

West Valley Medical Plaza

140 N Litchfield Road, Goodyear, AZ 85338



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 **VIEW LISTING**

- Class A medical office building near Abrazo West Campus
- Multi-specialty healthcare providers and outpatient medical services
- Ample surface parking with convenient patient access
- Direct access to I-10 and Loop 303
- Monument signage opportunities in a prominent medical corridor
- Flexible lease terms with tenant improvement potential

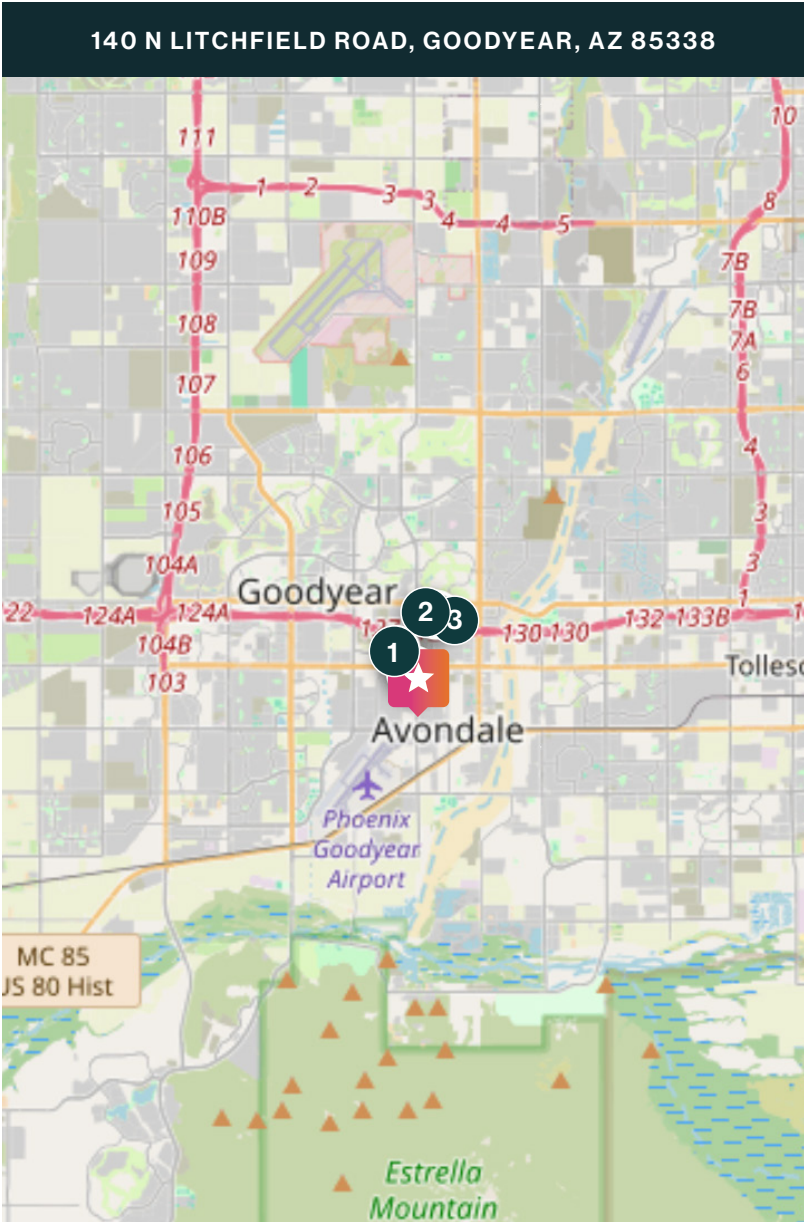
Adjacent to Abrazo West Campus with immediate freeway access and visibility.

POPULATION
224,467

MEDIAN HOUSEHOLD INCOME
\$101,786

PERCENT OF POPULATION INSURED
91.1%

SOURCE: ESRI, 2026 (5 MILE RADIUS)



NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. City of Hope Phoenix	0.7 mi	3 min
2. Abrazo Health Litchfield Medical Building	1.2 mi	5 min
3. West Valley Hospital	1.8 mi	7 min

SURROUNDING POINTS OF INTEREST

- Estrella Mountain Community College
- Phoenix Goodyear Airport
- Luke Air Force Base
- Palm Valley Pavilions West
- PebbleCreek Retirement Community
- Spooner Physical Therapy Goodyear