



±3,600 SF RESTAURANT END-CAP WITH A PATIO



**LITCHFIELD RD
& CAMELBACK RD**

Litchfield Park, AZ



PhoenixCommercialAdvisors.com

property summary

AVAILABLE ±3,600 SF Restaurant End-cap with a patio

PRICING

CALL FOR PRICING

PROPERTY HIGHLIGHTS

- » Patio End-cap with built out kitchen.
- » Within 1 mile of Luke Airforce Base.
- » In Litchfield Park with a Median Household Income of \$101,267 within 3 miles.
- » Anchored by CVS and across from Fry's Marketplace.
- » Signage fronting 18,682 Cars per day.

NEIGHBORING TENANTS



Banner Health®

State Farm



BELL FITNESS

CORE BODY
PILATES



TRAFFIC COUNT

LITCHFIELD RD

N: ±17,508 VPD (NB/SB)

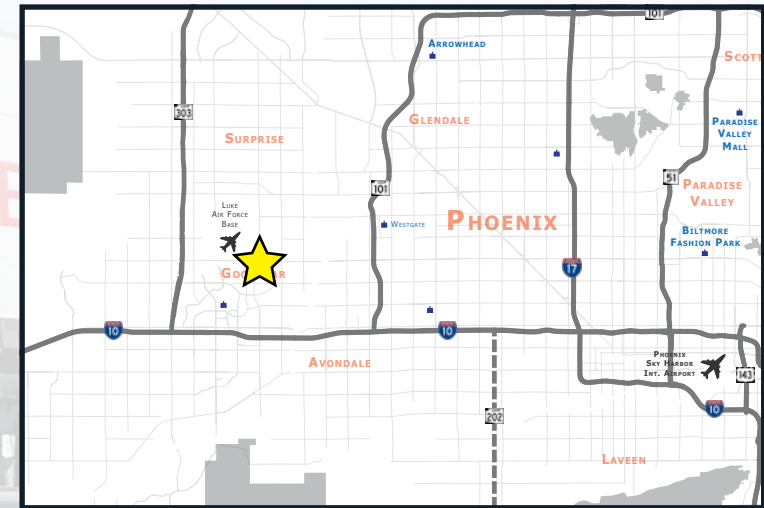
S: ±24,699 VPD (NB/SB)

CAMELBACK RD

E: ±19,552 VPD (EB/WB)

W: ±18,682 VPD (EB/WB)

ADOT 2023



SWC

RESTAURANT END-CAP WITH PATIO

LITCHFIELD RD & CAMELBACK RD, LITCHFIELD PARK, AZ



zoom aerial



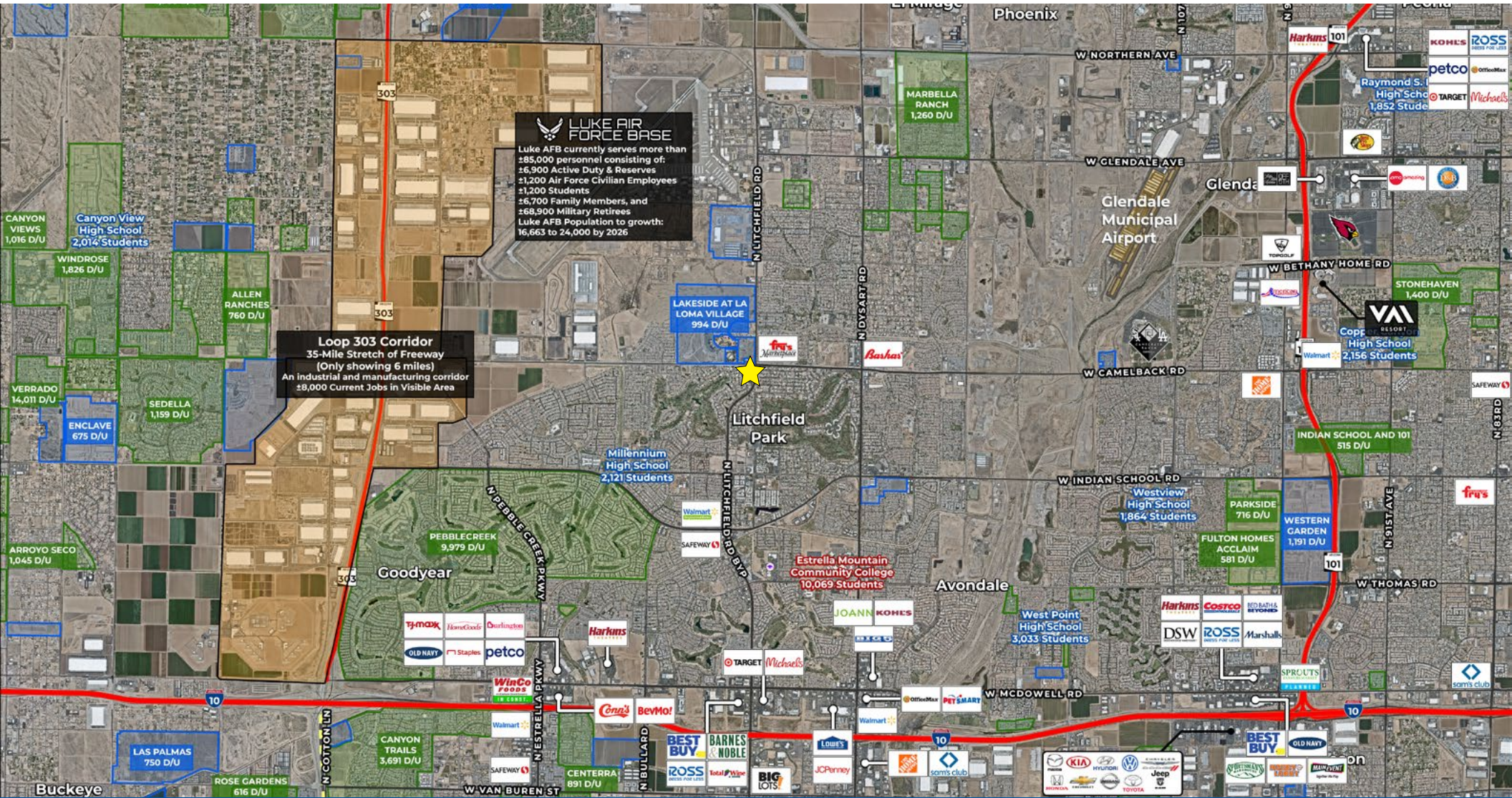
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wide aerial



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trade area demos

2023 ESRI ESTIMATES



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	6,080	74,589	162,080
2028 Total Population	6,092	75,881	172,011



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	5,516	64,032	139,373
Workers	2,480	26,270	56,594
Residents	3,036	37,762	82,779



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Average HH Income	\$165,028	\$130,075	\$115,603
Median HH Income	\$122,367	\$101,267	\$87,569
Per Capita Income	\$54,744	\$45,286	\$39,812



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	2,274	28,441	60,411
Owner Occupied	82.3%	63.9%	59.8%
Renter Occupied	10.2%	27.3%	32.1%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	2,102	25,942	55,479
2028 Households	2,125	26,618	59,248



BUSINESSES

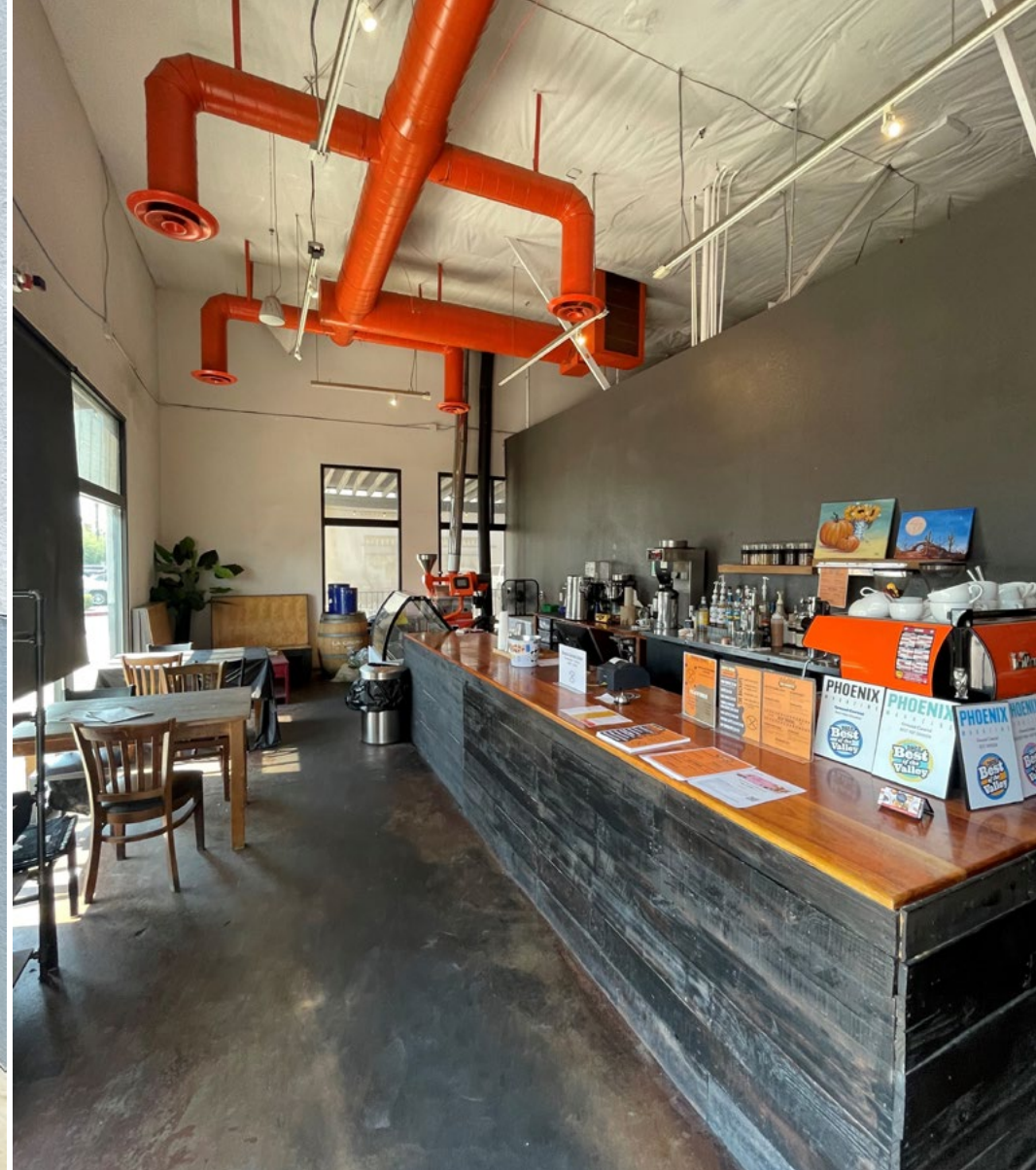
	1-Mile	3-Mile	5-Mile
2023 Businesses	167	1,196	3,143

SWC

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exclusively listed by

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