



137th Ave

18,317 CPD

Van Buren St

W Auto Dr

AVAILABLE  
±28,195 SF

PAD  
AVAILABLE  
±3,200 SF

Litchfield Rd 28,342 CPD

amazon.com

AutoZone

Schlotzsky's

CIRCLE K

BURGER KING

TACO BEL

CRAB SHACK

# ANCHOR SPACE & PAD AVAILABLE FOR LEASE

Northeast Corner of Van Buren St & Litchfield Rd  
Goodyear, Arizona

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**VELOCITY**  
RETAILGROUP



# ANCHOR SPACE & PROPOSED DRIVE THRU PAD AVAILABLE FOR LEASE



◆ ±28,195 SF ANCHOR SPACE & ±3,200 SF PAD (PROPOSED DRIVE THRU) AVAILABLE

## Property Highlights

- 1/2 mile south of Interstate 10, full diamond interchange
- Strong employment corridor
- Established trade area with residential growth to the south
- Across from Cancer Treatment Centers of America

## Traffic Counts

Van Buren St	17,769 CPD
Litchfield Rd	28,342 CPD
<b>Total</b>	<b>46,111 CPD</b>

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,096	86,062	198,365
Estimated Households	2,291	30,006	66,887
Med Household Income	\$68,724	\$116,104	\$123,110
Daytime Population	4,812	24,325	41,683

Source: SitesUSA

## Nearby Tenants



Dave Cheatham

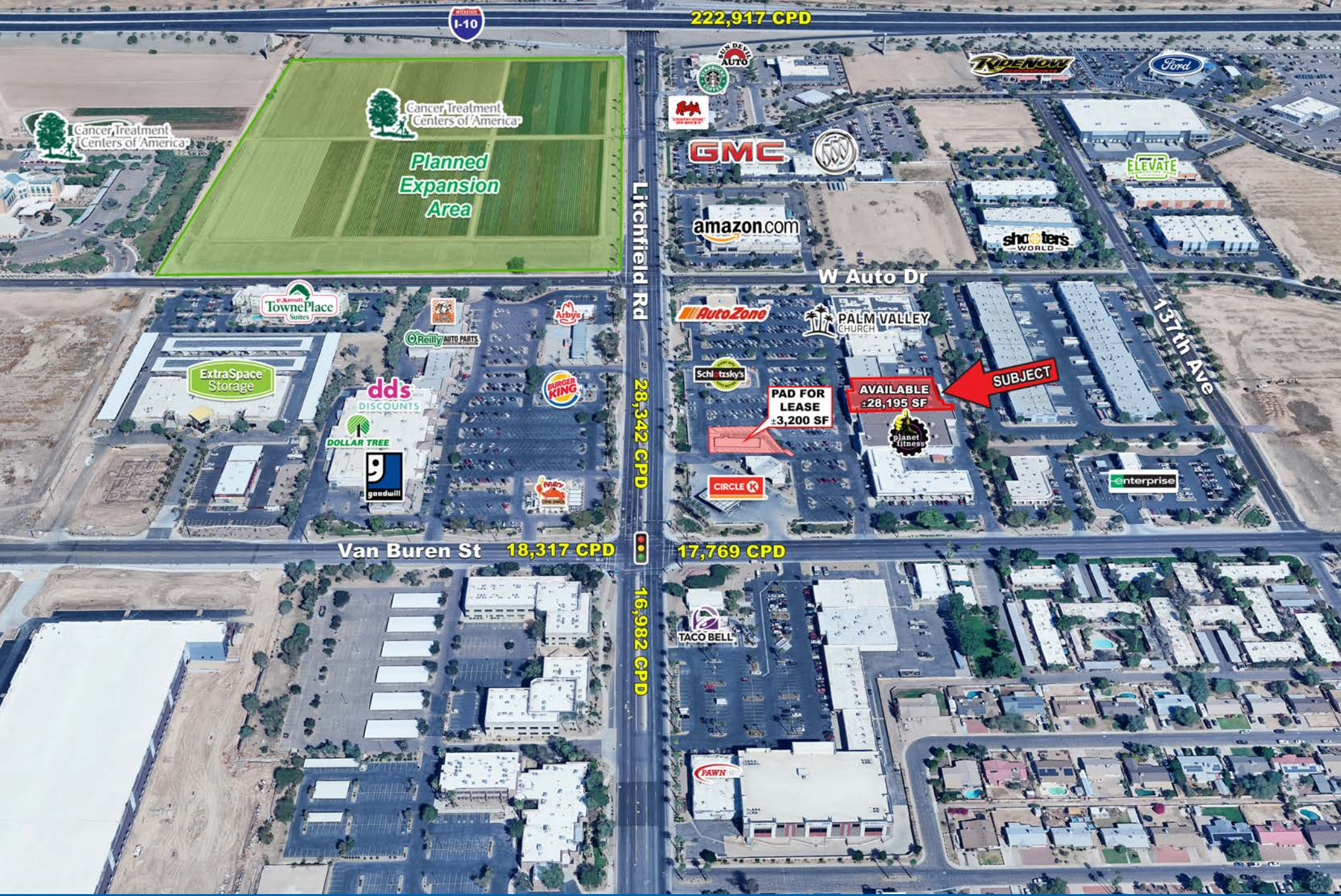
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# SITE PLAN







I-10

222,917 CPD

Cancer, Treatment Centers of America

Cancer, Treatment Centers of America

Planned Expansion Area

Litchfield Rd

28,342 CPD

18,317 CPD

17,769 CPD

16,982 CPD

W Auto Dr

137th Ave

ExtraSpace Storage

dds DISCOUNTS

DOLLAR TREE

goodwill

Van Buren St

PAD FOR LEASE ±3,200 SF

AVAILABLE ±28,195 SF

SUBJECT

CIRCLE K

planet fitness

enterprise

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VELOCITY RETAIL GROUP



McDowell Rd & Pebble Creek Pkwy  
**Bashas' PETCO**  
**TJ-maxx** **OLD NAVY**  
**Conn's** **HomeGoods**  
**STAPLES** **WinCo FOODS**

**Walmart**  
**SAFWAY**  
**Target** **BEST BUY** **BARNES & NOBLE**  
**ROSS** **Michael's** **ULTA**  
**Total Wine** **LANE BRYANT**  
**FAMOUS footwear** **FIVE GUYS**

**LOWE'S** **Walmart** **JCPenney**  
**OfficeMax** **ESPORTA** **PETSMART**  
**IN-N-OUT** **BUFFALO WILD WINGS** **Chick-fil-ck** **Cane's**

Van Buren St & Estrella Pkwy  
**Walmart** **ALDI** **SAFWAY**  
**Walgreens** **ACE Hardware** **Duck Donuts** **McDonald's**

**THE HOME DEPOT** **Sams Club** **ASHLEY**  
**Aaron's** **SUBWAY** **IHOP**  
**Krispy Kreme** **McDonald's** **Walgreens**

Yuma Rd & Cotton Ln  
**Target** **PETSMART**  
**LAI FITNESS** **ROSS** **WORLD MARKET**

Van Buren St & Litchfield Rd  
**dd's DISCOUNTS** **GOODWILL** **AutoZone**  
**O'Reilly AUTO PARTS** **Ricky's** **Burger King** **Arby's**

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# DEMOGRAPHICS



## 2024 POPULATION

1 MILE: 7,096  
3 MILES: 86,062  
5 MILES: 198,365



## MEDIAN HOUSEHOLD INCOME

1 MILE: \$68,724  
3 MILES: \$116,104  
5 MILES: \$123,110



## POPULATION GROWTH PROJECTION 2024 - 2029

1 MILE: 0.3%  
3 MILES: 0.9%  
5 MILES: 1.2%



## TOTAL BUSINESSES

1 MILE: 430  
3 MILES: 2,955  
5 MILES: 5,631



## 2024 TOTAL HOUSEHOLDS

1 MILE: 2,291  
3 MILES: 30,006  
5 MILES: 66,887



## NUMBER OF EMPLOYEES

1 MILE: 4,812  
3 MILES: 24,325  
5 MILES: 41,683



## MEDIAN HOME VALUE

1 MILE: \$361,050  
3 MILES: \$416,668  
5 MILES: \$438,756

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