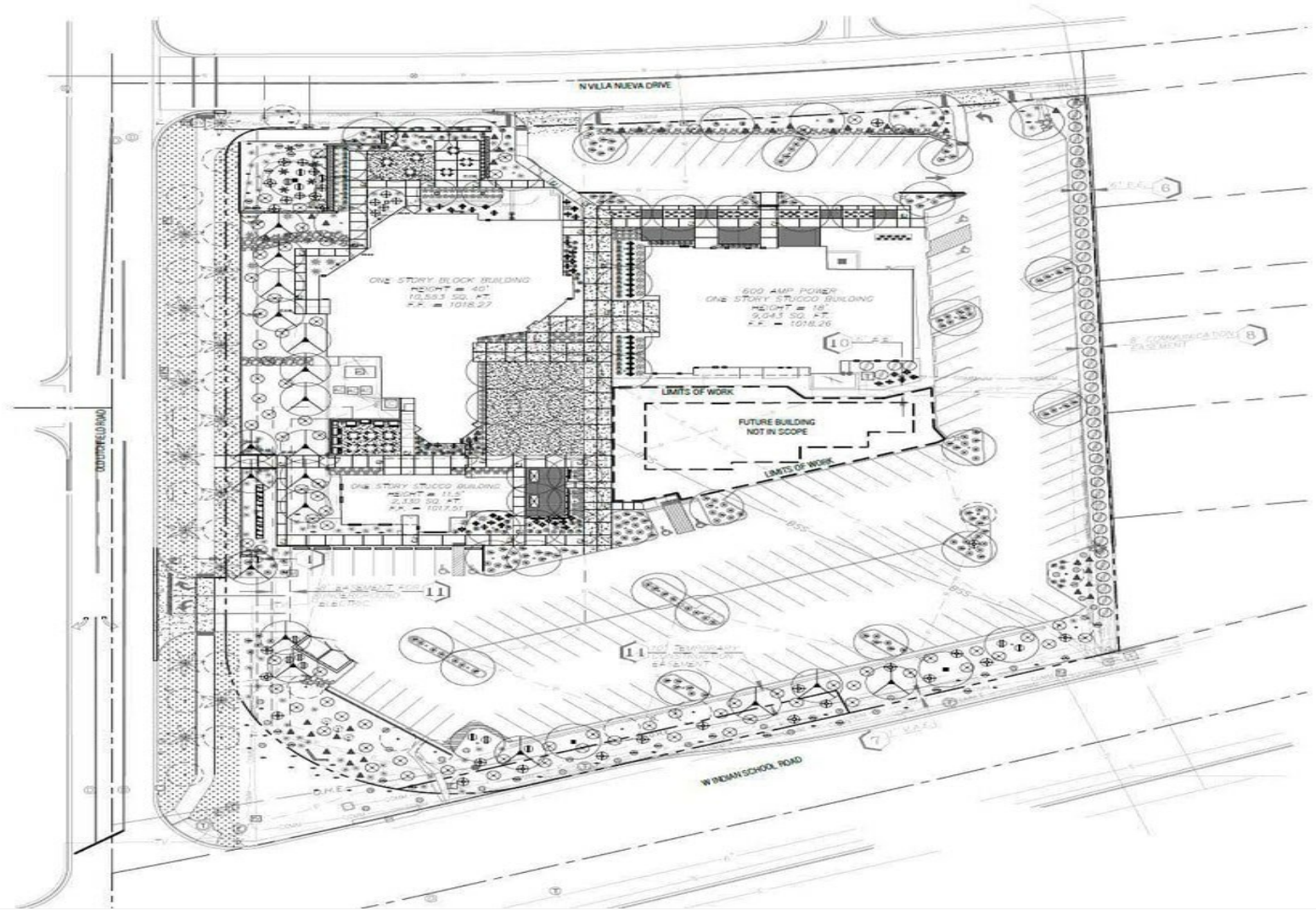


The Thomas



Presented By:
Tri West Realty

447 S Old Litchfield Rd, Litchfield Park, AZ 85340



The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Details

A vibrant mixed-use neighborhood lifestyle center - seeking boutique retail uses to fill out our commercial vacant suites / spaces. We have 3 suites available for lease - and are targeting uses - coffee shop, hair salon, yoga / pilates or fitness concept, flower shop, etc

The Thomas is a neighborhood lifestyle center set to be in a redeveloped 1970's historic church site with three existing buildings. This “adaptive reuse” project is coming soon with plans to feature - continued worship site, community theater, cultural center in the main auditorium building and office, retail and restaurant uses in the adjacent buildings. It is located right off Indian School Rd. at 447 S. Old Litchfield Rd in Litchfield Park.

The Thomas is located across from our neighborhood lake at 447 S. Old Litchfield Rd in the charming Old Litchfield Park district just yards from the new Litchfield Square development.

Price: Upon Request

- Indian School frontage
- Sufficient parking for any prospective tenant
- Close to the Wigwam Resort and new Litchfield Square development

View the full listing here: <https://www.loopnet.com/Listing/447-S-Old-Litchfield-Rd-Litchfield-Park-AZ/36924450/>

Rental Rate:	Upon Request
Min. Divisible:	700 SF
Property Type:	[object Object]
Property Subtype:	Religious Facility
Year Built:	1976
Rental Rate Mo:	Upon Request

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Listing spaces

1st Floor Ste 101

Space Available:	700 - 1,000 SF
Rental Rate:	Upon Request
Date Available:	November 01, 2025
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Office/Retail
Lease Term:	5 Years

Total Square feet is approximately 1000 SF and it could be divisible into 600 SF and 400 SF. This suite is set up for office or retail use. There is water readily available for this suite. All suites have access to a shared restroom in the building.

1st Floor Ste 102

Space Available:	1,600 SF
Rental Rate:	Upon Request
Date Available:	November 01, 2025
Service Type:	Modified Gross
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

Total Square feet is approximately 1600 SF with a front lobby area and separate closed off space. We are seeking boutique retail user and could be ideal for a boutique fitness use - pilates, yoga, barre studio, etc. All suites have access to a shared restroom in the building.

1st Floor Ste 103

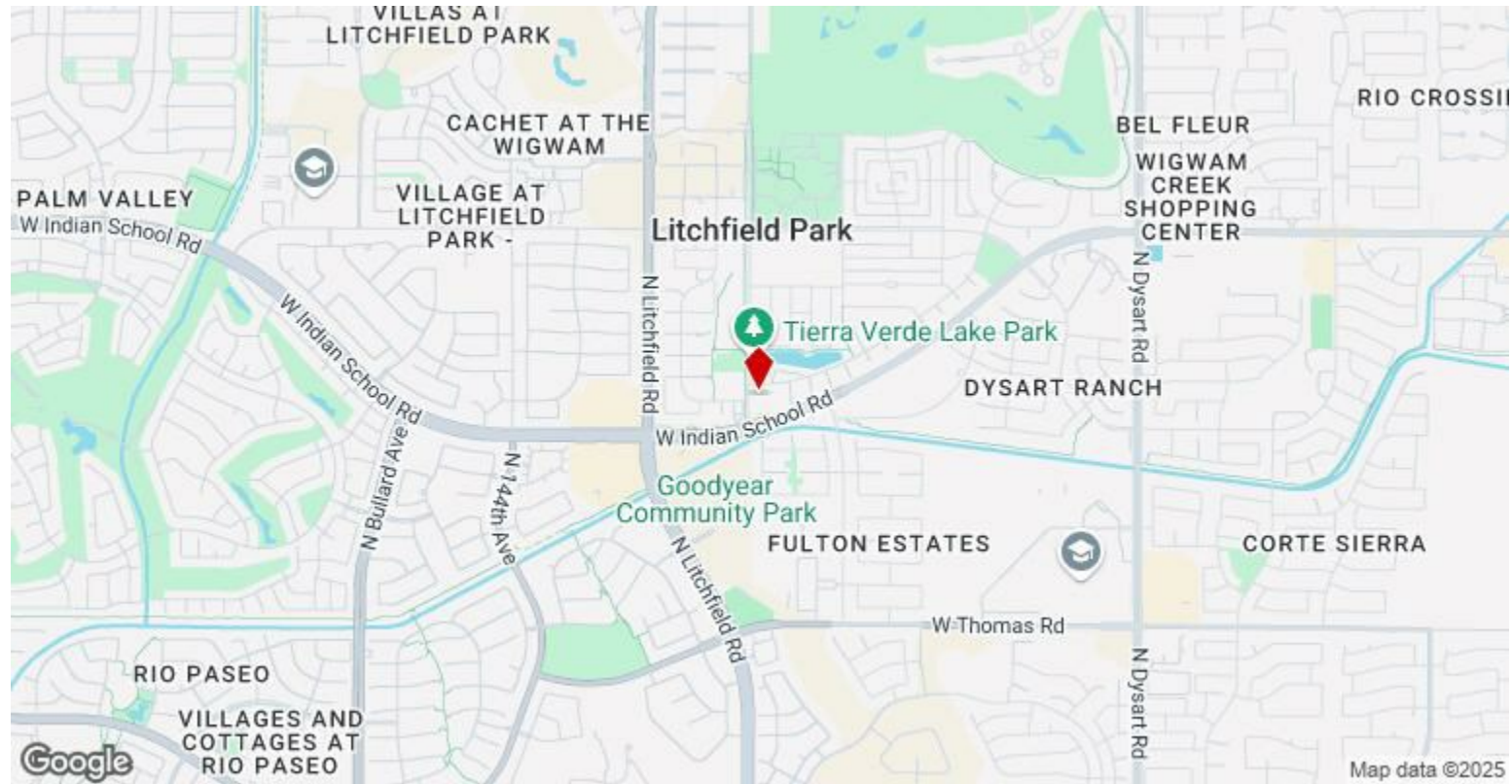
Space Available:	1,900 SF
Rental Rate:	Upon Request
Date Available:	November 01, 2025
Service Type:	Modified Gross
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	5 Years

Total Square feet is approximately 1900 SF with an open and high ceiling footprint. We are seeking boutique retail user and could be ideal for a coffee shop, hair salon, med spa, etc. Large front patio for this suite.All suites have access to a shared restroom in the building.

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Location



447 S Old Litchfield Rd, Litchfield Park, AZ 85340

[illegible]

The floor plan shows the second floor of a building with the following rooms and dimensions:

- Suite 101:** 23'10" x 57'2" = 950 SF
- Suite 102:** 26'2" x 44'1" = 1780 SF
- Suite 103:** 30'5" x 60'7" = 1860 SF
- Suite 104:** 24'7" x 42'7" = 1043 SF
- Suite 105:** 24'7" x 42'7" = 1043 SF
- Shared Restroom:** 550 SF
- Common Restroom:** 100 SF
- Storage:** 100 SF
- MEP:** 100 SF
- Corridor:** 100 SF
- Staircase:** 100 SF
- Entrance:** 100 SF
- Exit:** 100 SF
- Room 101:** 100 SF
- Room 102:** 100 SF
- Room 103:** 100 SF
- Room 104:** 100 SF
- Room 105:** 100 SF
- Room 106:** 100 SF
- Room 107:** 100 SF
- Room 108:** 100 SF
- Room 109:** 100 SF
- Room 110:** 100 SF
- Room 111:** 100 SF
- Room 112:** 100 SF
- Room 113:** 100 SF
- Room 114:** 100 SF
- Room 115:** 100 SF
- Room 116:** 100 SF
- Room 117:** 100 SF
- Room 118:** 100 SF
- Room 119:** 100 SF
- Room 120:** 100 SF

Retail Building Ste 101 - 105 Exhibit

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



1-web-or-mls-DJI_20250314125728_0392_D



6-web-or-mls-DJI_20250314125953_0397_D

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



image6



IMG_1554

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



35-web-or-mls-P1247401



IMG_1502

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



86-web-or-mls-P1247464



45-web-or-mls-P1247413

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



52-web-or-mls-P1247424



53-web-or-mls-P1247425

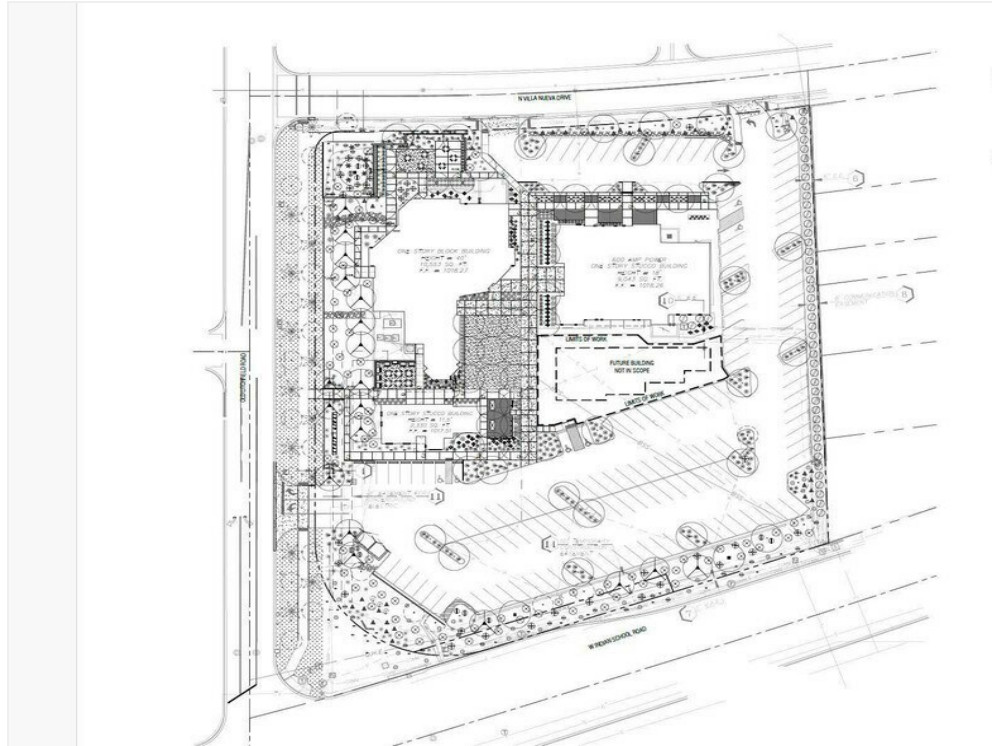
447 S Old Litchfield Rd, Litchfield Park, AZ 85340



The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340

Property Photos



New Site & Landscape Plan

The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340



Brian O'Connor

brian.oconnor@triwestllc.com
(623) 536-9378

Tri West Realty

111 W Wigwam Blvd, Suite C
Litchfield Park, AZ 85340

