



# DRIVE THRU PAD AVAILABLE FOR GROUND LEASE

Northeast Corner of Van Buren St & Litchfield Rd  
Goodyear, Arizona

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# PROPOSED DRIVE THRU PAD AVAILABLE FOR GROUND LEASE



**PAD AVAILABLE**  
**±3,200 SF**

## ◆ ±3,200 SF PAD (PROPOSED DRIVE THRU) AVAILABLE

### Property Highlights

- 1/2 mile south of Interstate 10, full diamond interchange
- Strong employment corridor
- Established trade area with residential growth to the south
- Across from Cancer Treatment Centers of America

### Traffic Counts

Van Buren St	17,769 CPD
Litchfield Rd	28,342 CPD
<b>Total</b>	<b>46,111 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	7,141	92,809	210,555
Estimated Households	2,323	32,490	71,916
Med Household Income	\$68,140	\$111,721	\$121,171
Daytime Population	4,590	24,692	42,431

Source: SitesUSA

### Nearby Tenants



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# SITE PLAN



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I-10

222,917 CPD

Cancer, Treatment Centers of America

Cancer, Treatment Centers of America

Planned Expansion Area

Litchfield Rd

28,342 CPD

16,982 CPD

Van Buren St 18,317 CPD

17,769 CPD

W Auto Dr

137th Ave

**PAD FOR LEASE  
±3,200 SF**

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**VELOCITY  
RETAIL GROUP**



# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	7,141	92,809	210,555
	2026 TOTAL HOUSEHOLDS	2,323	32,490	71,916
	MEDIAN HOUSEHOLD INCOME	\$68,140	\$111,721	\$121,171
	2026 MEDIAN HOME VALUE	\$326,873	\$427,014	\$449,427
	2026 TOTAL EMPLOYEES	4,590	24,692	42,431
	2026 TOTAL BUSINESSES	415	3,023	5,829

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2026, TIGER Geography - RF5  
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## FOR LEASING INFORMATION:

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