

LOS ALTOS RANCH MARKET CENTER

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

CAMCRE.



1,370 - 4,992 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

- 1,370 - 4,992 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

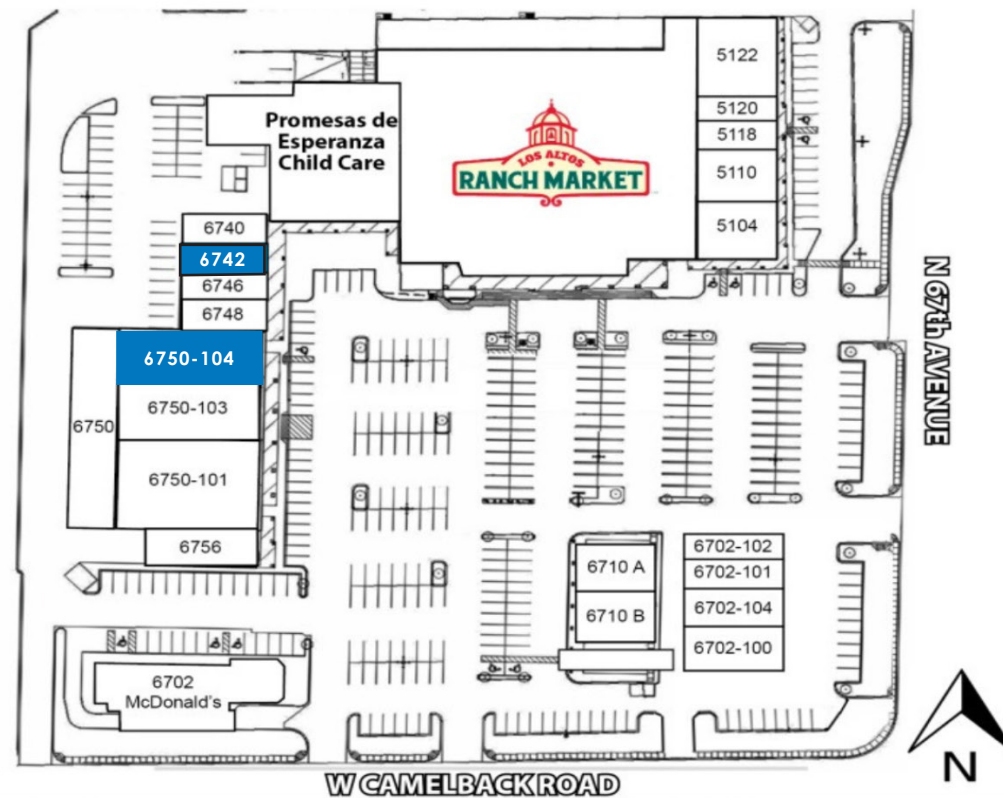
N 67th Avenue: 23,746 VPD E Camelback Road: 40,545 VPD

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

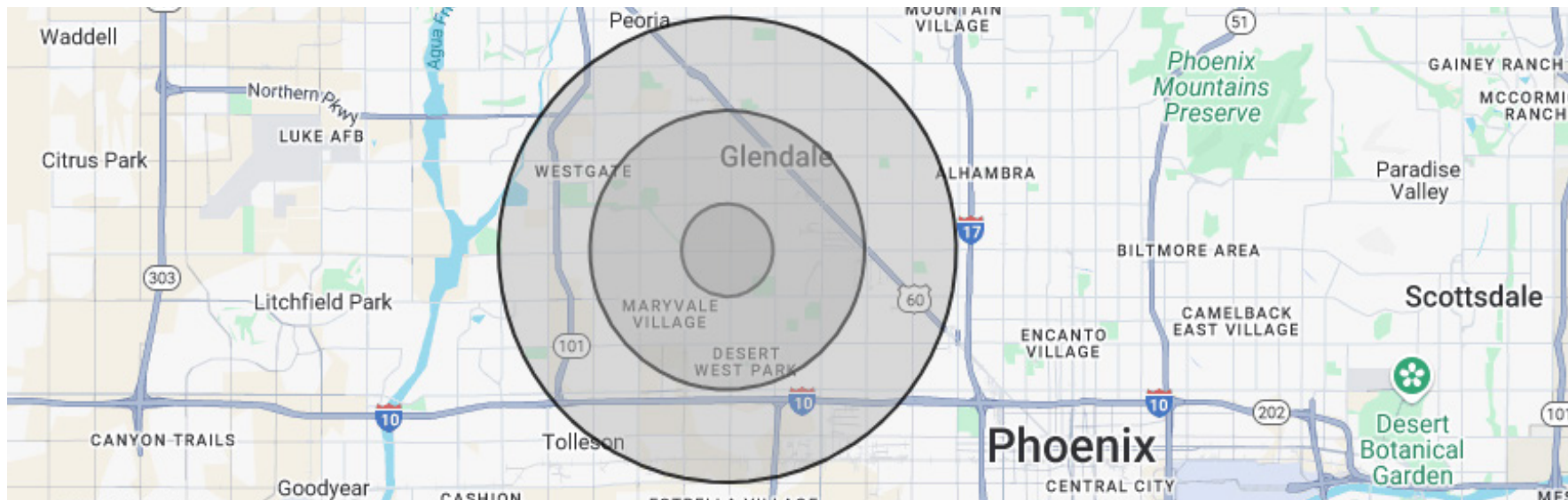
NEIGHBORING TENANTS



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 (7/30/26)	1,370
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	AVAILABLE	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