

55 NORTH LITCHFIELD ROAD

RESTAURANT SPACE FOR LEASE
GOODYEAR, ARIZONA

± 5,663 SF AVAILABLE



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ORION 
INVESTMENT REAL ESTATE

PROPERTY SUMMARY

CONTACT BROKER FOR PRICING



AVAILABLE SPACE:
± 5,663 SF



YEAR RENOVATED:
2006



ZONING:
C-G



LEASE HIGHLIGHTS

Amazing opportunity for a restaurant group to open a restaurant with a built in audience of hotel guests, while also serving the immediate community. Located just South of the I-10 Freeway, the property benefits from easy access and amazing street visibility.

- Former Restaurant Space Attached to the Goodyear Best Western
- Existing Hood and Walk-In Coolers
- Rare Full Service Lease - All Utilities Included
- Modern Finishes
- Separate Entrance From Hotel
- Building Signage Available

INTERIOR PHOTOS

Dining Room



Kitchen



INTERSECTION SNAPSHOT



DAYTIME
POPULATION (5 MILE)

253,777



AVERAGE HOUSE-
HOLD INCOME (5 MILE)

\$121,407



STRONG
INTERSECTION

± 17,672 VPD



DISTANT AERIAL VIEW



Cafe Rio MEXICAN GRILL	target	AT&T	Lowe's	JCPenney
Chick-fil-A	Michaels	CHUCKY CHEESE'S	tropical CAFE	DO
PANDA EXPRESS	HONORHEALTH	BUFFALO WILD WINGS	Pollo Loco	DISCOUNT TIRE
BARNES & NOBLE	Total Wine	CHIPOTLE MEXICAN GRILL	pepper's	FIRST BANK

GameStop	Jack in the box	verizon	FedEx
H&R BLOCK	in the box	frut's	EB
T Mobile	Feely's MEXICAN FOOD	CHASE	TEAN
MATTRESS FIRM	PET SMART	SAJAD	K
Great Clips	modern grind		

Walmart

THE HOME DEPOT	LINA Home Furnishings
sam's club	Ashley HOMESTORE
FedEx wireless	T Mobile
Walgreens	cricket wireless
SUBWAY	bbi FASHION
State Farm	paper power

WILHELM AUTOMOTIVE Since 1988	Italy
CDI	Beyond Gymnastics

BYR
PHOENIX GOODYEAR AIRPORT

Microsoft

LOOP 303

10



GOODYEAR, ARIZONA

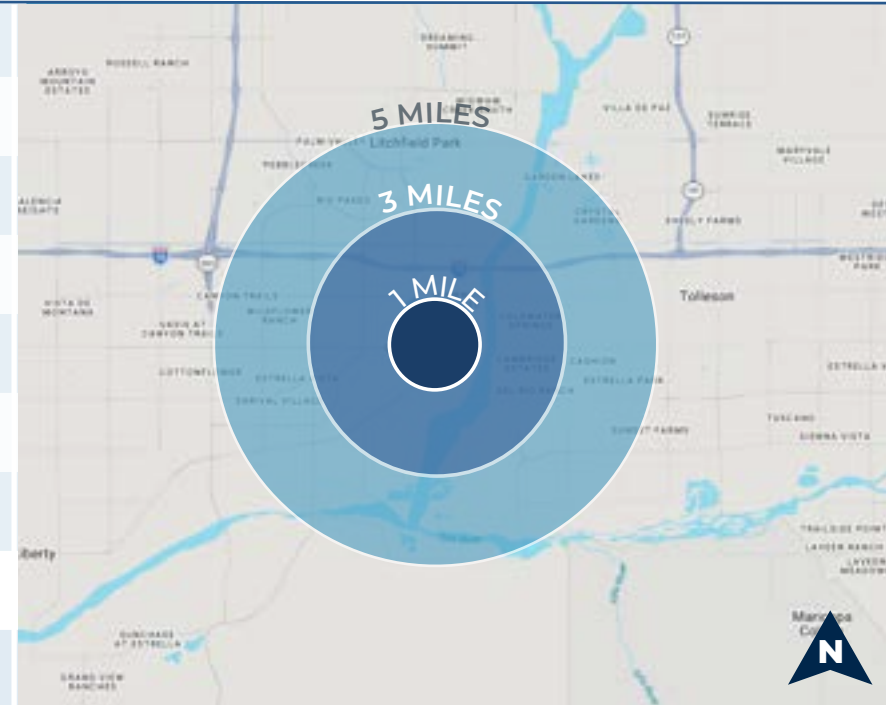
Goodyear, Arizona, is one of the Phoenix metro's fastest-growing communities, known for its business-friendly environment, strong demographics, and exceptional quality of life. Located in the rapidly expanding Southwest Valley, Goodyear offers convenient access to Loop 303, I-10, and major employment corridors, making it an attractive destination for residents, retailers, and employers alike. The city features a mix of master-planned neighborhoods, recreational amenities, and expanding commercial development, along with popular destinations such as Goodyear Ballpark, Estrella Mountain Regional Park, and a growing collection of shopping, dining, and entertainment options. With continued residential growth and ongoing investment throughout the area, Goodyear continues to emerge as a premier location in the West Valley.



DEMOGRAPHIC HIGHLIGHTS

2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	12,667	115,746	253,777
Estimated Population:	7,972	91,056	211,891
Average Household Income:	\$67,920	\$110,673	\$121,407
Total Retail Expenditure:	\$119.75 M	\$1.72 B	\$4.17 B
Total Household Expenditure:	\$237.52 M	\$3.46 B	\$8.39 B
Median Age:	31.3	33.6	35.1
Average Household Size:	3.0	2.9	2.9
Total Households:	2,561	31,402	72,214
Total Businesses:	431	3,003	5,685

DEMOGRAPHIC RADIUS RINGS





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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