

Argento on 67th

67th Ave & Pinnacle Peak Rd
Glendale, AZ 85310



New commercial development in Arrowhead

23423 N 67th Avenue, Glendale, AZ 85310 | Delivering in late 2024



Conceptual rendering

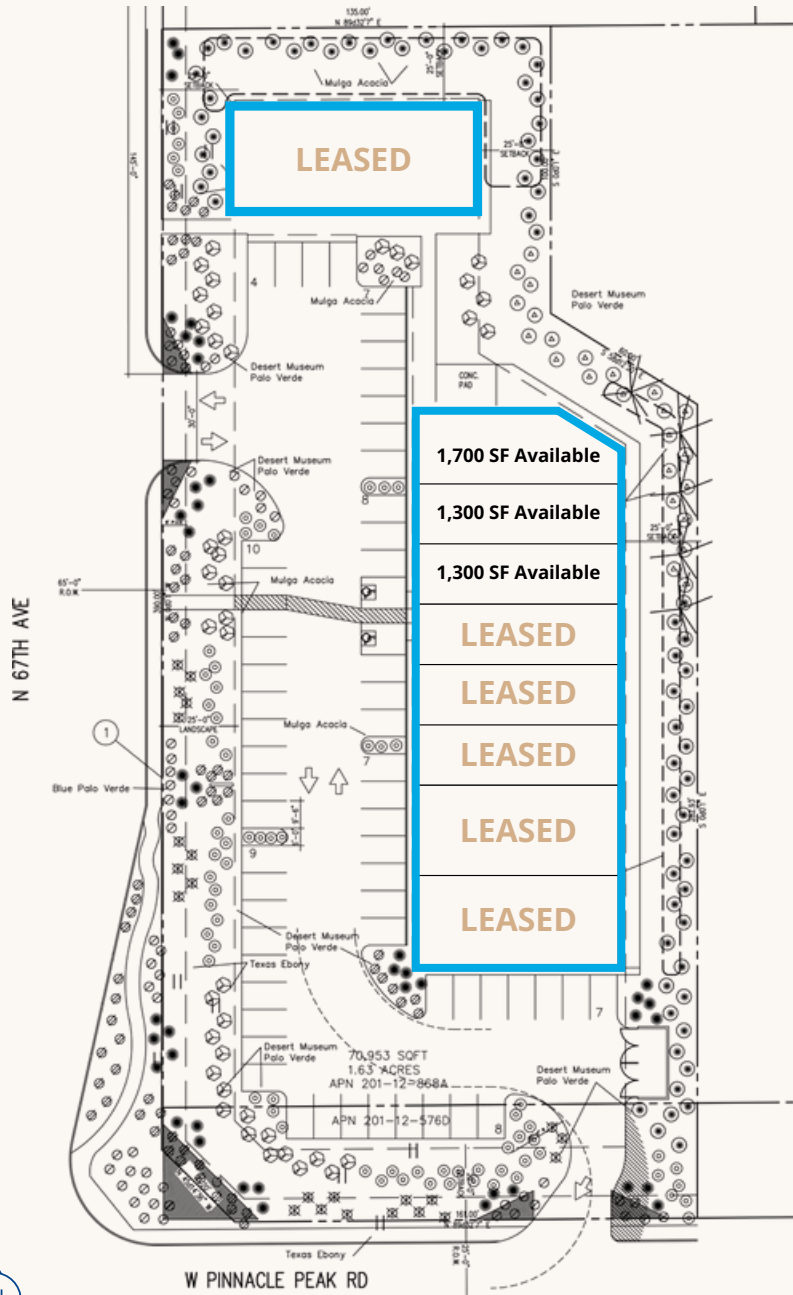
Property Highlights

- Retail or medical shop space available
- High growth area
- Average household income \$160,000 within 5 miles
- Zoned C-1
- 67th avenue widening to six lanes

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Conceptual Site Plan



DEMOGRAPHICS WITHIN 5 MILES



Current Population
201,717



Annual Growth 2010-2023
1.1%



Daytime population
56,209



Average household income
\$160,621



Peoria Sunrise Mountain Preserve

Happy Valley School

Terramar Academy of the Arts

Happy Valley Rd ±33,293 VPD

Glendale Community College North



Las Brisas Elementary School

Bayer Private School



Shops Available

Pinnacle Peak Rd

Pinnacle Peak Rd



Pinnacle Pointe Academy

Mountain Ridge High School



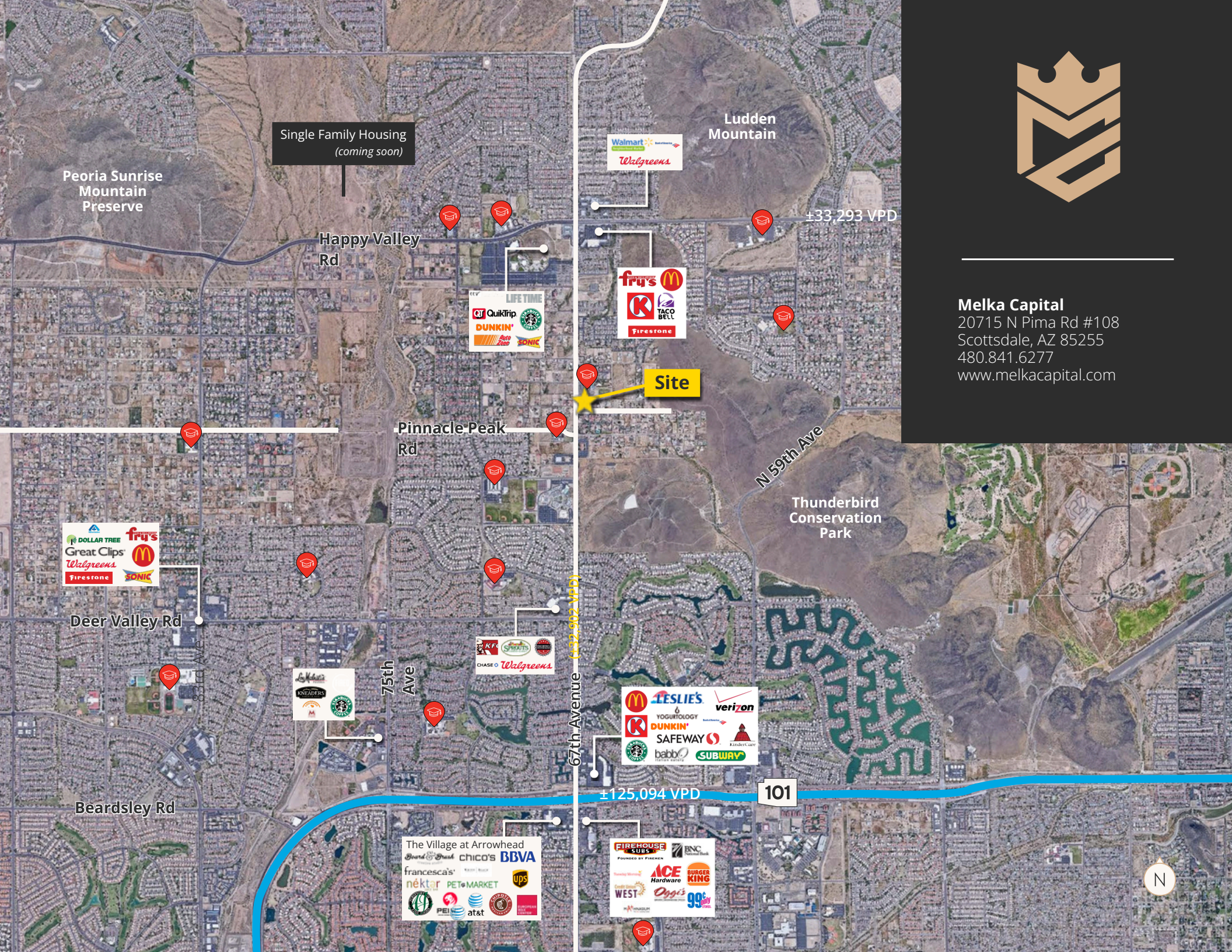
±32,902 VPD

Copper Creek Elementary School





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Single Family Housing
(coming soon)

Peoria Sunrise
Mountain
Preserve

Ludden
Mountain

±33,293 VPD

Happy Valley
Rd

Site

Pinnacle Peak
Rd

N 59th Ave

Thunderbird
Conservation
Park

DOLLAR TREE
Great Clips
Walgreens
Fry's
McDonald's
Firestone
SONIC

Deer Valley Rd

83rd Ave

75th
Ave

67th Avenue (±33,902 VPD)

McDonald's
TESLIE'S
verizon
DUNKIN'
SAFEMART
babbo
SUBWAY

±125,094 VPD

101

Beardsley Rd

The Village at Arrowhead
Board & Dash
francesca's
nēktar
PET-MARKET
ups
chico's
BBVA
PEI
at&t

FIREHOUSE
SUBS
ACE
Hardware
BURGER
KING
Oggi's
99¢
only

