



CITADELLE PLAZA

THIS UPSCALE SHOPPING CENTER IN GLENDALE'S ARROWHEAD RANCH IS HOME TO MANY EATERIES, BOUTIQUES, HEALTH & BEAUTY COMMERCIAL REAL ESTATE OPTIONS.

Honeywell & Midwestern University's 144-acre, five-college campus are located just across the street.

 19420 N 59TH AVE | GLENDALE, AZ



FOR MORE INFORMATION PLEASE CONTACT:

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KENNY**

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**ESTIMATED
POPULATION**
(5 MILE RADIUS)

288,827



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$108,510



YEAR BUILT

2007



AT A GLANCE



CO-TENANTS



COMMON AREA EXPENSES (NNNS) | \$8.04 PSF (2026)

AVAILABLE UNITS

C269

788 SF

AVAILABLE
IMMEDIATELY

OFFICE



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

PROPERTY HIGHLIGHTS

- ✓ A 104,348 SF neighborhood center consisting of a dynamic mix of restaurant, retail & service concepts.
- ✓ Strategically located next to Midwestern University & less than 1 mile from Loop 101 & the Abrazo Arrowhead Campus

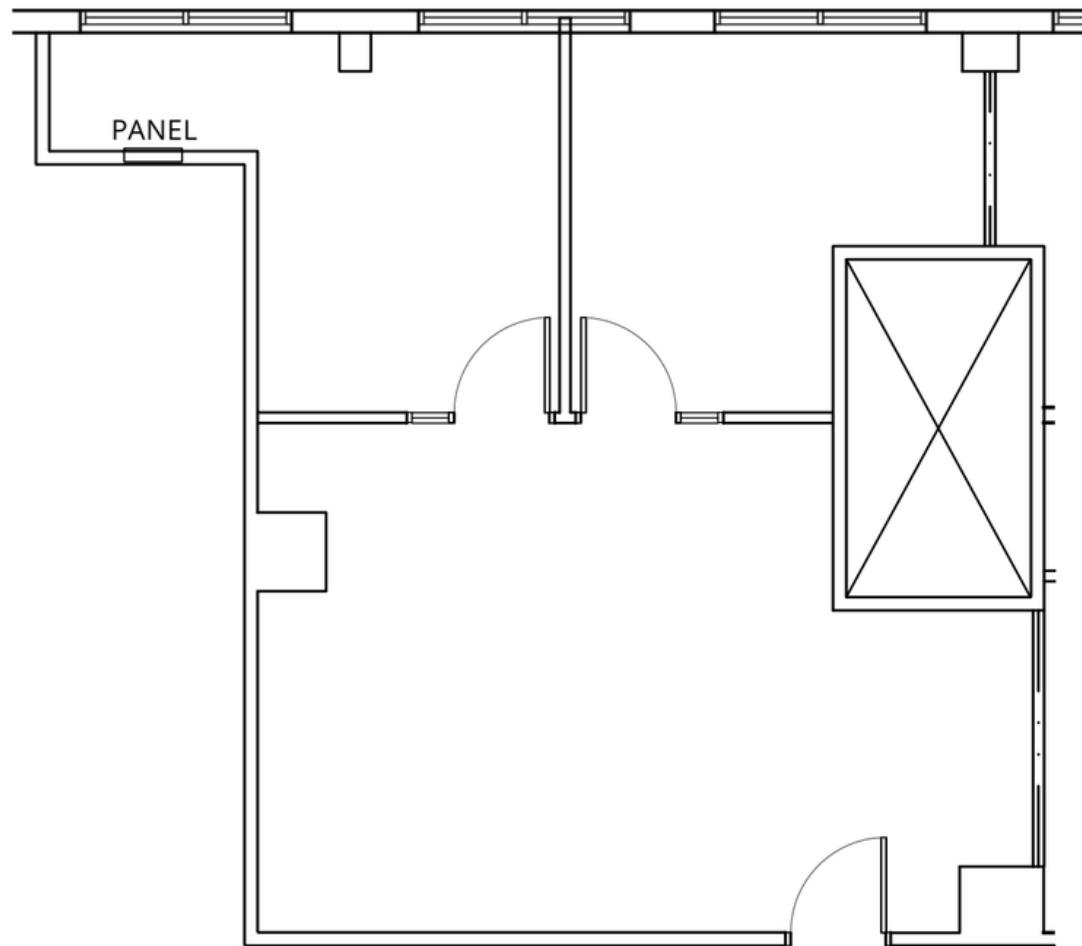
AREA CO-TENANTS



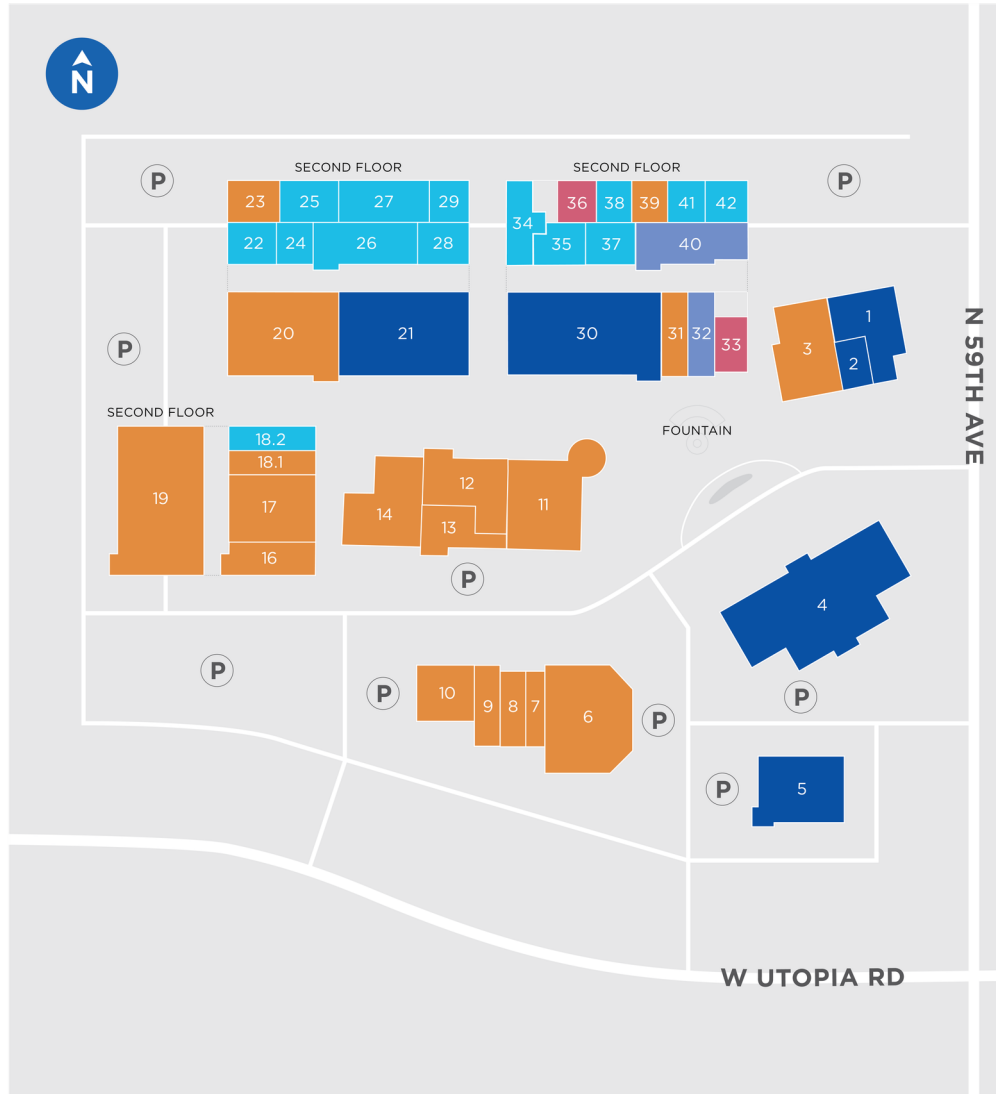
FLOOR PLAN

OFFICE SPACE C269 | #36 | 788 SF

19420 N 59TH AVE | GLENDALE, AZ



SITE MAP | CITADELLE PLAZA



SERVICE

- 8 Advanced Beauty and Wellness
- 3 Arrowhead Foothills Dentistry
- 13 Elements Massage
- 18.1 Estetika by Jelena
- 16 Evermore Tattoo Studio
- 11 Family Eyecare of Glendale
- 17 Fit Mind Body
- 6 Foothills Sports Medicine Physical Therapy
- 31 Foundry Yoga
- 10 Hennon Internal Medicine
- 7 Pure Barre Glendale
- 32 Rejuvenate Mind & Body
- 12 Simplicity Laser
- 9 Stein Chiropractic
- 13 The Aesthetic Edge
- 39 Thermal Imaging Center
- 14 Underground Fitness
- 20 United Defense Tactical (coming soon)
- 19 Vivaldi Salon Suites

OFFICE

- 37 Balanced Mind
- 24 Evergreen Pest Control
- 38 Farmers Insurance - The John Salem Agency
- 29 Fleming Wealth Strategies, LLC
- 27 Glendale/Strong Tower Insurance
- 35 Ian W. Hasegawa, Esq. MBA - Attorney at Law - HP Law
- 26 Magnus Title Agency
- 25 McBee Advisors, LLC
- 28 Missions Door
- 22 Senior Helpers
- 41 State Farm Insurance | Tyler Crawford Agency
- 18.2 Terry's Real Estate Investments
- 42 Valley Network Technologies
- 34 Wilde Wealth Management Group

FOOD

- 5 Biscuits Café
- 1 Carambas Mexican Food
- 2 Gold Brew Coffee Bar
- 30 Pizzicata Pizzeria Ristorante
- 21 The Melting Pot
- 4 Zipps Sports Grill

SHOPS

- 40 Bella Lily Bridal

AVAILABLE

- 33 909 SF (retail)
- 36 788 SF (office)

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Evermore Tattoo Studio	CITA100	926 SF	Retail - Net	16
Fit Mind Body	CITA103	2,828 SF	Retail - Net	17
Estetika by Jelena	CITA104	2,271 SF	Retail - Net	18.1
Terry's Real Estate	CITA105	3,135 SF	Retail - Net	18.2
Vivaldi Salon Suites	CITA201	8,771 SF	Retail - Net	19
United Defense Tactical	CITB106	4,782 SF	Retail - Net	20
The Melting Pot	CITB113	6,454 SF	Retail - Net	21
Senior Helpers	CITB221	1,218 SF	Office - Net	22
The Aesthetic Edge	CITB225	658 SF	Office - Net	23
Magnus Title Agency	CITB233	3,395 SF	Office - Net	26
Mission Door	CITB235	1,502 SF	Office - Net	28
Fleming Wealth Strategies	CITA239	874 SF	Office - Net	29
Strong Tower Insurance	CITB245	2,171 SF	Office - Net	27
McBee Advisors	CITB247	1,017 SF	Office - Net	25
Evergreen Pest Control	CITB249	890 SF	Office - Net	24
Pizzicata Pizzeria Ristorante	CITC117	6,459 SF	Retail - Net	30
The Foundry Yoga	CITC120, CITC121	2,623 SF	Retail - Net	31
Rejuvenate Mind & Body	CITC1122	1,280 SF	Retail - Net	32
Churchill's Fine Cigars	CITC123	909 SF	Retail - Net	33
Bella Lily Bridal	CITC249, CITC251	3,347 SF	Office - Net	40
Balanced Mind Counseling	C253	1,591 SF	Office - Net	37
Wilde Wealth Mangement Group	CITC261	2,048 SF	Office - Net	34
HP Law, LLC	CITC265	1,144 SF	Office - Net	35

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Farmers Insurance, John Salem Agency	CITC271	696 SF	Office - Net	38
Thermal Imaging Center	CITC273	621 SF	Office - Net	39
State Farm Insruance	CITC275	887 SF	Office - Net	41
Valley Network Technologies	CITC277	842 SF	Office - Net	42
Arrowhead Foothills Dentistry	CITD400, CIRD405	2,638 SF	Office - Net	3
Carambas Mexican Food	CITD410	3,082 SF	Retail - Net	1
Gold Brew Coffee Bar	CITD415	957 SF	Retail - Net	2
Underground Fitness	CITE500, CITE505	3,174 SF	Retail - Net	14
Simplicity Laser	CITE510	2,388 SF	Retail - Net	12
Elements Massage	CITE515	2,127 SF	Office - Net	13
Family Eyecare of Glendale	CITE525	4,836 SF	Office - Net	11
Zipps Sports Grill	CITF100, CITG100	9,165 SF	Retail - Net	4
Hennon Internal Medicine	CITH800	1,907 SF	Retail - Net	10
Stein Chiropractic	CITH810	1,242 SF	Office - Net	9
Advanced Beauty and Wellness	CITH815	1,190 SF	Retail - Net	8
Pure Barre	CITH820	1,430 SF	Retail - Net	7
Foothills Sports Medicine & Rehabilitation	CITH830	4,644 SF	Retail - Net	6
Biscuits Cafe	CITJ700	3,586 SF	Retail - Net	5
AVAILABLE				
AVAILABLE 7/1/26	CITC123	909 SF	Retail - Net	33
AVAILABLE IMMEDIATELY	CITC269	788 SF	Office - Net	36

PHOTOS

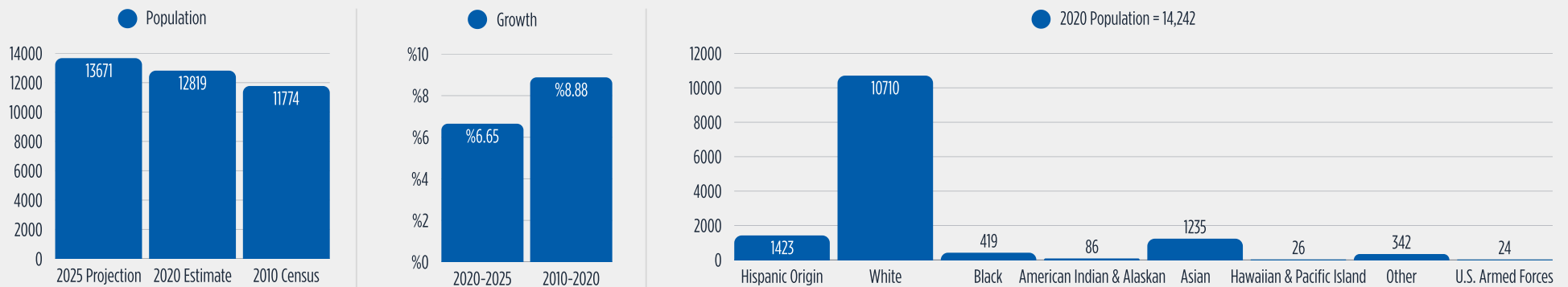


DEMOGRAPHICS

1 MILE RADIUS



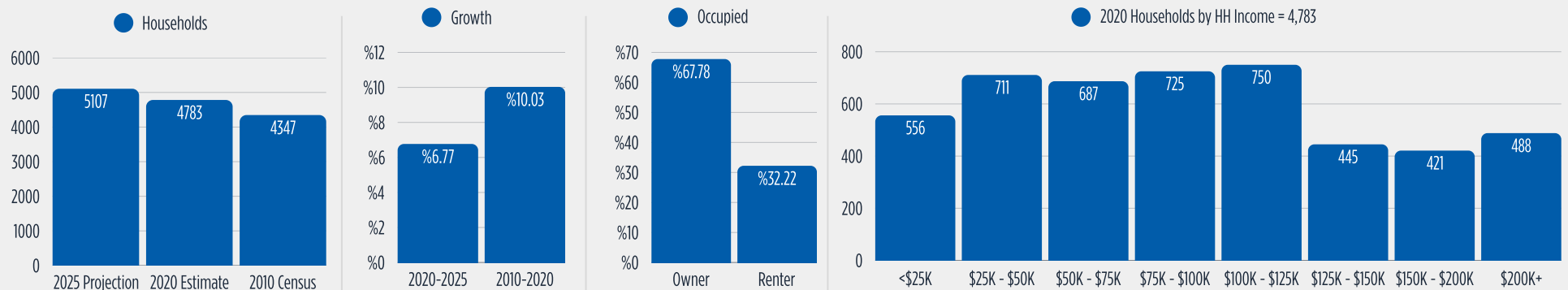
POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$106,384

2020 Med Household Income | \$90,086

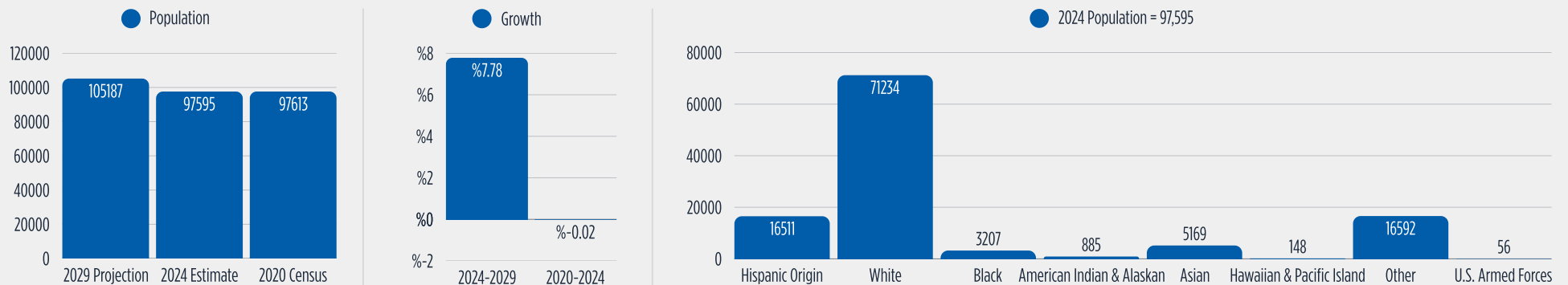


DEMOGRAPHICS

3 MILE RADIUS



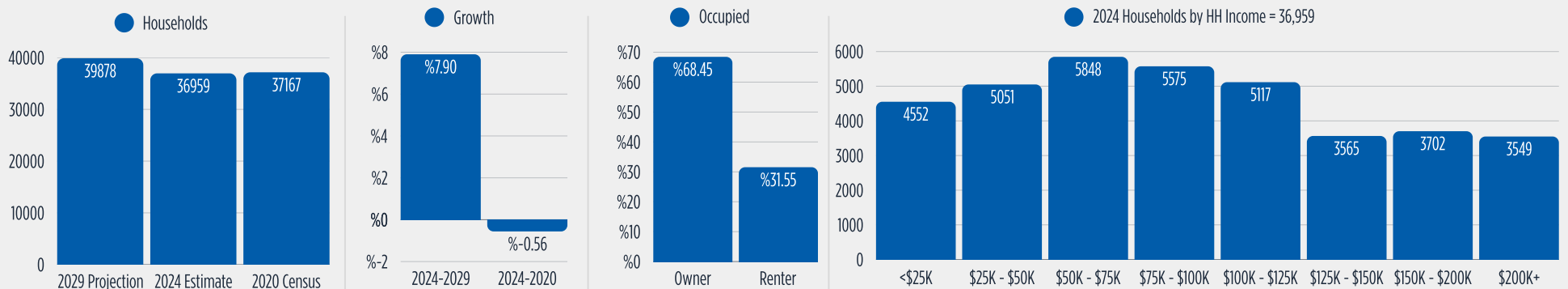
POPULATION



HOUSEHOLDS

2024 Avg Household Income | \$106,052

2024 Med Household Income | \$88,580

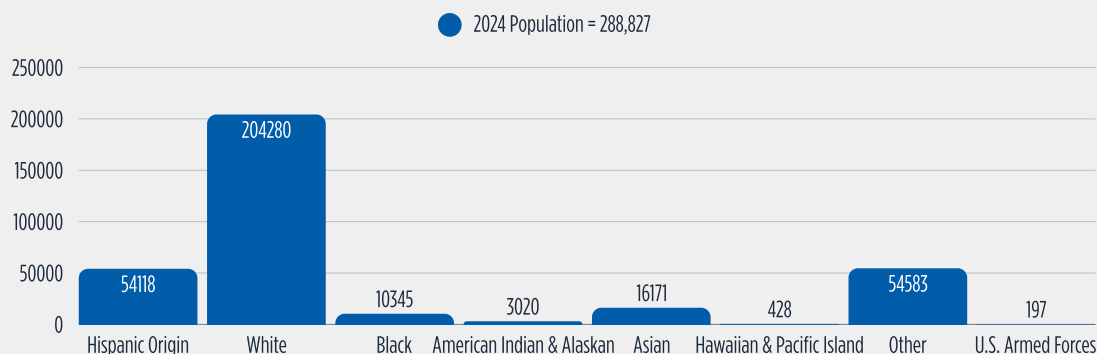
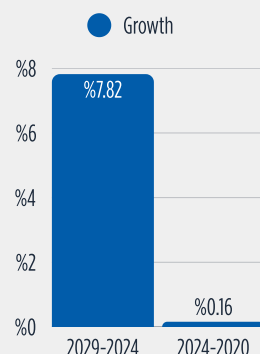
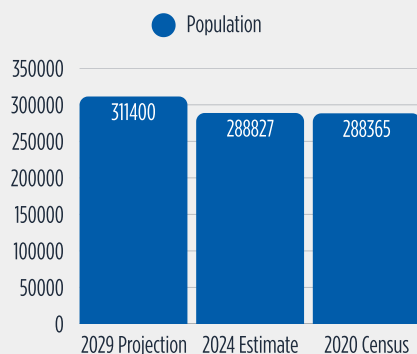


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2024 Avg Household Income | \$104,198

2024 Med Household Income | \$84,544

