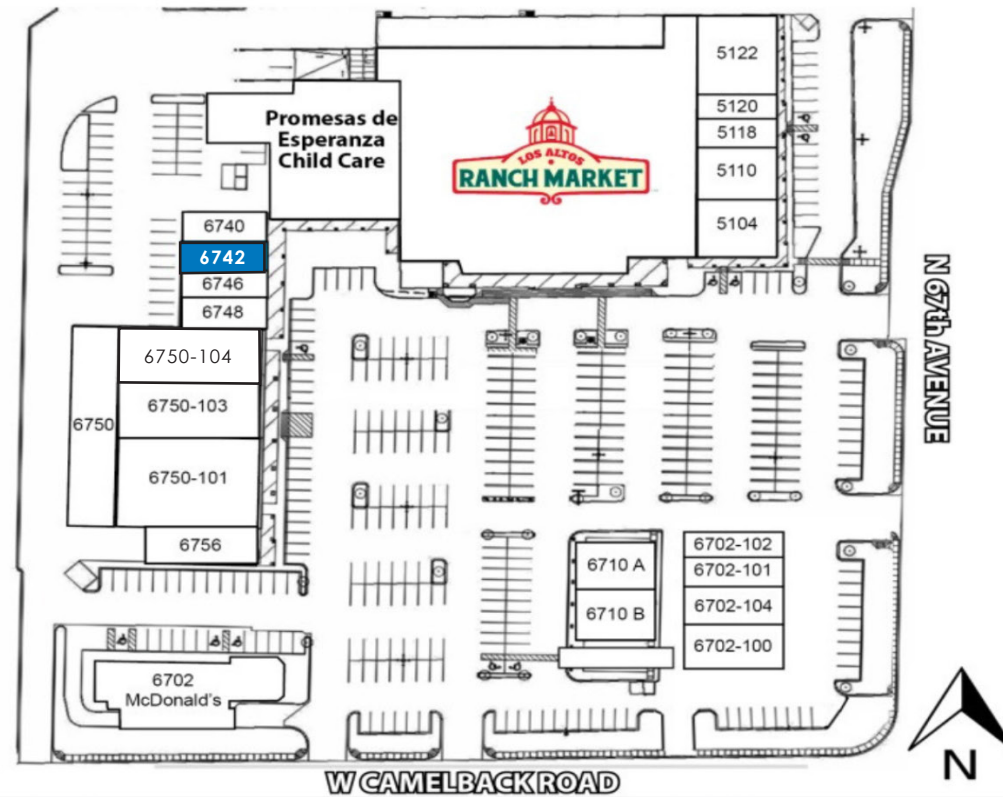
N 67th Avenue: 23,746 VPD E Camelback Road: 40,545 VPD

S 67th Avenue: 24,759 VPD W Camelback Road: 24,240 VPD

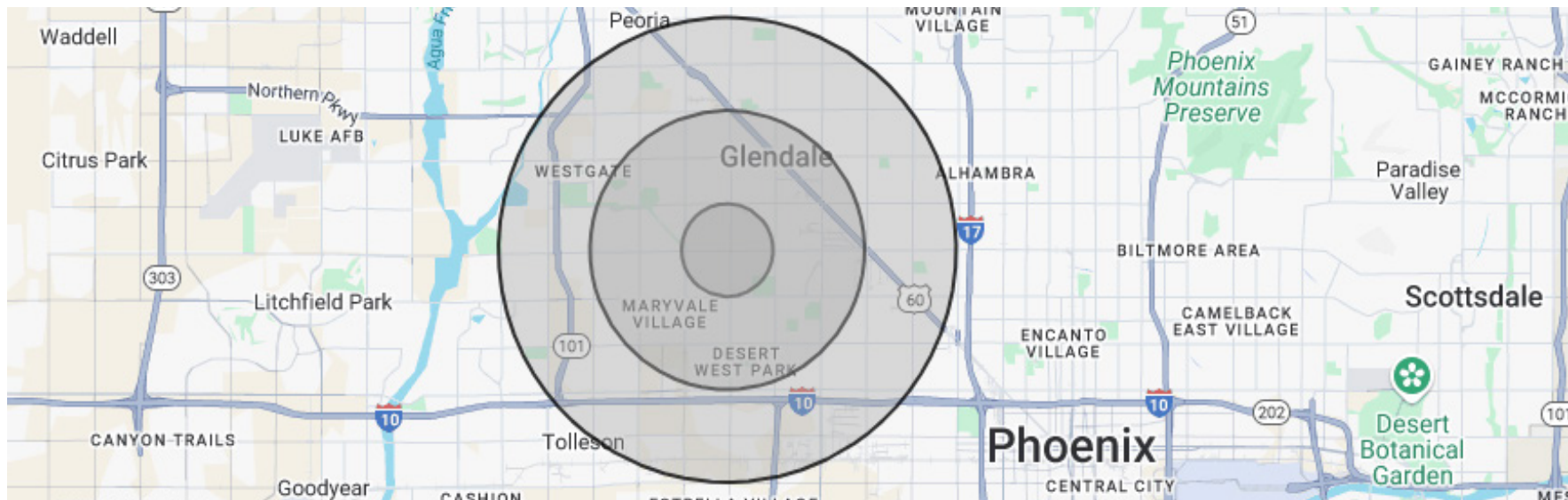
NEIGHBORING TENANTS



SITE PLAN



Shop	Tenant	SF	Shop	Tenant	SF
5104	AKOS-Urgent Care	2,551	6736	Promesas de Esperanza Child Care	5,253
5110	Law Offices of J.G. Winter	2,485	6740	Maricopa Ambulance	1,500
5118	Kim Nails	1,002	6742	AVAILABLE	1,350
5120	Isabel's Salon	1,002	6746	AT & T	1,370
5122	Ranchie Wash Laundry	3,802	6748	A-Affordable Insurance	1,550
6702-100	SOMOS Dental	1,972	6750	Warehouse - Los Altos	3,424
6702-102	Cricket Wireless	1,200	6750-104	Bookoff U.S.A	4,992
6702-101	UPS	1,191	6705-103	SOMOS Orthodontics	4,576
6702-104	Wingstop	2,700	6750-101	Dollar Tree	10,000
6710 A	Happy Kid's Pediatrics	2,500	6756	T & Y Hawaiian BBQ	2,404
6710 B	La Michoacana	3,068	6702	McDonald's	4,125
6730	Los Altos Ranch Market	42,881			



DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2029 Projection	29,674	224,362	504,883
Current Year	27,614	208,706	468,293
Growth Current Year - 2029	1.5%	1.5%	1.6%
HOUSEHOLDS	1-MILE	2-MILE	3-MILE
2029 Projection	8,133	63,010	149,861
Current Year	7,554	58,549	138,630
Growth Current Year - 2029	1.5%	1.5%	1.6%
INCOME	1-MILE	2-MILE	3-MILE
Avg Household Income	\$71,050	\$66,440	\$69,330
Median Household Income	\$53,536	\$52,272	\$54,530