

PALM VALLEY PROFESSIONAL

2950 N LITCHFIELD RD, BLDG 10 | GOODYEAR, AZ 85395



**GENERAL OFFICE
AVAILABLE FOR LEASE**

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Property Summary

| | |
|------------|--|
| Address | 2950 N Litchfield Rd Bldg 10 Goodyear, AZ 85395 |
| Year Built | 2007 |
| Zoning | PAD, Goodyear |
| Parking | 8 Covered Reserved Stalls |
| Tenancy | Multiple |
| Available | 2950 N Litchfield Rd Bldg 10 |
| Suite Size | 3,850 SF |
| Lease Rate | \$25.00/SF/YR + \$8.21 NNN |



About the Property

2950 North Litchfield Road, Building 10, Goodyear, AZ 85395 presents 3,848 SF of second-generation office space ideal for real estate, medical, or general office users. The property benefits from excellent frontage along Litchfield Road and is surrounded by a strong mix of nearby retail amenities. Conveniently located just five minutes from Abrazo West Campus and immediately adjacent to the YMCA, the site offers exceptional accessibility and visibility. Zoned PAD under the City of Goodyear, this office condo includes eight covered, private parking stalls. Offered at \$25.00/SF + NNN, this is a rare opportunity to secure high-quality space in one of the West Valley's most desirable professional parks.



General Office
Layout

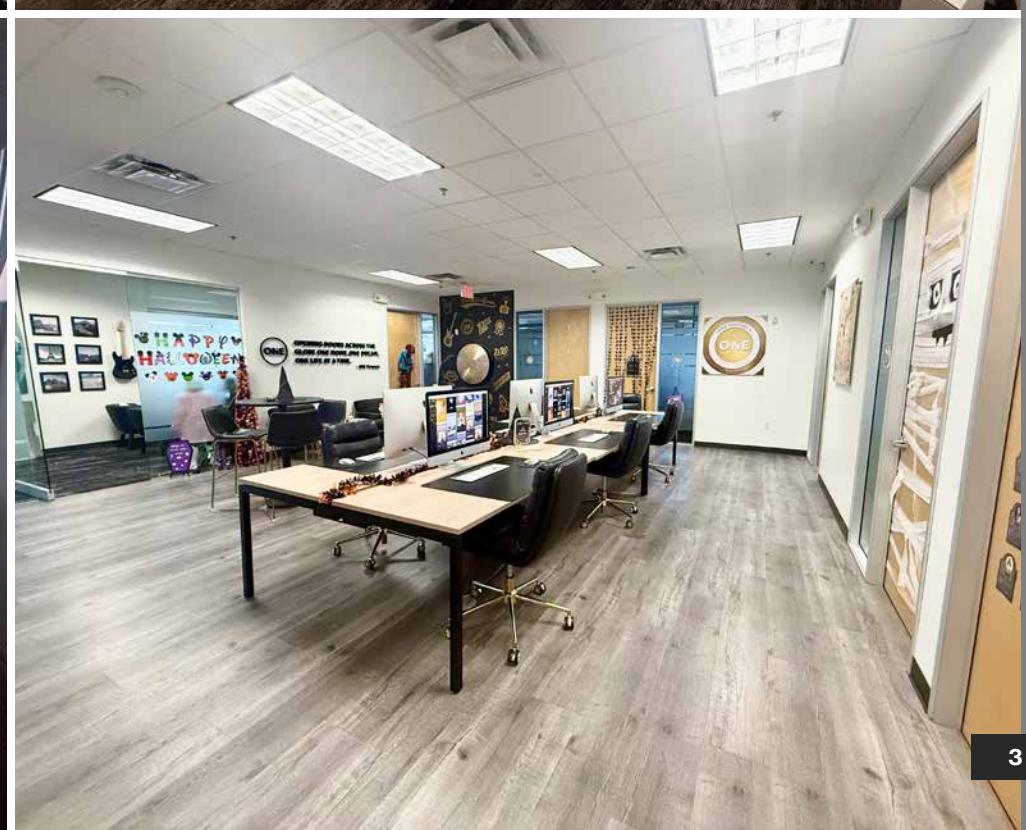


Loop 303 & I-10
Freeway Access



Frontage
N Litchfield Rd

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

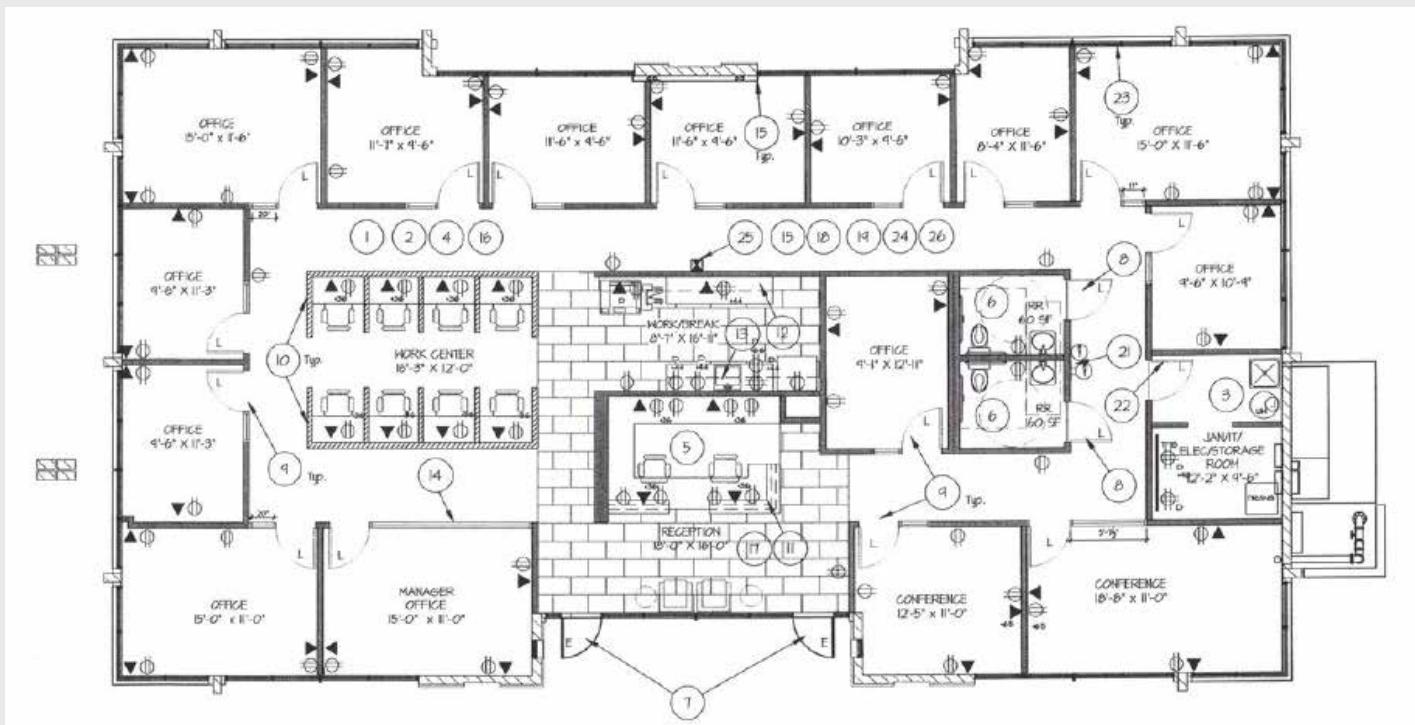




2950 N Litchfield Rd

3,850 SF | \$25.00 NNN + \$8.21 NNN's

- Reception
- 2 Conference Rooms
- 13 Offices
- Break Room
- Bullpen
- 2 Restrooms
- Storage Closet
- 8 Reserved Parking Stalls



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CAMELBACK CROSSING



Camelback Rd



LOOP
303

Villages at
Litchfield Park

Wigman
Golf Club

W Indian School Rd

W Thomas Rd

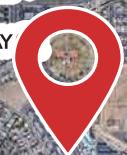
MARKET AT ESTRELLA FALLS



PALM VALLEY PAVILIONS



SAFEWAY



ESTRELLA MOUNTAIN
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

PALMILLA CENTER



ESTRELLA MARKETPLACE



INTERSTATE
10

COLDWATER PLAZA



W McDowell Rd

W Van Buren

Location Overview

GOODYEAR, ARIZONA

Goodyear is rapidly emerging as one of the most dynamic and opportunity-rich communities in the Phoenix metro area—combining bold economic growth, a pro-business environment, and an increasingly vibrant quality of life. Between major infrastructure, investment from top-tier employers, and a thoughtful development strategy, Goodyear offers both residents and investors a city poised for long-term success.

WHAT MAKES GOODYEAR STAND OUT

- Rapid growth & strategic location** — Goodyear is among the fastest-growing cities in the U.S., particularly strong among cities over 50,000 residents. It benefits from excellent freeway access (including proximity to I-10, Loop 303, etc.), close connection to Phoenix, and substantial undeveloped land with high capacity infrastructure.
- Diverse, high-quality economy** — Key sectors include aviation & aerospace, medical innovation, advanced manufacturing, logistics, and retail. Goodyear is building up Class A office space (for example GEN1 at GSQ), and developing the Medical Innovation Corridor, while also strengthening its aviation base.
- Supportive business environment & incentives** — The city offers a robust package of resources: site location assistance, infrastructure support (power, water, fiber, natural gas), regulatory help, zoning, and tax and incentive programs such as Foreign Trade Zones and redevelopment areas.
- Innovation, entrepreneurship & workforce development** — Goodyear's InnovationHub supports entrepreneurs, small businesses, and start-ups by offering mentoring, workshops, access to resources, etc. The Economic Development team also emphasizes business builders and workforce alignment.
- Quality of life & amenities** — In addition to strong job growth, Goodyear features a growing array of retail, dining and entertainment options. The GSQ (Goodyear Civic Square) mixed-use core is becoming a cultural and social hub with restaurants, offices, shops, entertainment. The city also hosts spring training at Goodyear Ballpark, has abundant parkland, trails, and community events.



**Small City for
Economic Growth**
(Coworking Cafe, 2022)

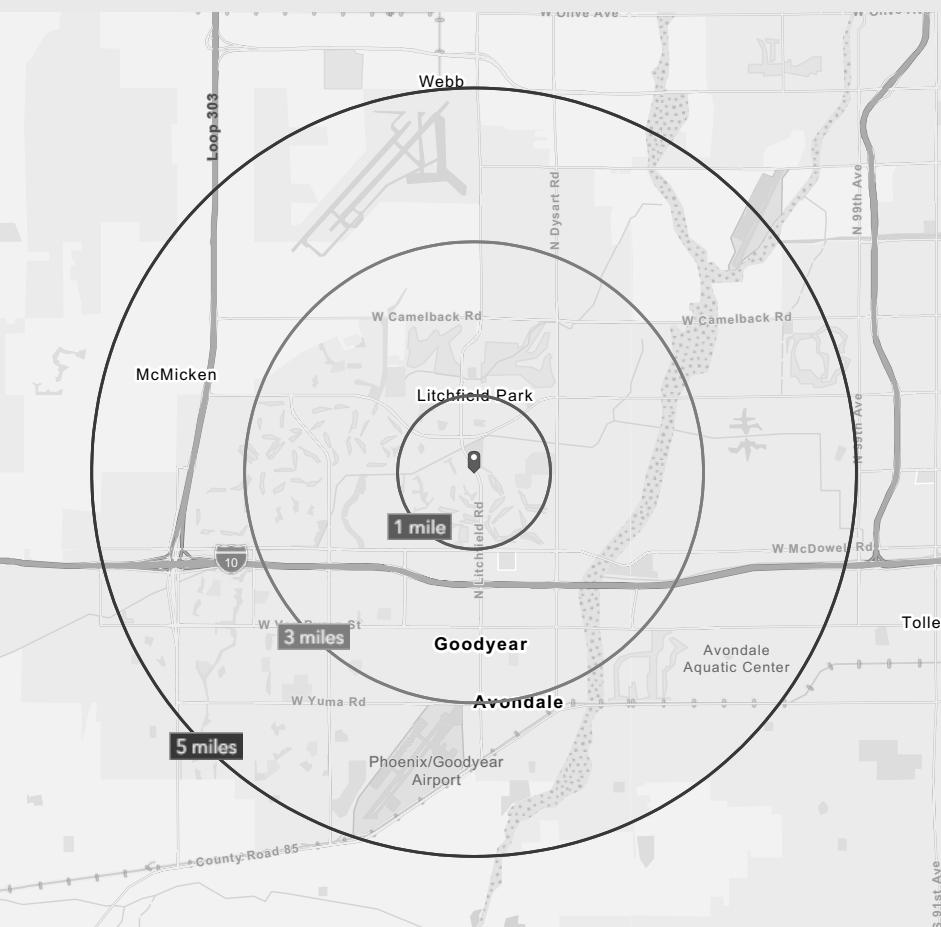


Top US Golf Destination
(Estrella, 2024)



Demographic Summary

| | 1 Mile | 3 Mile | 5 Mile |
|--|-----------|-----------|-----------|
|  Population | 12,169 | 91,579 | 207,698 |
|  Households | 4,195 | 32,085 | 67,978 |
|  Average Household Income | \$128,152 | \$112,454 | \$102,358 |
|  Median Home Value | \$422,652 | \$404,663 | \$359,568 |



5 Mile Highlights

35.2

Median
Age

49.4K

Daytime
Employees

27%

Bachelor's Degree
or Higher

An Environment for Professional Growth

This location provides direct access to a premier, highly educated talent pool, making recruitment seamless for any professional business. The area's large daytime population of professionals creates a dynamic setting for B2B networking, and the surrounding community's affluence ensures a stable client base, making this a strategic location to grow your company.

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For More Information,
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