

# 4 ACRE HOTEL SITE OPPORTUNITY

NORTH LITCHFIELD ROAD, LITCHFIELD PARK, ARIZONA 85340

FOR SALE



Luke Air Force Base Entry

North Litchfield Road 12,721 Traffic Count

LOCATED ACROSS LUKE AIR FORCE BASE MAIN ENTRY



**LARRY KUSH**

Office Phone: (480) 482-1944  
Mobile Phone: (480) 290-2909  
larry.kush@orionprop.com



# PROPERTY OVERVIEW



## 4 ACRES FOR HOTEL

### CALL BROKER FOR PRICING

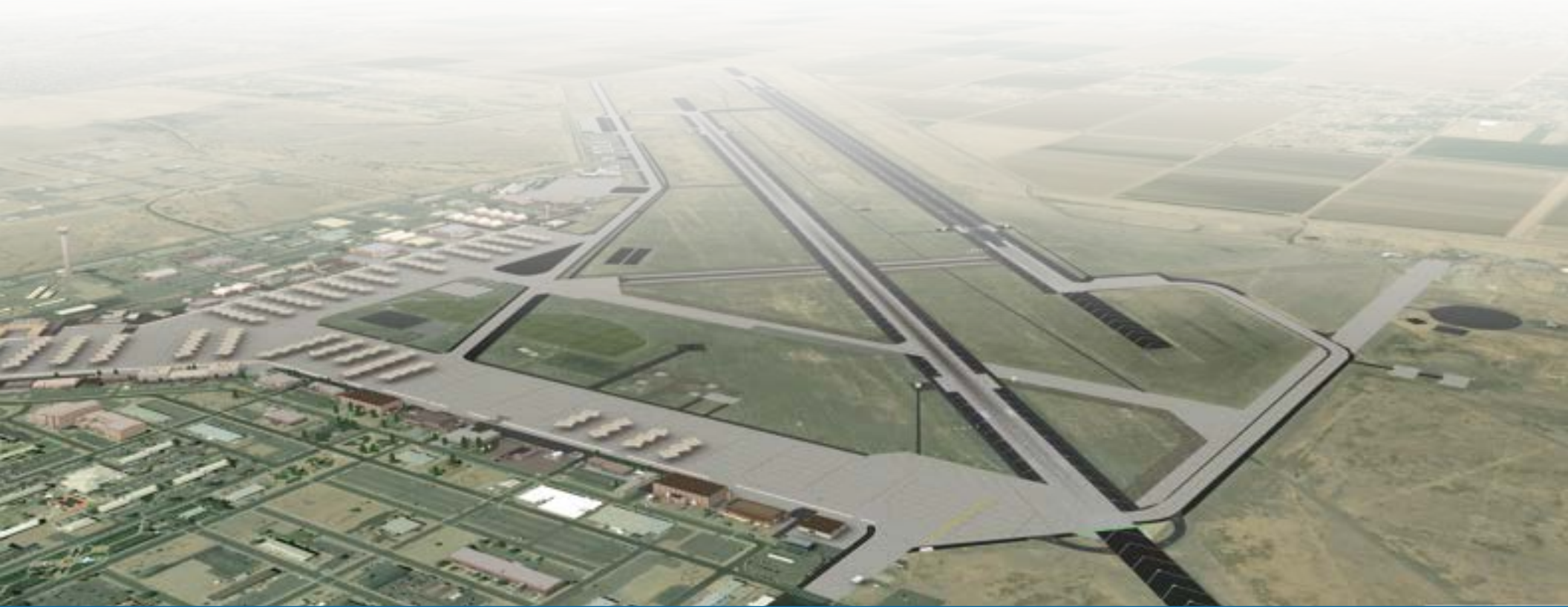
This ±4-acre development site on North Litchfield Road in Litchfield Park, Arizona offers an excellent opportunity for a hotel in a growing West Valley market. The property benefits from strong visibility along a major arterial and close proximity to Luke Air Force Base, providing a steady demand base for housing and neighborhood-serving retail. Surrounded by expanding residential and commercial development, the site offers flexible potential for a variety of development concepts.

**LOT SIZE:** Approximately 4 acres



# SUBMARKET OVERVIEW

The property at **6302 North Litchfield Road** in Litchfield Park is located within the West Valley submarket of the Phoenix metropolitan area, a region that has experienced steady growth driven by population expansion, employment gains, and increased industrial and commercial activity. Litchfield Park benefits from its **proximity to Luke Air Force Base**, a major economic driver in the West Valley that supports thousands of military and civilian jobs and contributes to long-term stability in the surrounding area. The base helps anchor demand for supporting services, industrial uses, and housing throughout the submarket. The area is well **connected via major roadways such as Loop 303 and I-10**, which facilitate efficient access for logistics, light manufacturing, and service-oriented users. The surrounding submarket features a mix of newer industrial facilities, complementary commercial development, and higher-income residential neighborhoods, providing access to a strong labor pool. Additionally, nearby growth in cities such as Goodyear and Avondale continues to reinforce the West Valley's position as an important employment and distribution hub within the Phoenix region. Overall, the submarket is viewed as stable and resilient, supported by employment drivers and continued regional expansion.



# SUBMARKET OVERVIEW



## THE BASE INDUSTRIAL PARK PROPERTY OVERVIEW:

Located south of Luke Air Force Base, in the Southwest Valley industrial market, **THE BASE** is ideally situated near Loop 303 on Litchfield Road just north of Camelback Road. With easy access to Northern Parkway and close proximity to a variety of retail amenities, this new +/- 144-acre industrial campus offers:

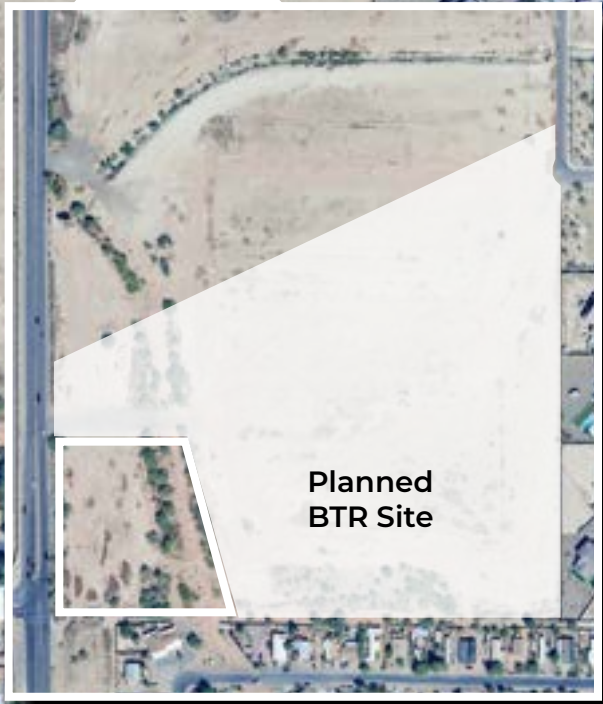
- Phase I: Buildings 1-7
- Phase II: Buildings 8-15
- Robust Industrial Zoning
- Innovative Building Design



# PARCEL MAP

PROPERTY IS PART OF  
PARCEL: 501-57-932P

North Litchfield Road  
12,721 Traffic Count



# AERIAL VIEW

## RESTAURANTS

Within 3 Miles Distance



This property offers strong visibility along a busy corridor in the growing West Valley, surrounded by established restaurants and everyday shopping. Located across from the entrance to Luke Air Force Base, the site benefits from consistent daily traffic from military personnel, employees, and nearby residents. The area continues to see residential and commercial growth, supporting long-term demand for hotel development. This location provides an excellent opportunity for a business looking to capture both weekday and weekend activity in a highly accessible setting.



# AREA HIGHLIGHTS



# LITCHFIELD PARK, ARIZONA

Litchfield Park, Arizona is a vibrant West Valley community known for its small-town charm, tree-lined streets, and strong sense of local pride. Rich in history yet thoughtfully developed, the city offers a mix of unique local dining, neighborhood shopping, scenic parks, golf courses, and year-round community events. With easy access to major roadways and close proximity to Luke Air Force Base and nearby employment centers, Litchfield Park continues to attract residents and businesses seeking a high quality of life in a well-connected and



**5 MILE DAYTIME POPULATION**  
**176,201**



**5 MILE AVG HOUSEHOLD INCOME**  
**\$119,226**

## 2025 DEMOGRAPHICS (Sites USA)

<b>POPULATION:</b>	1- MILE	3-MILE	5-MILE
Daytime:	<b>7,021</b>	<b>77,454</b>	<b>176,201</b>
Employees:	<b>1,527</b>	<b>15,438</b>	<b>34,477</b>
<b>HOUSEHOLDS:</b>	1-MILE	3-MILE	5-MILE
Total:	<b>2,483</b>	<b>28,604</b>	<b>63,332</b>
Average Size:	<b>3.4</b>	<b>3.2</b>	<b>3.2</b>
<b>INCOME:</b>	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$167,105</b>	<b>\$134,132</b>	<b>\$119,226</b>
Annual Household Expenditure:	<b>\$347.74 M</b>	<b>\$3.45 B</b>	<b>\$7.22 B</b>





**ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

A handwritten signature in gold ink that reads "Larry Kush". The signature is written in a cursive style.



**LARRY KUSH**

Office Phone: (480) 482-1944  
Mobile Phone: (480) 290-2909  
larry.kush@orionprop.com

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.