

FOR LEASE

PALM VALLEY PAVILIONS
1380-1474 N LITCHFIELD RD
GOODYEAR, AZ



LEVROSE
COMMERCIAL REAL ESTATE



SEAN LIEB
PARTNER
slieb@levrose.com
602.491.9295

TREVOR WHITE
SENIOR ADVISOR
twhite@levrose.com
480.508.7449

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



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 & Steakburgers	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	

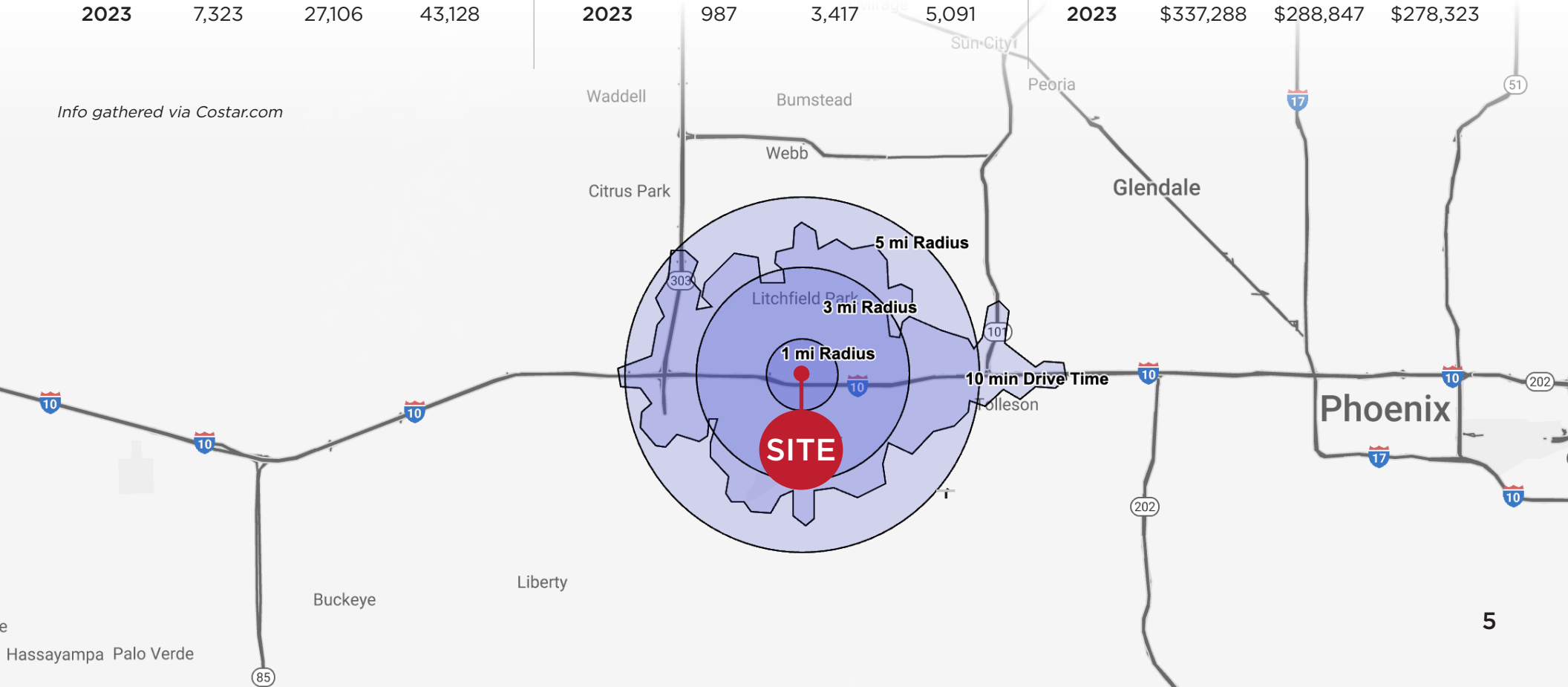
	HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES	
				
2023	2,129	34,911	68,710	
2028	2,172	36,438	71,292	

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

	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







GOODYEAR CITY OVERVIEW

DYNAMIC GROWTH & STRATEGIC LOCATION

Goodyear is one of the fastest-growing cities in the Phoenix metropolitan area, attracting residents and businesses with its strong quality of life, modern infrastructure, and business-friendly environment. Located along Interstate 10 in the rapidly expanding West Valley, the city offers excellent regional connectivity and access to major employment centers. Continued residential and commercial growth has created a rapidly expanding customer base for retailers.

THRIVING RETAIL & ECONOMIC ENVIRONMENT

Goodyear benefits from rising household incomes, strong consumer spending, and a growing workforce. The city is home to an expanding mix of national retailers, restaurants, healthcare providers, and entertainment destinations that serve both local residents and the surrounding trade area. Strong demographics and ongoing development continue to support retail demand and long-term economic growth.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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