

# RESTAURANT SPACE FOR LEASE

±3,483 SF | \$45 PSF, NNN | 13760 W Camelback Rd, Suite A70 | Litchfield, AZ 85340



DO NOT DISTURB TENANT

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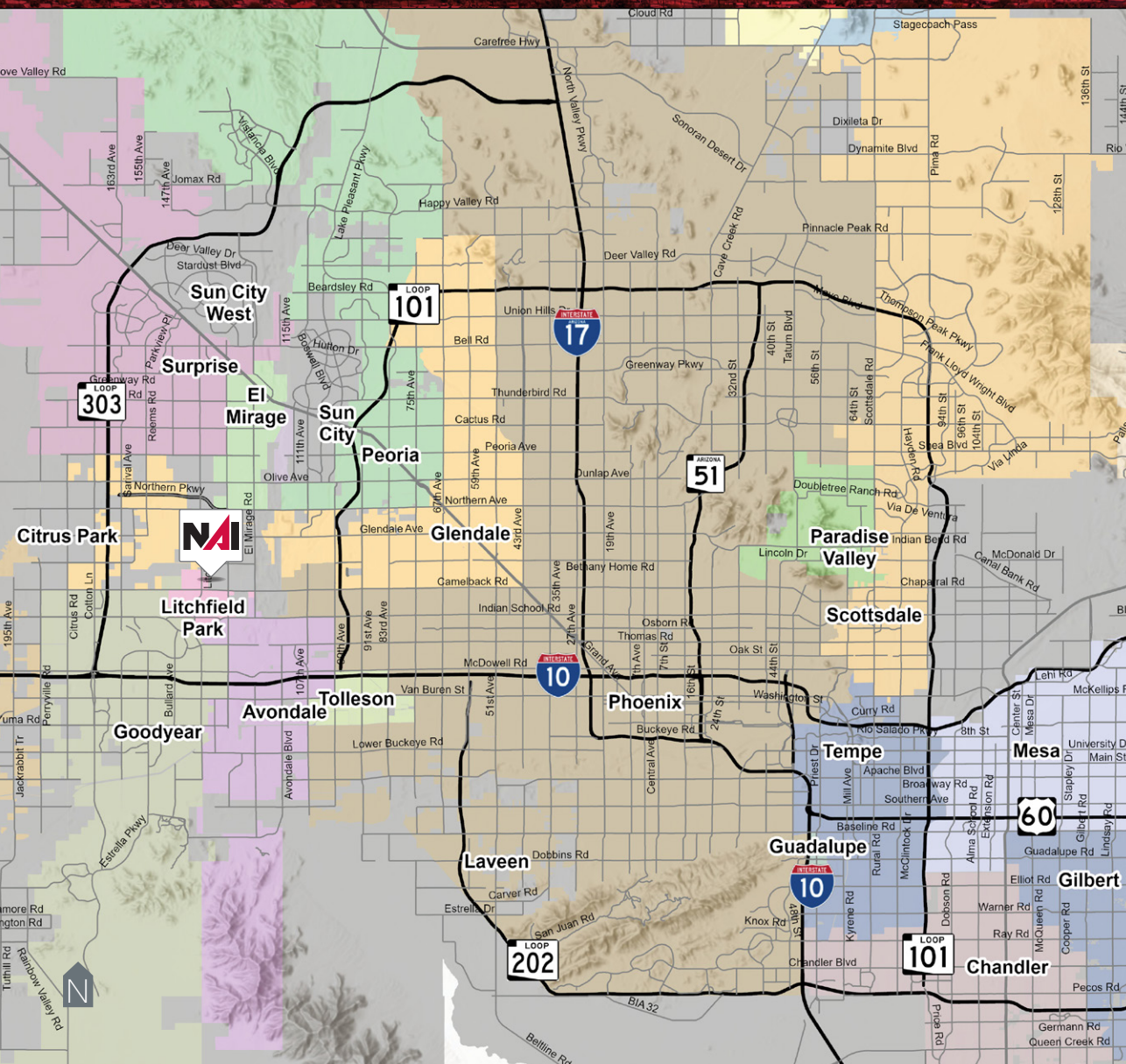
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**NAI**Horizon  
NET LEASE DIVISION

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# Property Information



<b>Address:</b>	13760 W Camelback Rd Suite A70 Litchfield, AZ 85340
<b>Lease:</b>	\$45 PSF, NNN
<b>Available Size:</b>	3,483 SF
<b>Land Size:</b>	2.56 AC
<b>Zoning:</b>	CS (Litchfield)
<b>Primary Use:</b>	Restaurant
<b>Parcel:</b>	501-62-972

## Features

- Prime West Valley location along high-traffic Camelback Rd
- Strong surrounding demographics with rapid residential and commercial growth
- Excellent freeway access from Loop 303 & Loop 101
- Surrounded by national retailers
- Dense area with continued new development
- Outdoor patio seating

Demographics	1 Mile	3 Miles	5 Miles
Median Age	40.6	36.8	35.8
Population	7,912	75,544	174,627
Average HH Income	\$159,578	\$136,815	\$120,457

Traffic Counts	VPD
N Litchfield Rd	25,144
W Camelback Rd	40,263

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# Property Photos



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# Retail & Development Map



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# Location Highlights

## Litchfield Park Area

### Three New Developments Within a Mile Radius

Industrial park, Camelback Center, and La Loma Medical Campus Developments

### Near Luke Air Force Base

±10,000 Personnel

### More Than 150K Population and 92K Daytime Employees

All within a 5-mile radius

Photo Credit: [Megan Kenyskin, Neighborhood Guide](#)

Located less than 8 miles west of the popular Westgate Entertainment District, Litchfield Park offers a charming, small-town atmosphere within the vibrant Phoenix metropolitan area, one of the largest and fastest-growing regions in the Southwestern United States.

#### Economic Highlights

**Upscale Growth:** Litchfield Park combines small-town charm with strong economic fundamentals. With a median household income of \$124,973, among the highest in Arizona.

**Metro Advantage:** As part of the Phoenix metro, which boasts a GDP of \$362 billion and ranks 14th nationally, Litchfield Park benefits from regional economic momentum and access to a diverse labor pool.

**Dynamic Sectors:** Key industries include healthcare, education, tourism, and retail, supported by proximity to major hospitals, strong school systems, and the historic Wigwam Resort—a Four-Diamond destination attracting thousands annually.

#### Location Advantage

Positioned in the heart of the West Valley, Litchfield Park offers excellent connectivity via major highways and high-traffic corridors like Litchfield Road (20,000+ cars/day). The city's compact footprint and planned pedestrian-friendly developments make it ideal for businesses seeking visibility and accessibility.

#### Retail Opportunity

This is a rare chance to secure space near Litchfield Square, the city's new downtown destination. With its walkable design, upscale architecture, and proximity to affluent households, this corridor is ideal for restaurants, cafés, boutique retail, and lifestyle concepts looking to thrive in a high-income, high-traffic environment.

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