

PALM VALLEY PAVILIONS WEST POWER CENTER

1380-1474 N LITCHFIELD ROAD | GOODYEAR, AZ



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PROPERTY OVERVIEW



\$ LEASE RATE:
Call for Pricing

👉 PARCEL:
500-04-031B

📏 LOT SIZE:
±19.8 AC

🏢 BUILDING SIZE:
±232,573 SF

📍 AVAILABILITY:
Suite 225: ±2,902 SF
Suite 260: ±6,656 SF

📍 ZONING:
PAD, Goodyear

PROPERTY HIGHLIGHTS

- The site has great access to the full-diamond interchange at Litchfield Road & Interstate 10
- High traffic counts on both surrounding arterials
- The #1 movie theatre in tickets sales is located 1 mile west
- Strong surrounding employment with Abrazo West Campus (hospital with 1,200 employees), McLane (550 employees), and The Cancer Treatment Centers of America (575 employees)
- Well-established neighborhoods with strong average household incomes in the area

PROPERTY PHOTOS



TENANTS

UNIT	TENANT	SF
200	Leased	8,120
205	Leased	3,040
210	Kirkland's	6,570
215	Play it Again Sports	2,947
220	Carter's	3,792
225	Available	2,902
230	Torrid	3,040
240	Lane Bryant	5,067
250	Maurices	4,560
260	Coming Available	6,656
270	Livewell Pet Hospital Recently Signed	4,999
300	Best Buy	30,000
310	Total Wine & More	28,821
320	Bath & Body Works	4,000
325	Sally Beauty Supply	1,814
330	Leased	2,843
340	Famous Footwear	10,067
350	Ross Dress for Less	30,106
360	Five Below (Opening Spring 2021)	9,440
370	Barnes & Noble	23,000
380	Ulta Beauty	10,020
400	Visionworks	3,000
500	The Nail Room	1,795
510	Massage Envy	4,292
515	European Wax Center	1,356
520	The Joint	1,323
530	Leased	8,496
540	Gentle Dental and Orthodontics	2,600
700	Hawaiian BBQ Recently Signed	1,200
710	Mod Superfast Pizza	2,773
730	Wildflower Bread Company	3,934
U-100	Wendy's	2,793
U-110	Denny's	3,258
U-120	Mobil	5,690
U-130	First Credit Union	4,365
U-140	Freddy's Frozen Custard & Steakhburgers	2,725
U-150	Chase	5,838
U-160	Hayashi Hibachi	8,444
U-170	Chipotle	2,782
U-600	Macayo's Mexican Kitchen	8,777



DEMOGRAPHICS

1380-1474 N LITCHFIELD ROAD | GOODYEAR



POPULATION

	1 MILE	3 MILES	5 MILES
2023	5,847	98,799	205,244
2028	5,944	102,794	212,043



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,129	34,911	68,710
2028	2,172	36,438	71,292



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$100,887	\$94,085	\$95,427



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	7,323	27,106	43,128



BUSINESSES

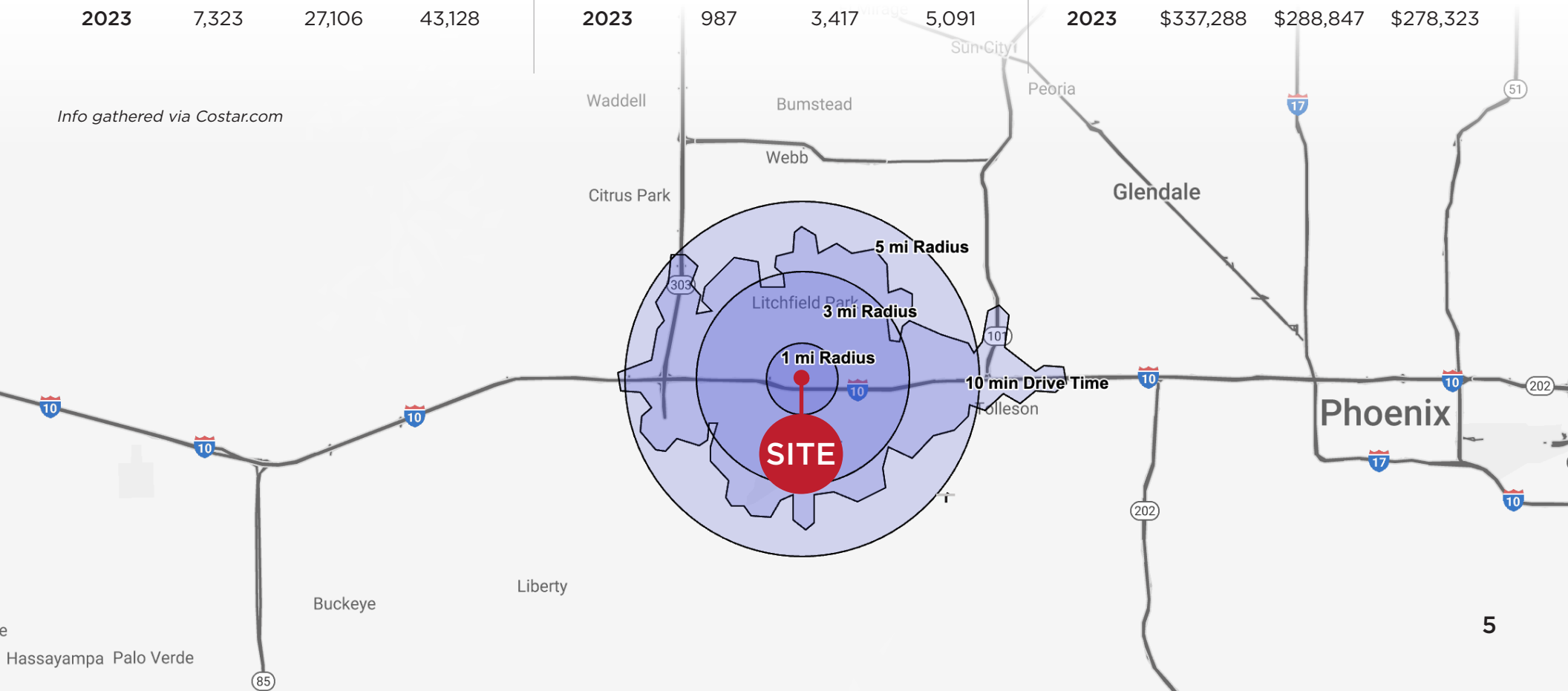
	1 MILE	3 MILES	5 MILES
2023	987	3,417	5,091



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$337,288	\$288,847	\$278,323

Info gathered via Costar.com

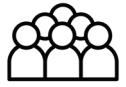


AERIAL





GLENDALE CITY OVERVIEW



250K +
TOTAL POPULATION



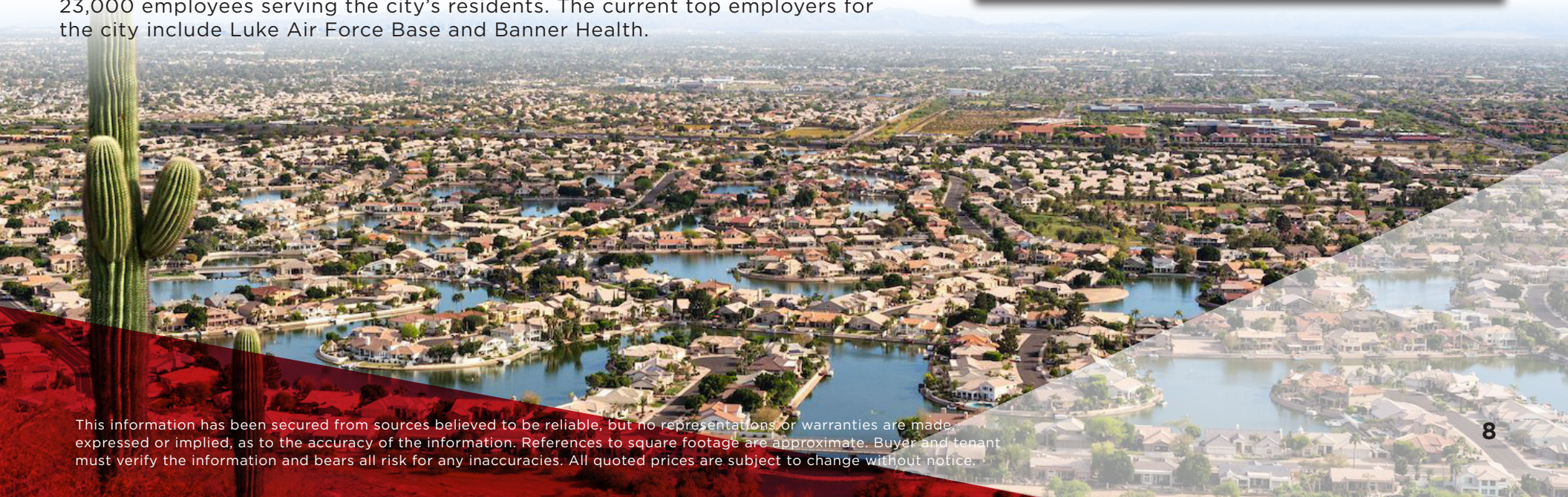
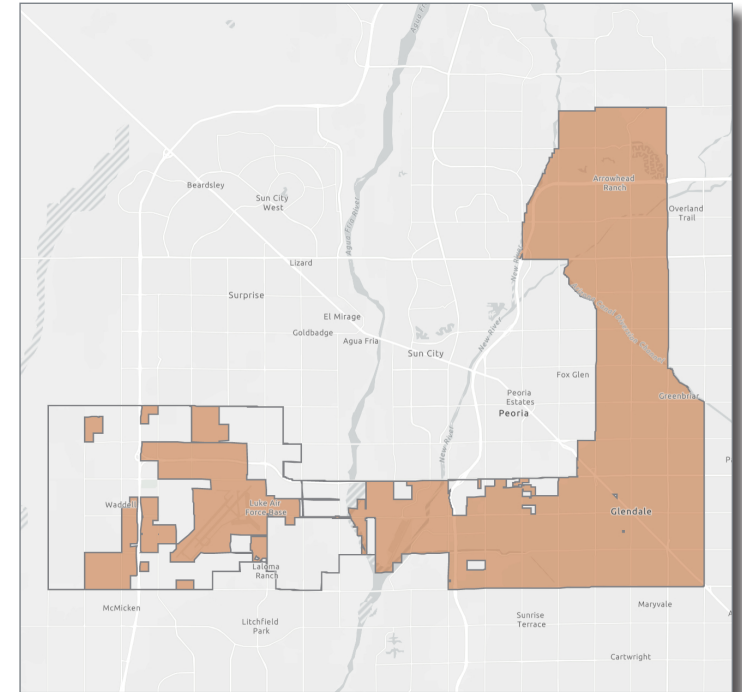
\$85K +
AVG HH INCOME

VIBRANT CITY

Glendale, Arizona is the 6th largest city in the state and is located just 30 minutes from the capital of Phoenix. Historic Downtown Glendale has been ranked as one of the country's top ten destinations for shopping, and offers a variety of boutiques, shops, and dining options. Glendale is also home to State Farm Stadium, one of the nation's top stadiums that has hosted the 2008 and 2015 Super Bowls, and is hosting the upcoming 2023 Super Bowl. Luke Air Force Base resides within the city border and is the training home for new F-35 pilots.

HOUSEHOLDS AND EMPLOYMENT

Glendale currently has approximately 250,000 residents, 88,000 households, 6,000 total businesses, and 82,500 total employees. Education, health care/social assistance is the largest industry in the Glendale workforce with almost 23,000 employees serving the city's residents. The current top employers for the city include Luke Air Force Base and Banner Health.



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