

CAMELBACK CROSSING
A GROCERY ANCHORED SHOPPING
CENTER

ANCHOR OPPORTUNITY & PAD AVAILABLE

NEC CAMELBACK & DYSART ROAD
LITCHFIELD PARK, AZ 85340

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PROPERTY DETAILS

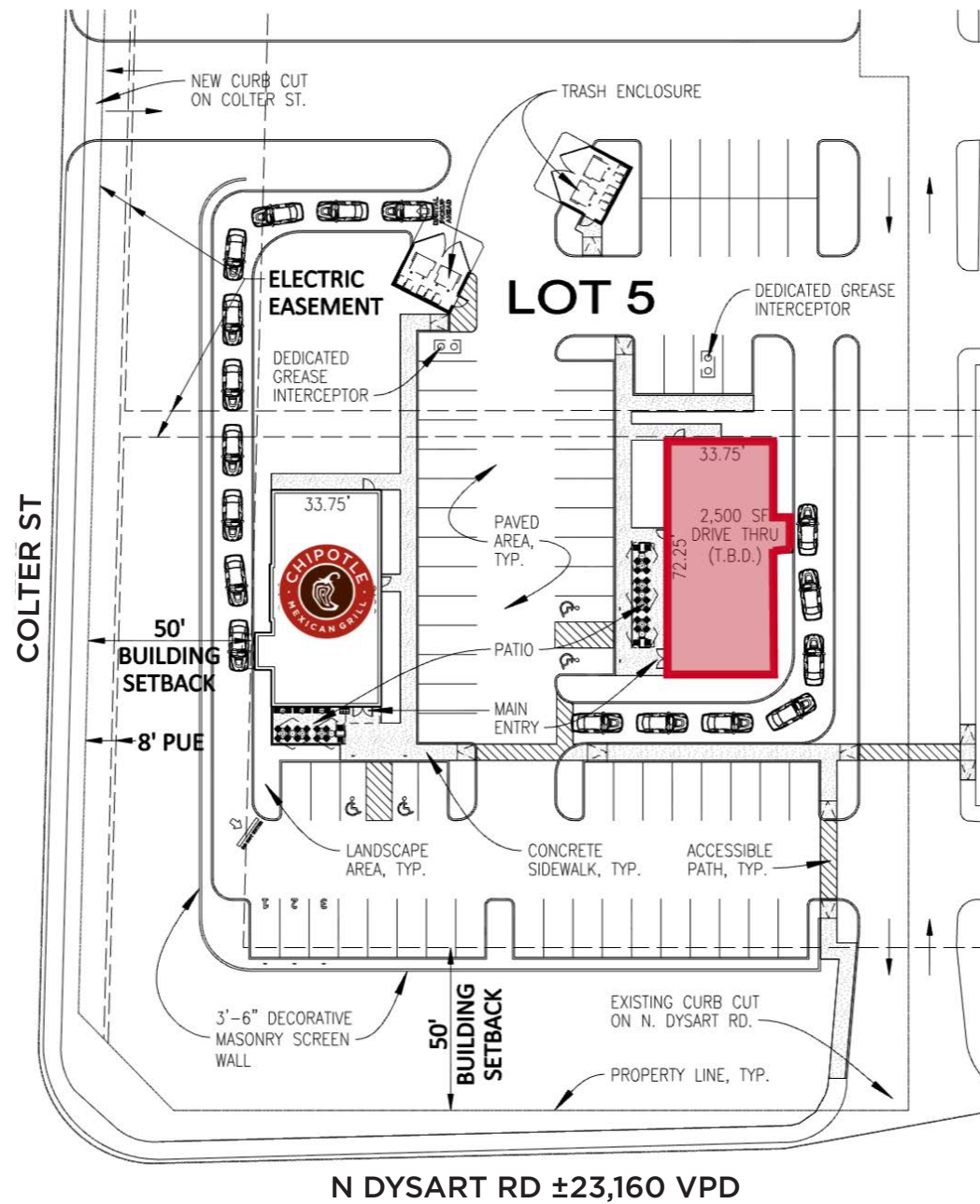
PRICING	CALL FOR PRICE
BUILDING SIZE	±107,248 SF
AVAILABILITY	
PAD BLDG & DRIVE THRU	±2,000 - ±4,000 SF
PROPOSED INLINE SHOPS	±10,000 SF
ANCHOR	±54,408 SF
TOTAL LOT SIZE	±8.31 AC
PARKING	7.01/1,000 SF
ZONING	C-S



PROPERTY HIGHLIGHTS

- Potential Anchor Opportunity 54,000 SF - Call broker for details
- 2,000 - 4,000 SF PAD buildings both with drive-thru
- 10,000 SF Building with 52 foot potential elevation
- High performing national tenants include Walgreens, Bank of America, Subway, Farmers Insurance , Barros, Freddy's
- High traffic intersection across from The Wigwam Resort and new Dignity Health, Taco Bell and AutoZone
- Strong income levels within 5 miles
- National & regional tenants surrounding which includes:

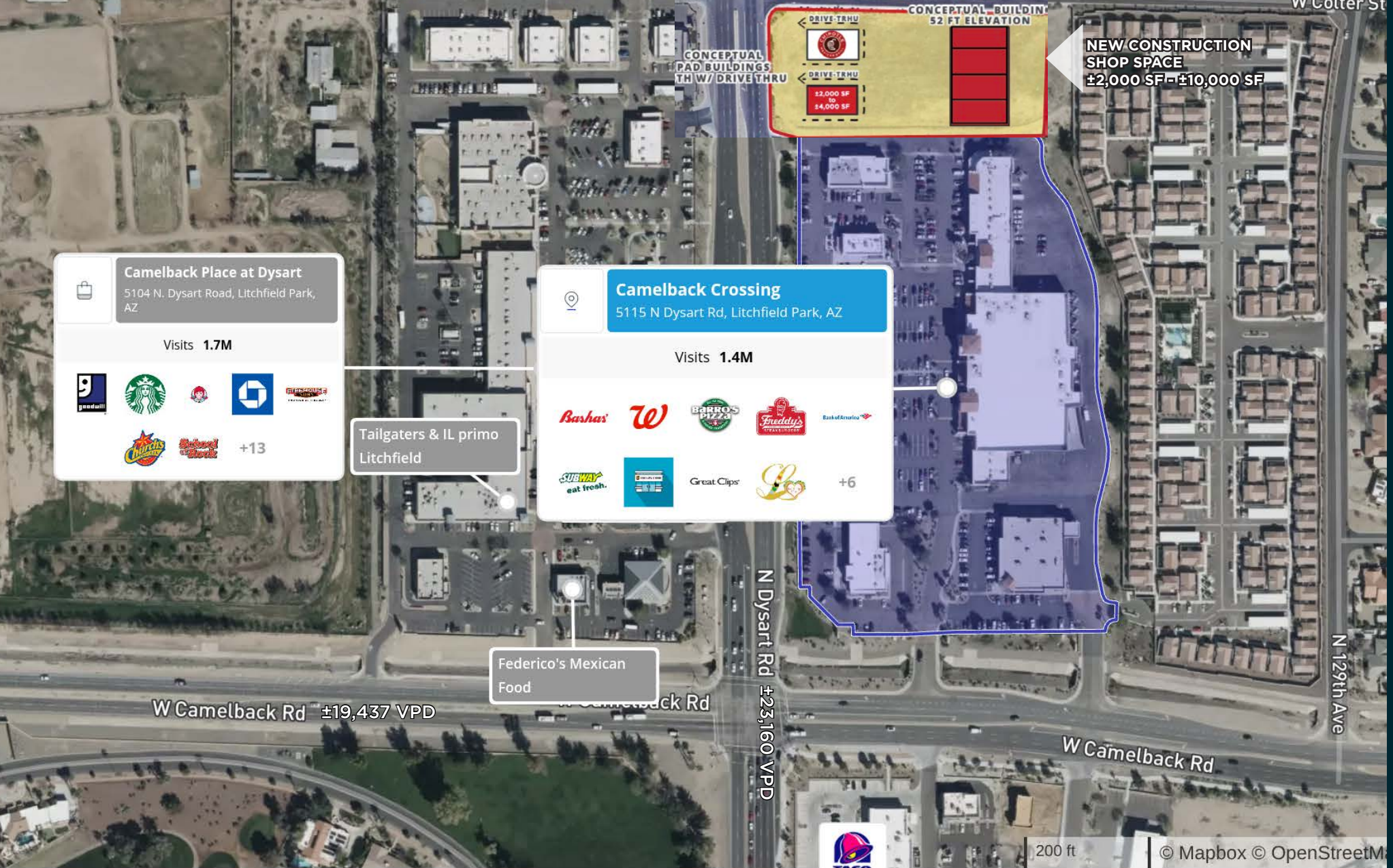




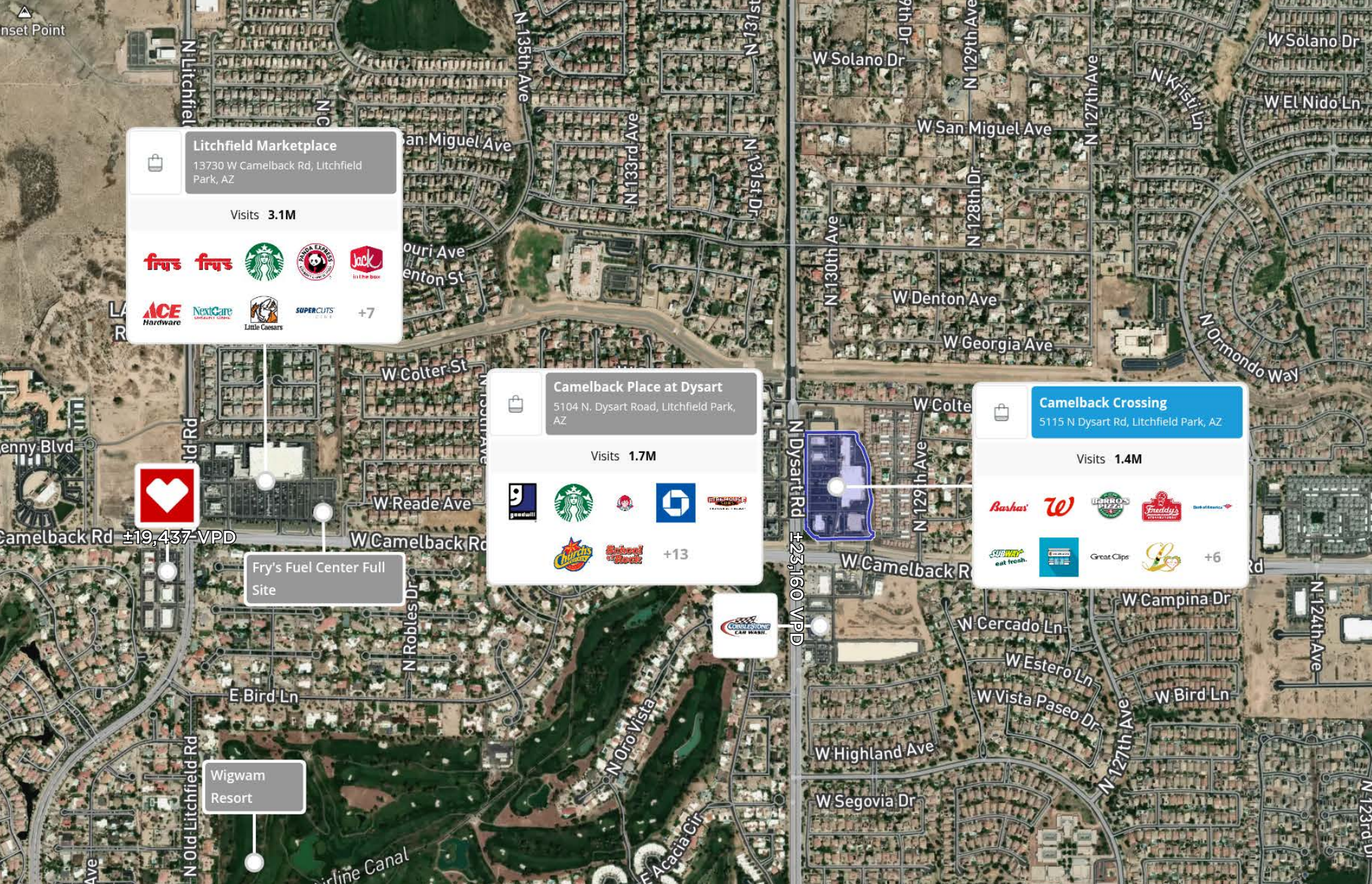
DRIVE THRU SITE PLAN



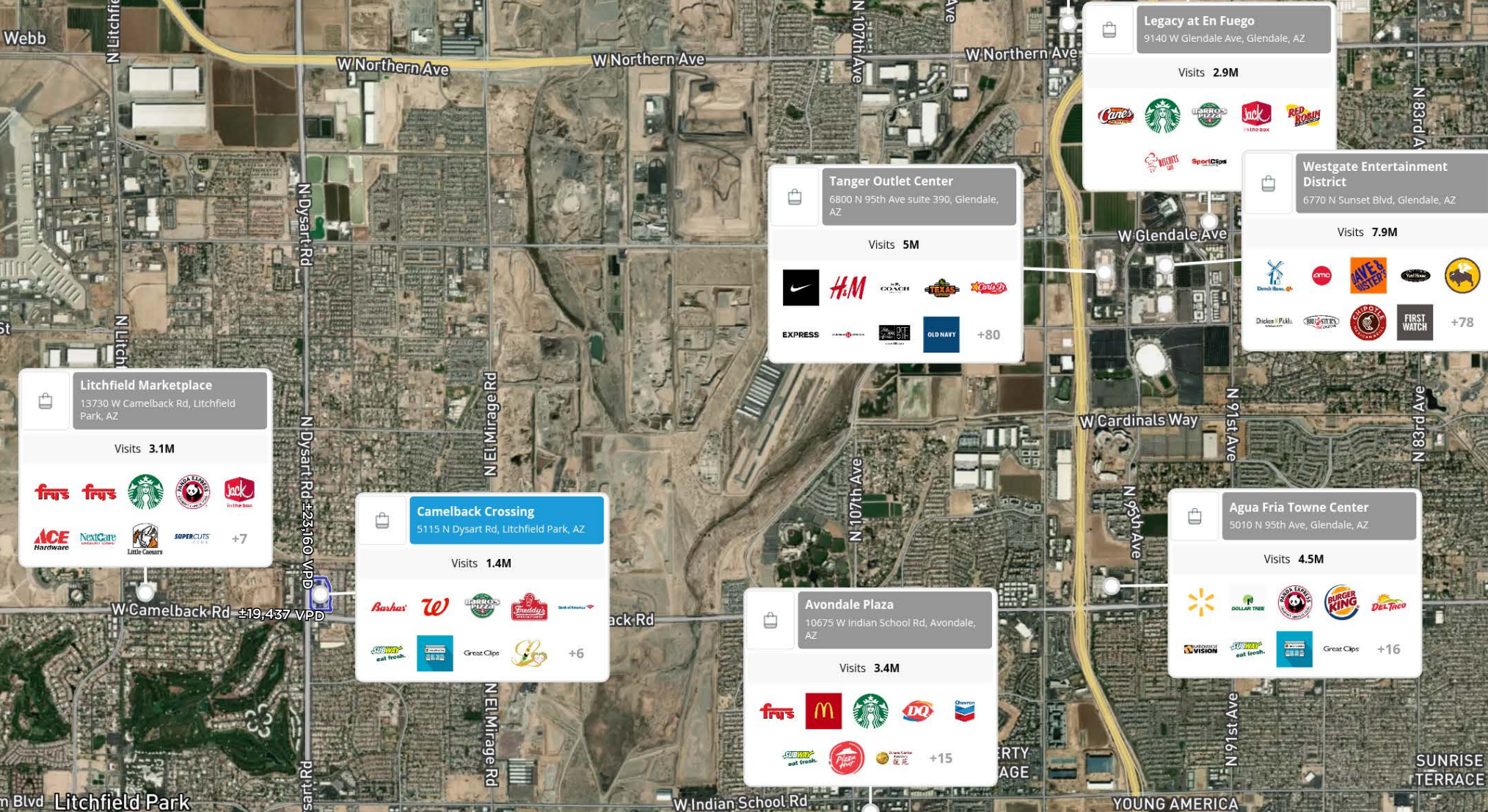
SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



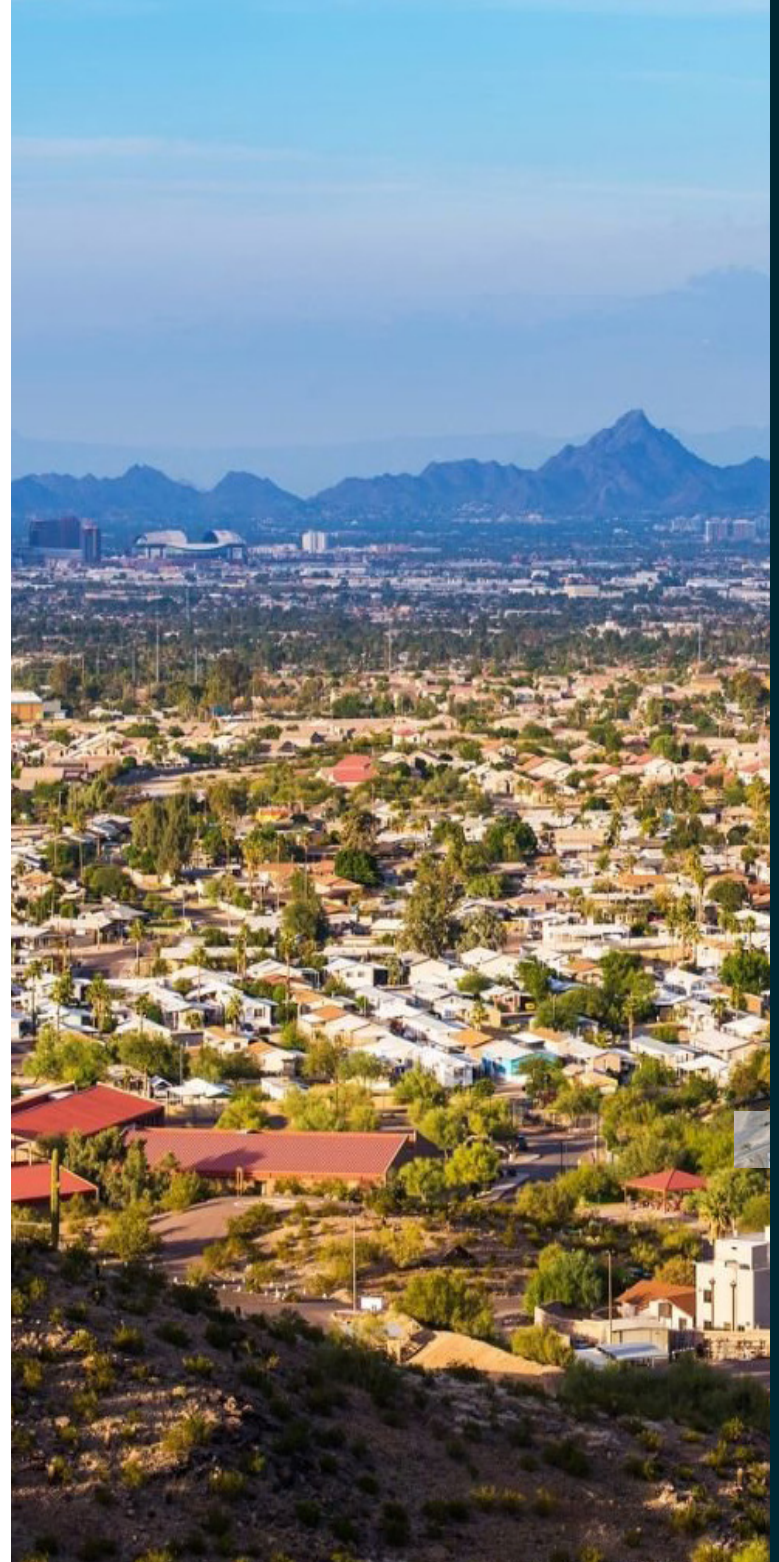
AERIAL OVERVIEW

EMPLOPMENT OVERVIEW

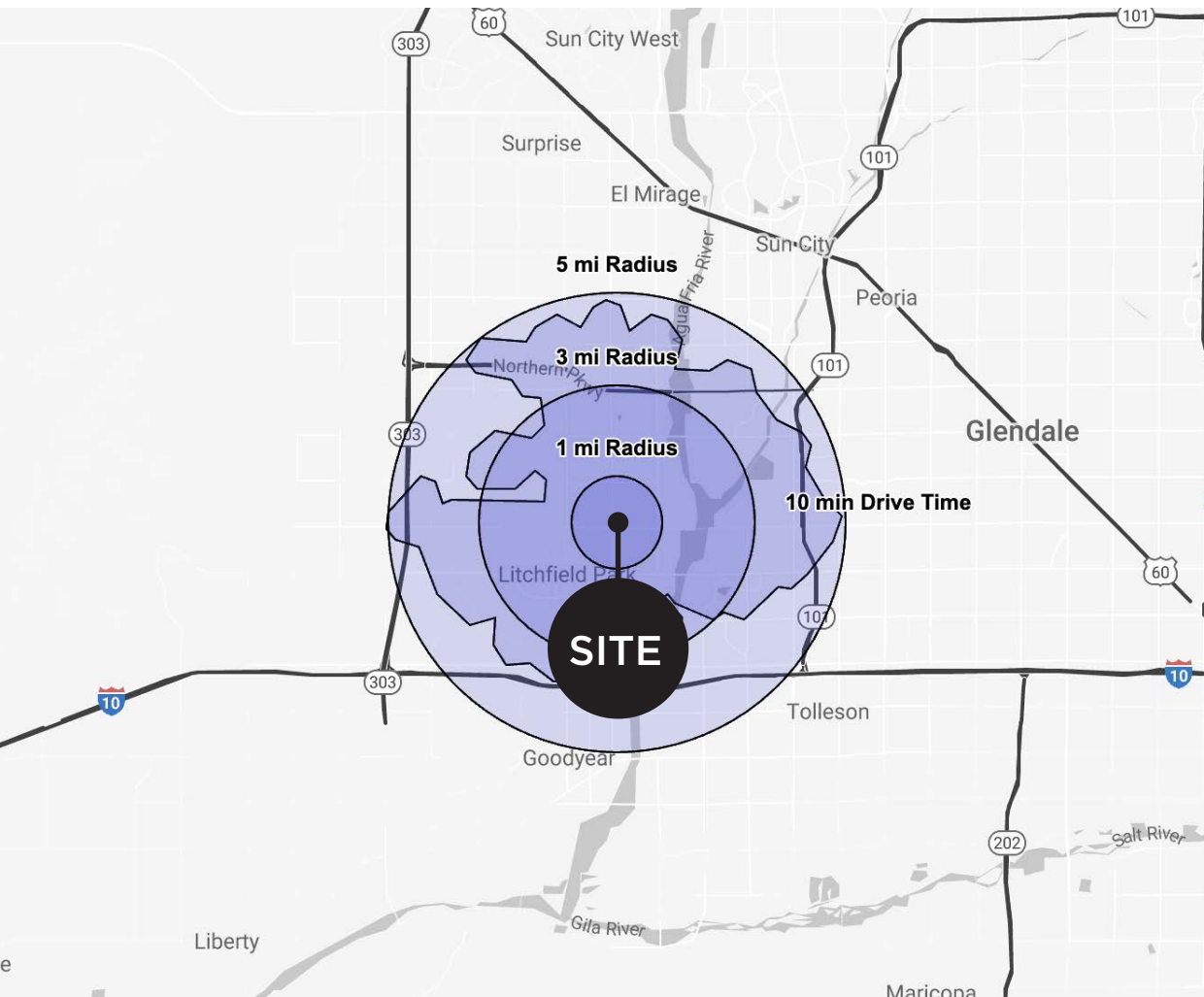
Litchfield Park is a growing and thriving community located in the west valley of metropolitan Phoenix. Known for its small-town charm, lush parks, and master-planned neighborhoods, Litchfield Park also benefits from a robust employment base that supports its residential appeal. The area is home to a mix of corporate offices, healthcare providers, and hospitality employers, bolstered by the nearby Luke Air Force Base and a variety of retail centers. Its strategic location along the Loop 101 and proximity to the Luke AFB facilities make it an attractive destination for both businesses and residents.

MAJOR COMPANIES

- Dignity Health - West Valley Medical Center - Regional healthcare and medical services
- Litchfield Park Medical Center - Specialty practices and outpatient care
- Luke Air Force Base - Military operations and support services
- American Logistics - Distribution and warehousing
- Tucson Electric Power - Utility services and regional support
- Litchfield Park Town Center - Retail and local commerce hub



DEMOGRAPHICS



*PER COSTAR

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	11,099	81,067	179,976
2030	11,690	85,296	189,847

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	3,368	26,774	61,666
2030	3,552	28,276	65,165

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$138,228	\$122,955	\$111,934

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$512,675	\$471,358	\$451,432

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,444	17,167	57,014

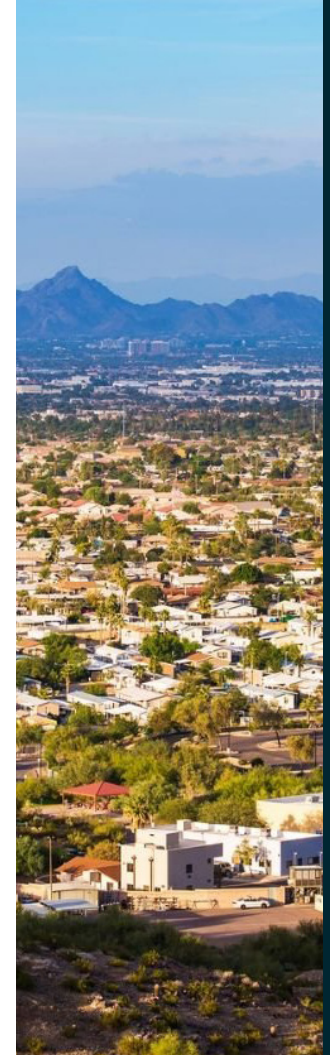
BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	231	2,141	6,745

LITCHFIELD PARK OVERVIEW

Litchfield Park, Arizona is an oasis of serenity and charm amid the hustle and bustle of the greater Phoenix area, often referred to as the “Suburb in the Sun.” It embodies tranquil living with its picturesque landscapes, anchored by the renowned Wigwam Resort and surrounded by exquisite golf courses. The city hosts upscale residences, world-class resorts, and an array of boutique retail outlets, attracting both families and professionals in search of a peaceful lifestyle.

In the past decade, Litchfield Park has witnessed ongoing investment through high-end residential communities, multifaceted developments, and modern outdoor lifestyle amenities. Its strategic location near major freeways, the Phoenix Goodyear Airport, and natural reserves makes it a compelling destination for both business and leisure. With robust demographics, continuous community improvements, and access to excellent schools, hiking, cycling, and a lively culinary scene, Litchfield Park remains a strong contender for investment and development in the Valley.



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COMMERCIAL REAL ESTATE



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