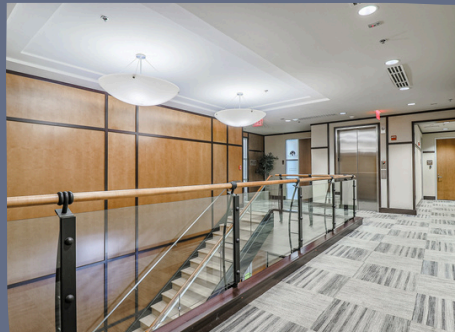
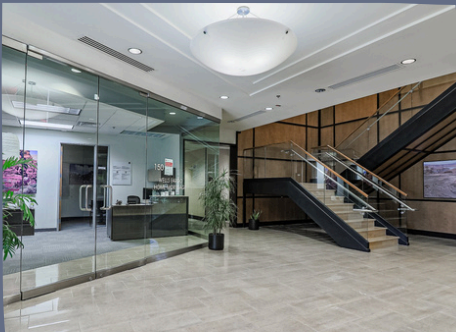




PALM VALLEY OFFICE PARK

OFFICE SPACE
FOR LEASE

1616-1646 N LITCHFIELD ROAD, GOODYEAR, AZ 85395



PROPERTY OVERVIEW

Palm Valley Office Park is an award winning +83,971 square foot campus with two, two-story office buildings located in Goodyear at the gateway to the Palm Valley Master-Planned community at 1616 and 1646 N Litchfield Road, just north of Interstate 10. Palm Valley Office Park is conveniently located at the signalized intersection of W McDowell Road & N Litchfield Road with excellent access to businesses, restaurants, shopping, transportation networks, gyms, golf courses, and the communities of Palm Valley and surrounding area.



PROPERTY SUMMARY



Available SF **1,219 to 3,760 SF**

Building Size **89,971 SF**

Lease Rate **\$37 - \$39**
Full Service **SF / YR**

Lot Size **6.68 Acres**

Zoning **PAD**

Submarket **Goodyear**

Traffic Count **44,546**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Situated at the gateway to the Palm Valley master-planned community.
- Highest quality building in Goodyear.
- Tenant Improvement Allowance Available
- Amenties nearby include retail, banks, restaurants, gyms and theaters.
- Only one minute from I-10; Litchfield Road full-diamond interchange.



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Goodyear, AZ 85338



AVAILABLE SPACES

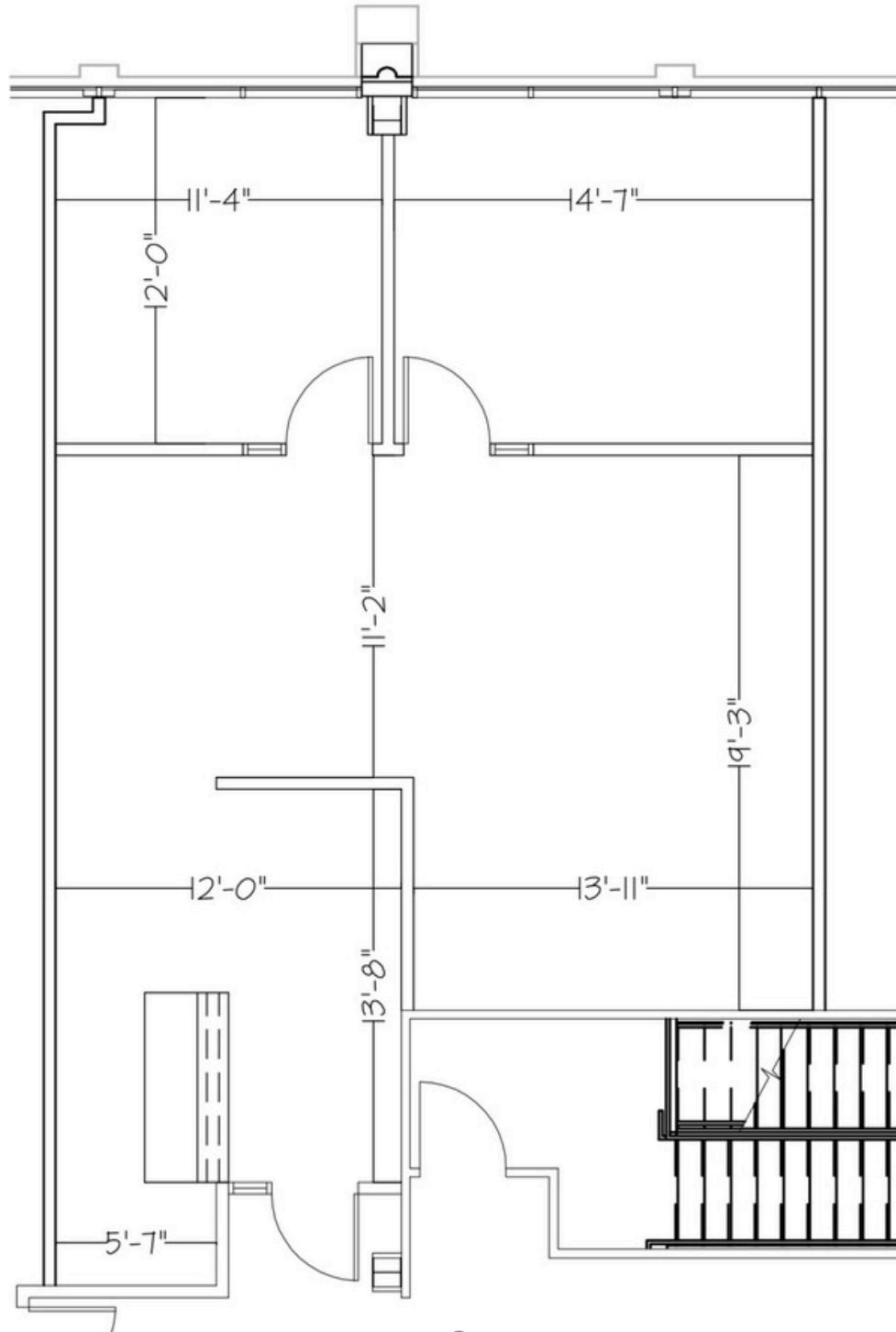
	SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Combined 3,760 SF	A210	1,219 SF	Negotiable	\$39 SF/YR	Office	2nd gen.	Immediately
	A215	2,541 SF	Negotiable	\$39 SF/YR	Full Service	2nd gen.	Immediately
	B235	2,700 SF	Negotiable	\$37 SF/YR	Full Service	2nd gen.	11/1/2026





FLOOR PLANS

A210 | 1,219 SF | MATTERPORT



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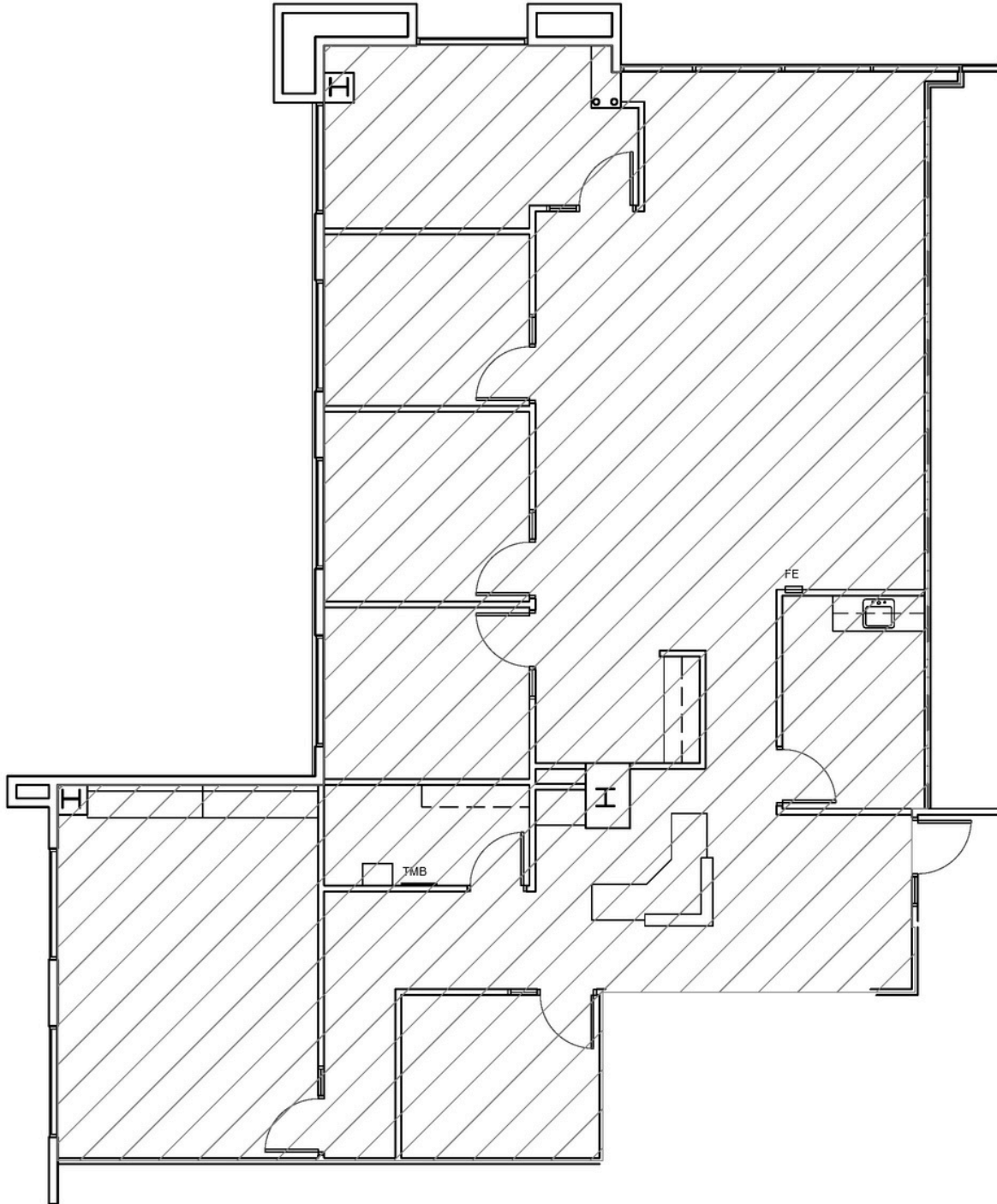


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FLOOR PLANS

A215 | 2,541 SF | MATTERPORT



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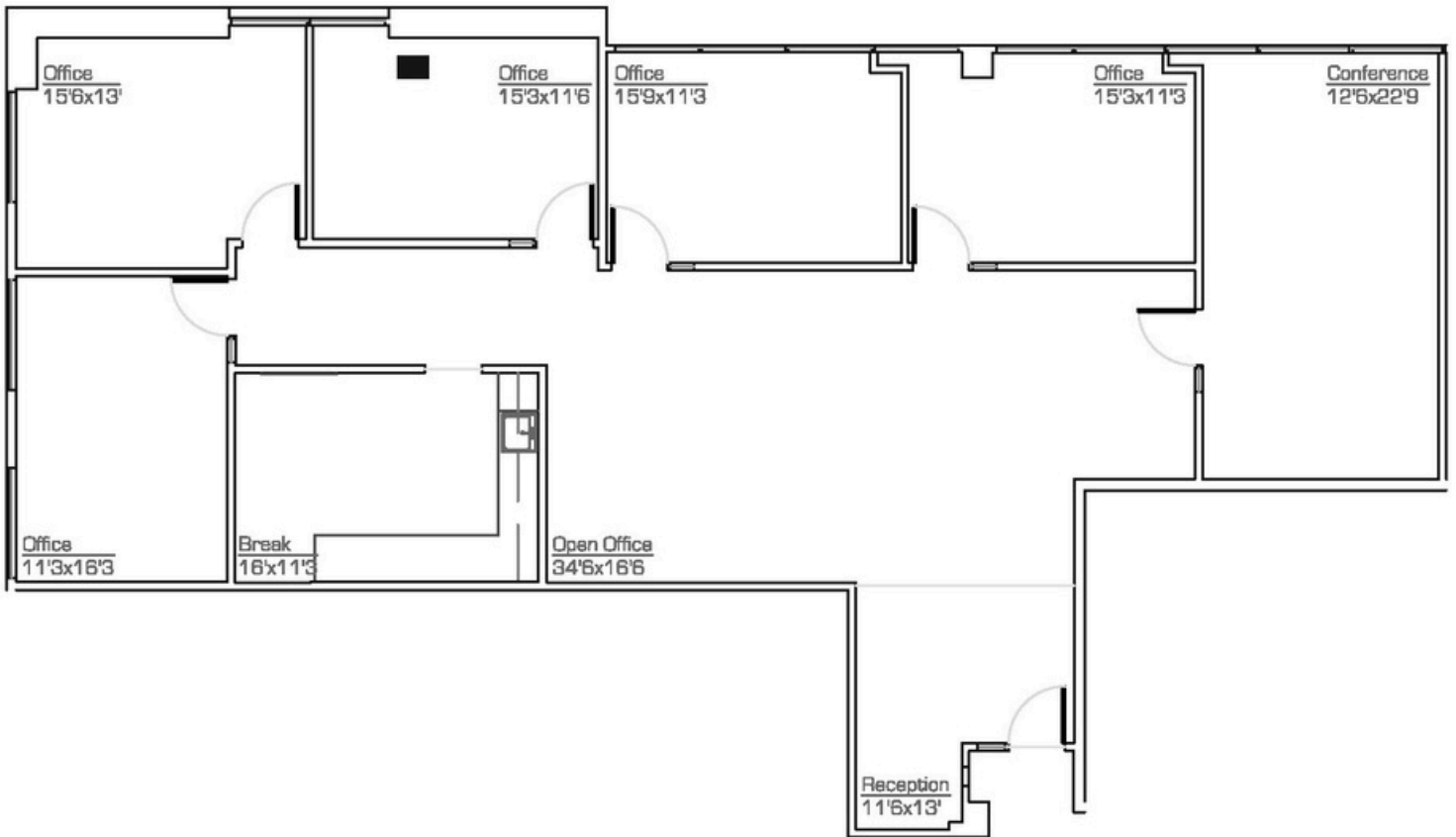


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FLOOR PLANS

B235 | 2,700 SF



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CURRENT TENANTS

BUILDING A - 1616 N LITCHFIELD ROAD

SUITE	TENANT
100	Peters Wellness Chiropractic & Massage, Inc.
105	Pleasant Living Family Group, LLC
110	First Arizona Title Agency
115	Berkshire Hathaway Home Services; Arizona Properties - Courtyard Entrance
125	Edward Jones Investment
135	Trajan Wealth
140	Lincoln & Wenk, PLLC Attorneys
150	Gameday Men's Health
155	Justin Kauffman Dominion Private Wealth
165	Empire Title Agency

SUITE	TENANT
170	Coldwell Banker Realty
200	Regional Finance
205	The Laughton Team - My Home Group
210	Available Immediately
215	Available Immediately
220	Algamus
230	The Pilot Clinic
240	Moore Advanced Orthopedics, PLLC
250	Chiropractic Solutions



CURRENT TENANTS

BUILDING B - 1646 N LITCHFIELD ROAD

SUITE	TENANT
100	Simplicity Laser
105	Wee Care Corporation
110	Flores Team Residential Real Estate
125	Desert Vista Dental West PLLC
130	Agave Oral Surgery and Dental Implant Center PLLC
140	Driggs Title Agency
150	Navi Title

SUITE	TENANT
200	West Valley Naturopathic Center Dr. Brian Archambault
205	State Farm Bud Holderbaum Ins Agcy Inc.
210	Hilgers Orthodontics, PC Michael J. Hilgers, DDS, MS
225	Dr. Colin Gustus DMD
235	Available 11/1/2026
240/250	Empower Her Counseling, PLLC & Perform Counseling, PLLC
255	Accident Law Group/Law Tigers
260	Goodyear Endodontics Dean Whiting, DDS, MSD





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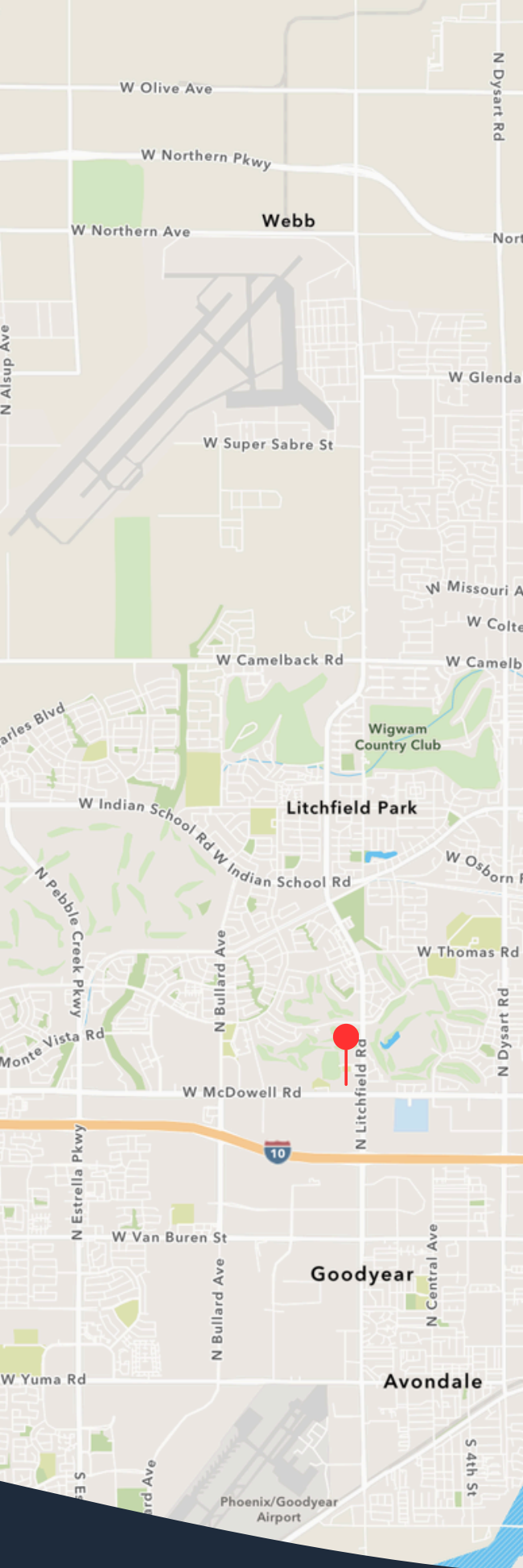
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POPULATION

	1 MILE	3 MILES	5 MILES
MALE	4,248	38,694	90,671
FEMALE	4,440	42,735	94,924
TOTAL POPULATION	8,688	81,429	185,595

AGE

	1 MILE	3 MILES	5 MILES
AGES 0-14	1,927	20,465	47,409
AGES 15-24	1,136	11,796	27,469
AGES 55-64	944	7,683	18,123
AGES 65+	1,527	14,877	29,779

INCOME

	1 MILE	3 MILES	5 MILES
MEDIAN	\$79,452	\$71,019	\$71,105
<\$15,000	397	2,536	4,397
\$15,000-\$24,999	293	2,137	3,648
\$25,000-\$34,000	93	2,456	5,000
\$35,000-\$49,000	189	3,500	8,665
\$50,000-\$74,999	613	6,096	13,026
\$75,000-\$99,999	544	4,359	9,734
\$100,000-\$149,999	676	4,938	10,774
\$50,000-\$199,999	130	1,266	2,366
>\$200,000	176	791	1,471

HOUSING

	1 MILE	3 MILES	5 MILES
TOTAL UNITS	3,527	31,357	65,934
OCCUPIED	3,029	26,597	56,230
OWNER OCCUPIED	1,851	16,819	37,238
RENTER OCCUPIED	1,178	9,778	8,992
VACANT	498	4,760	9,704





PHOENIX WEST

COMMERCIAL

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