

CACTUS CROSSINGS

6630 - 6670 W CACTUS RD, GLENDALE, AZ 85304

RETAIL SPACES FOR LEASE

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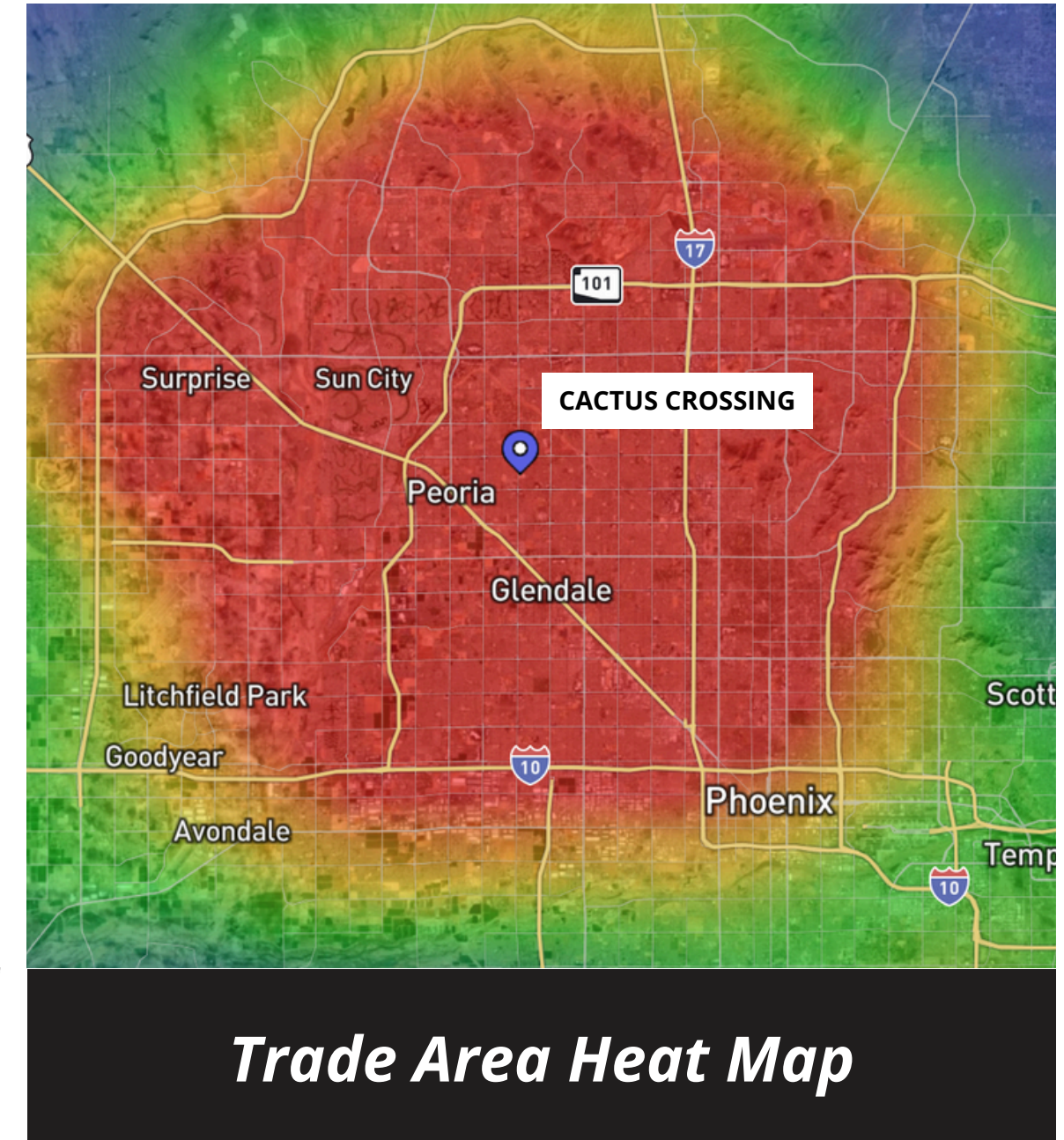
LOCATION

Located at the high-traffic intersection of 67th Avenue and Cactus Road, this vibrant retail center offers prime exposure in the heart of Glendale. Anchored by a diverse mix of established businesses - including restaurants, specialty shops, wellness services, and entertainment venues - the center boasts excellent visibility, ample parking, and consistent foot traffic. With flexible lease options, and a welcoming community atmosphere, this is an ideal opportunity for retailers, service providers, or boutique concepts looking to thrive in a dynamic commercial hub.

PROPERTY HIGHLIGHTS

- +/- 390 Parking Spaces (4.25 / 1,000 SF)
- 37,546 SF of Anchor Retail Space
- Zoning: C-2
- 50,172 VPD

NEARBY MAJOR RETAILERS



Trade Area Heat Map

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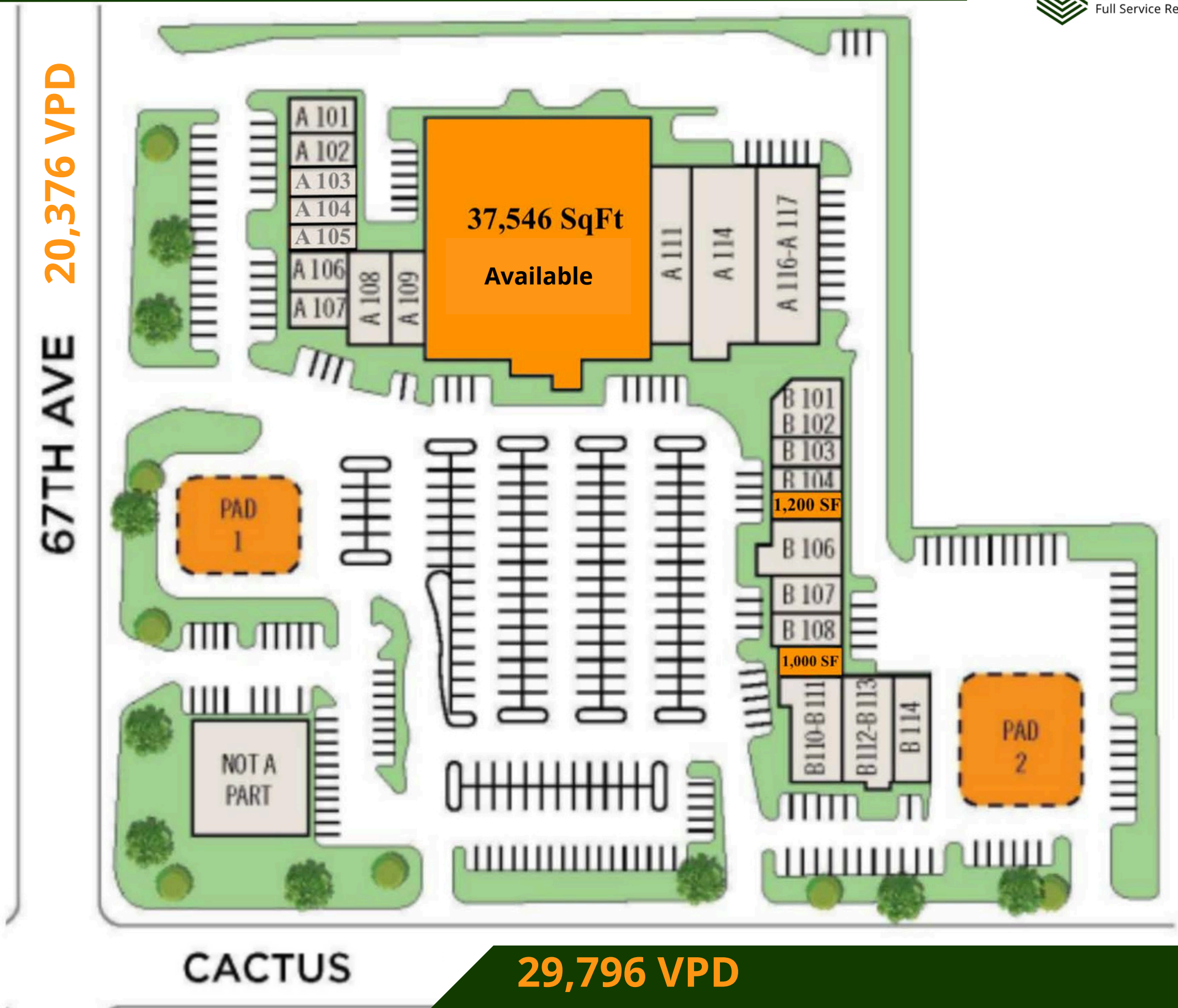
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SITE PLAN

- **37,546 SF Anchor Space**
 - Ideal for a regional tenant or entertainment concept
- **1,200 SF & 1,000 SF Inline Suites**
 - Perfect for boutique retail, service, or office use
- **PAD Opportunities**
 - Flexible configurations for drive-thru, patio dining, or specialized retail concepts

LEGEND

Available



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AREA STATISTICS



HOUSEHOLD INCOME & HOME VALUES

	1 Mile	3 Miles	5 Miles
Median Household Income	\$76,980	\$68,537	\$61,772
Avg Home Values	\$493,166	\$453,109	\$434,150
Median Home Value	\$462,450	\$415,000	\$410,000



POPULATION

	1 Mile	3 Miles	5 Miles
Population	21,165	186,414	516,235
Population 18+	16,389	144,800	400,568
Median Age	40	37	38



HOUSEHOLD STATISTICS

	1 Mile	3 Miles	5 Miles
Bachelors Degree or Higher	29.22%	21.84%	23.97%
Total Households	7,212	66,705	194,957



EMPLOYMENT DATA

	1 Mile	3 Miles	5 Miles
Employment Rate	65.67%	64.32%	63.94%
White Collar	71.94%	74.08%	72.50%
Blue Collar	28.06%	25.92%	27.50%

2023 Demographic Data from US Census and Maricopa County Tax Records

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TENANT MIX

Suite	Tenant	Square Footage	Description
A101	Thai Therapeutic Reflexology	1,200	Massage Parlor
A102	Barbershop	1,177	
A103 - A107	AZ Smokers	6,973	Tobacco & Vape Retailer
A108	Burgers and Brews	3,398	Sports Restaurant and Bar
A109	Hookah	1,000	
A110	Vacant	37,546	Formerly Big Lots
A111	Sally Beauty	4,870	Beauty Supply Store
A112 - A115	Anytime Fitness	8,130	Gym
A116 - A117	Tones N Bones	6,500	Non-Profit
B101	Pho Thien Long	2,305	Vietnamese Restaurant
B103	Salon	1,200	
B104	Four Seasons Flowers	1,200	
B105	Vacant	1,200	Formerly Piercing

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TENANT MIX

Suite	Tenant	Square Footage	Description
B106	Warner Family Chiropractor	2,040	
B107	Medical Spa	1,800	
B108	Lucky's Pizza	1,800	Pizza Restaurant
B109	Vacant	1,000	Formerly Tattoo Studio
B110 - B111	Alexander's Abilities	3,000	Adult Care and Training Programs
B112 - B113	360 PT Management	3,824	Physical Therapy
B114	Tropical Sno	1,400	Snow Cones

ADDITIONAL INFORMATION

Center Name: Cactus Crossing

Year Built: 1987

Property Type: Commercial Retail Center

Total Land Area: +/- 17.34 Acres

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LEASING INFORMATION

Lease Term: 3 - 10 Years

Lease Type: NNN

Building GLA: 91,563 SF

Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	LEASE TERM
A-110	37,546 SF	CALL FOR PRICING	NEGOTIABLE
B-105	1,200 SF	\$26 / SF / YR	3 - 10 Years
B-109	1,000 SF	\$30 / SF / YR	3 - 10 Years

VACANT PADS FOR LEASE

PAD	SIZE	ZONING	LEASE RATE	LEASE TERM
Pad 1	22,186 SF	C-2	CALL FOR PRICING	NEGOTIABLE
Pad 2	26,345 SF	C-2	CALL FOR PRICING	NEGOTIABLE

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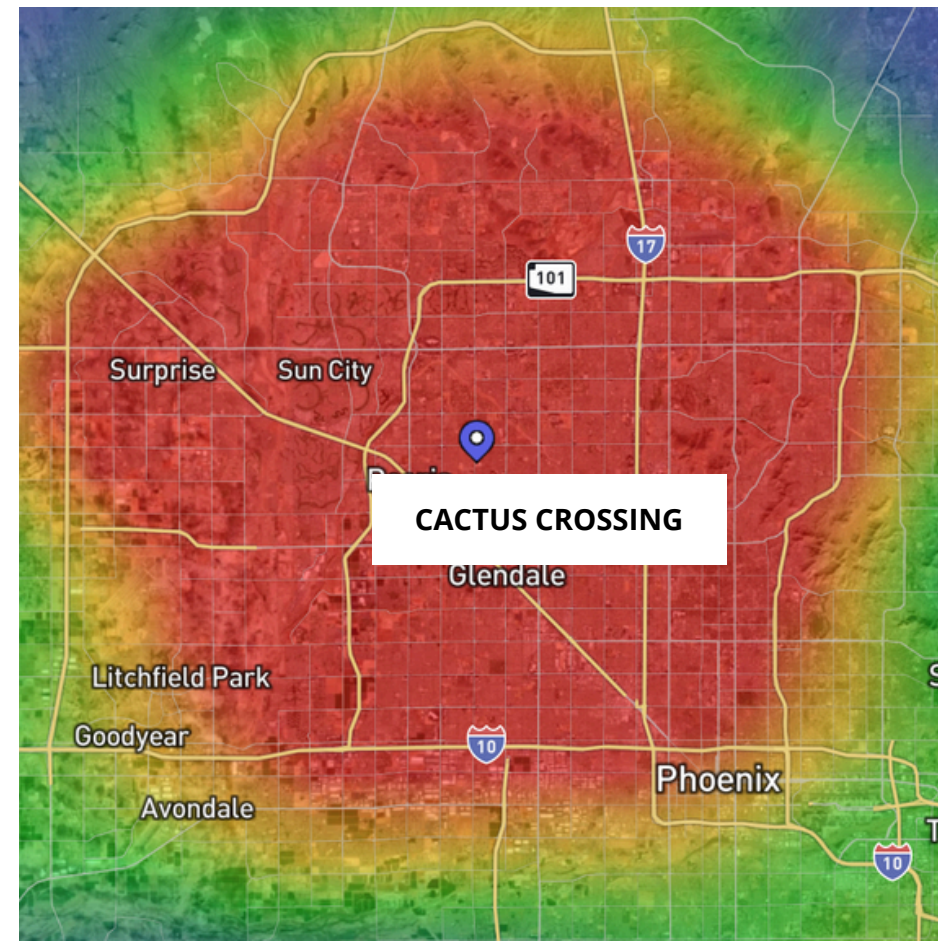
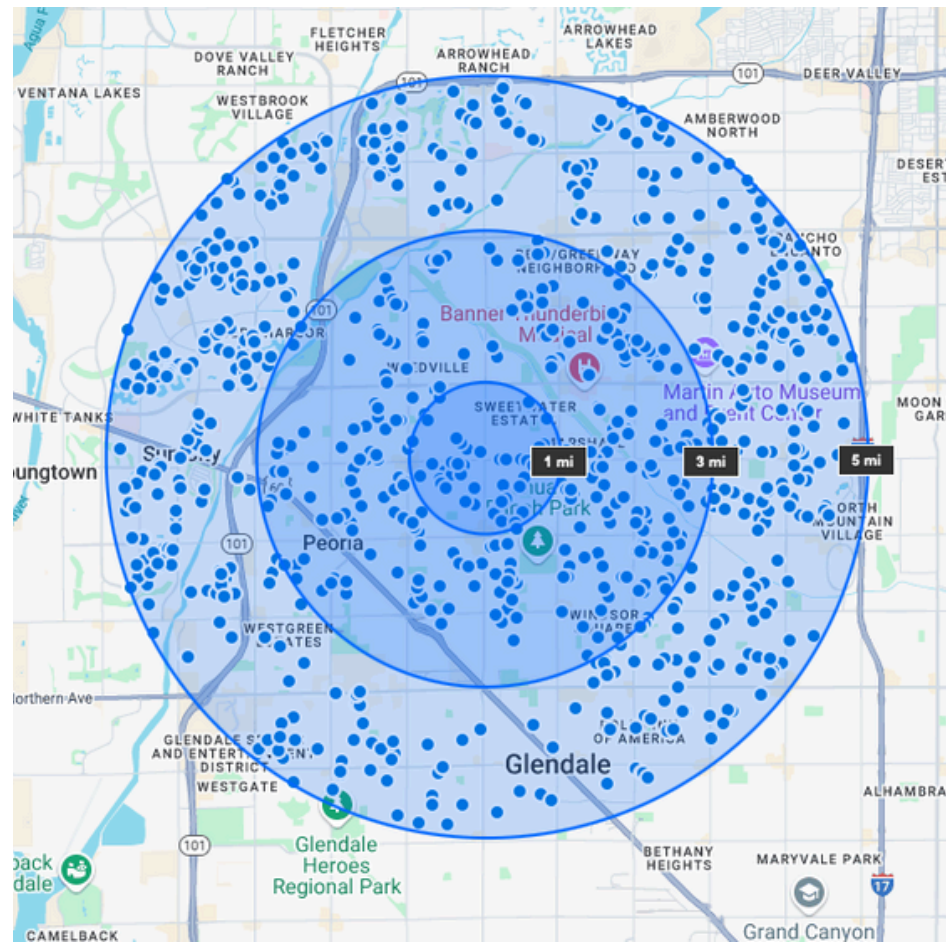
TRADE AREA ANALYSIS

Cross Street Traffic Counts: 67th Ave: 20,376 VPD

Monthly Visits: March 2025

Cactus Rd: 29,796 VPD

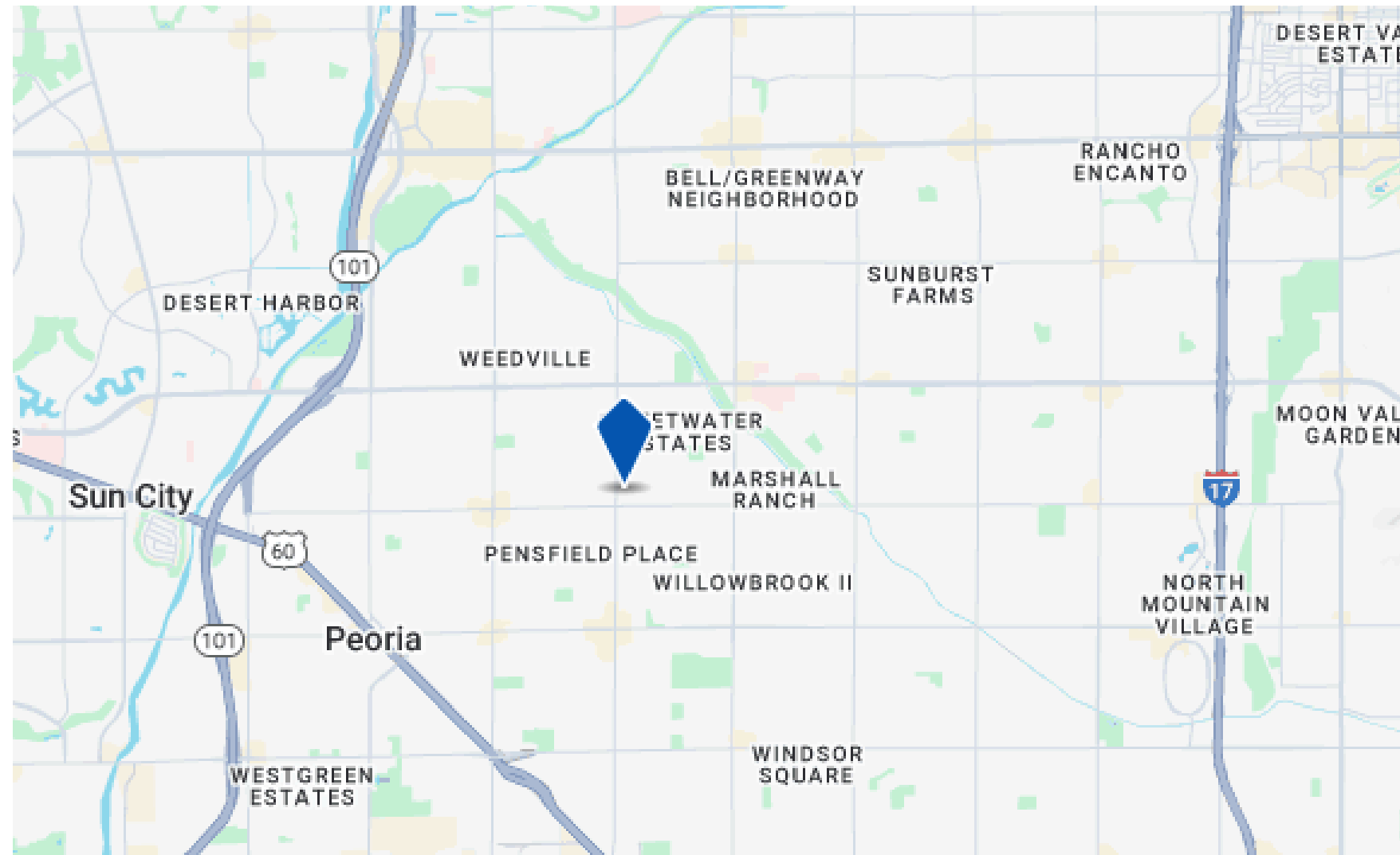
48.2 K Monthly Visits (With Vacant Anchor Space)



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