

PALM VALLEY PROFESSIONAL

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



**GENERAL OFFICE
AVAILABLE FOR LEASE**

Matt Zaccardi
D: 480.966.7625
M: 602.561.1339
mzaccardi@cpiaz.com

Katy Haug
D: 480.623.2328
M: 816.808.7347
khaug@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, 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 5:1,000 Ratio |
| 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.



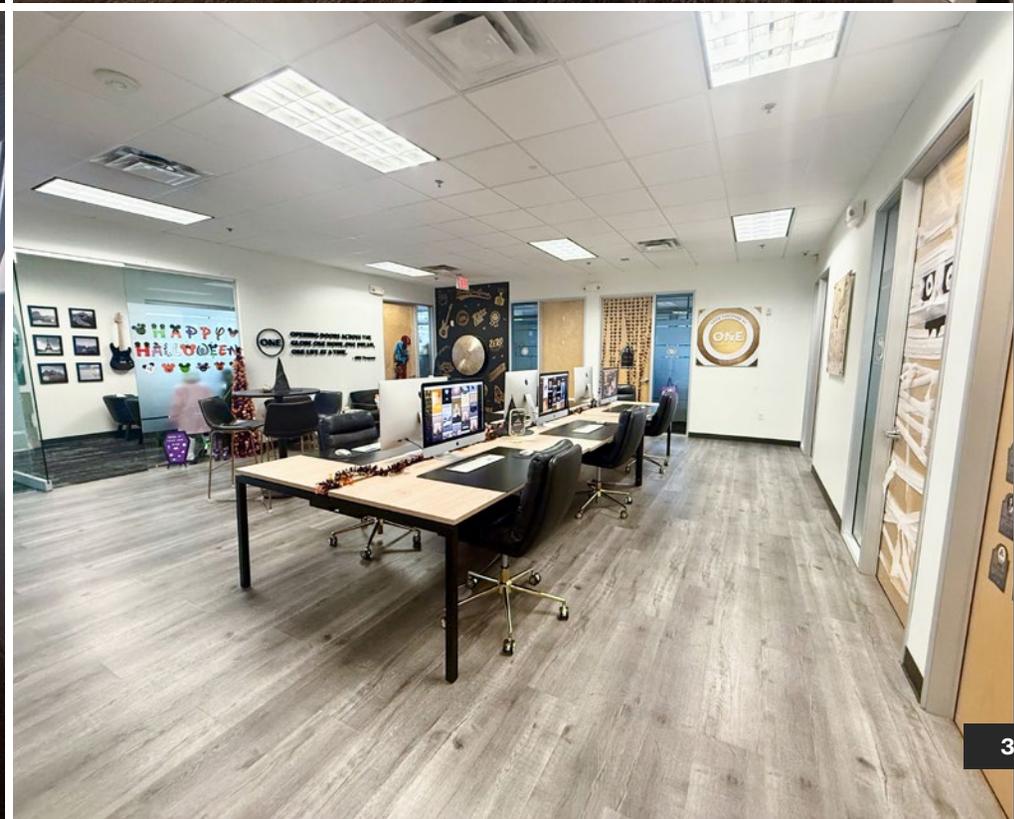
General Office
Layout

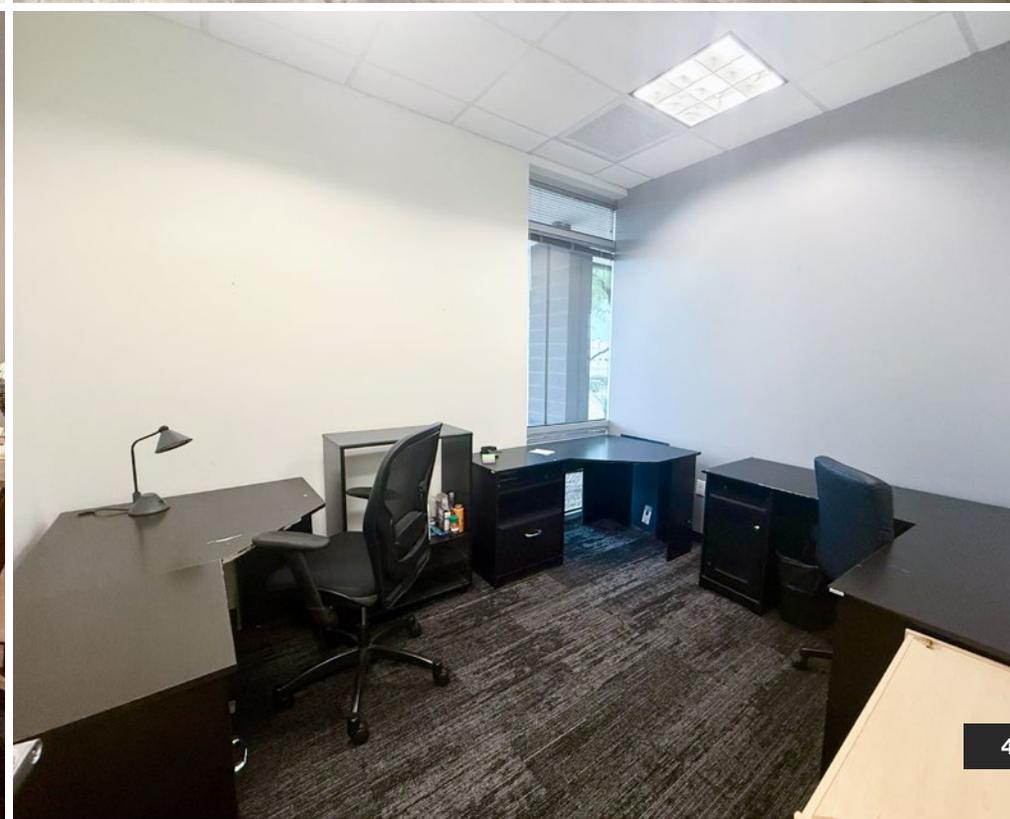


Loop 303 & I-10
Freeway Access



Frontage
N Litchfield Rd

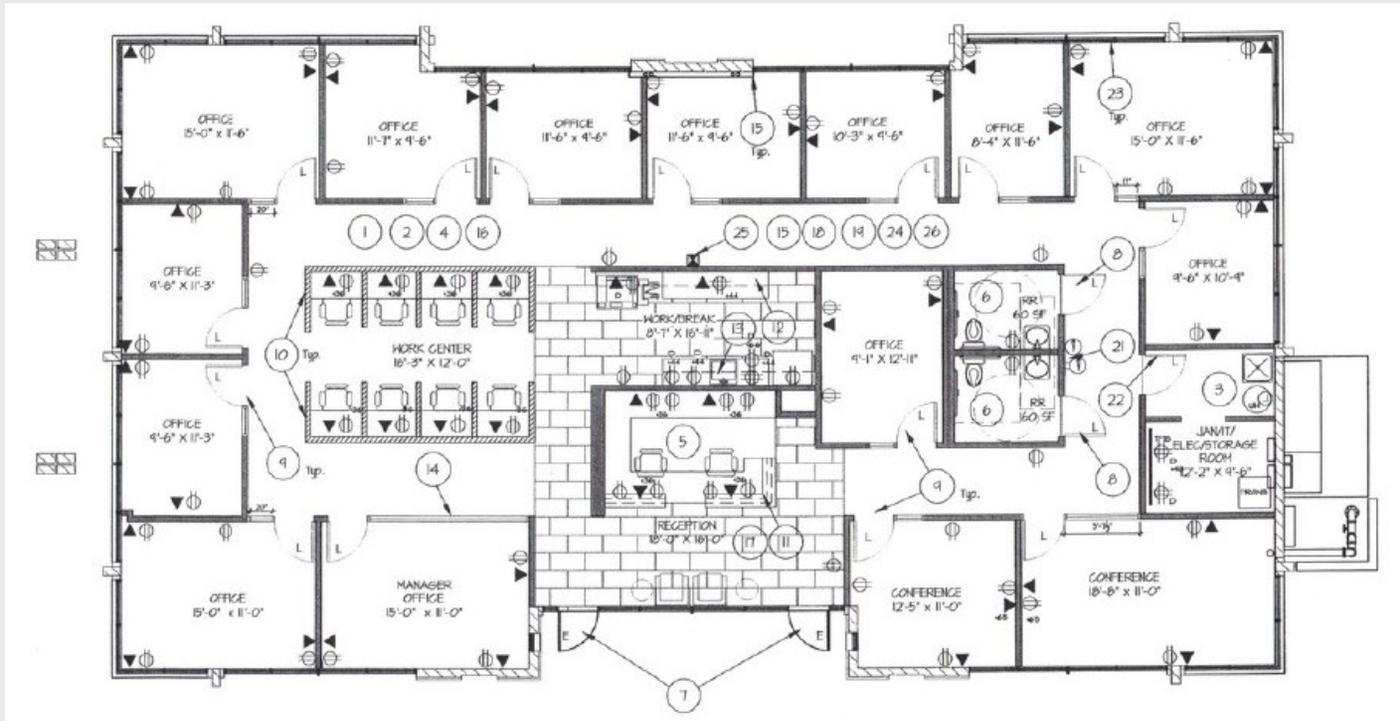




2950 N Litchfield Rd

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



CAMELBACK CROSSING

Bashas' Starbucks Bank of America
 FIREHOUSE SUBS
 Great Clips for hair Church's BIRRA'S

Camelback Rd

Villages at Litchfield Park

Wigman Golf Club

W Indian School Rd

WICK'S BAKING GOODS

LOOP 303

MARKET AT ESTRELLA FALLS

Conn's BevMo! EoS FITNESS
 Panera Bread Red Lobster Olive Garden
 BARRO'S PIZZA TEXAS STEAKHOUSE Party City
 BURGER KING Walgreens
 OLD NAVY POPEYES LOUISIANA KITCHEN
 TACO BELL DEL TACO petco
 Starbucks CHASE Burlington Firestone

Walmart

SAFeway



ESTRELLA MOUNTAIN COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

W Thomas Rd

PALM VALLEY PAVILIONS

ULTA BARNES & NOBLE BOOKSELLERS BEST BUY Wendy's chili's
 Pier 1 Imports CHASE Applebees
 ROSS DRESS FOR LESS TARGET
 Bath & Body Works penny's Starbucks McDonald's
 Total Wine Kirklands FIVE GUYS Michaels

PALMILLA CENTER

FedEx Walmart PET SMART Verizon
 KOHL'S PET SMART Lowe's
 JO-ANN JCPenney Starbucks fru's
 OfficeMax OfficeMax Starbucks
 DOLLAR TREE DISCOUNT TIRE TACO BELL
 T-Mobile Chick-fil-c

W McDowell Rd

INTERSTATE 10

ESTRELLA MARKETPLACE

SONIC Dunkin' Firestone
 Papa Murphy's GameStop LESLIE'S
 ACE Hardware GameStop McDonald's
 Dutch Bros Walgreens
 Culver's Great Clips for hair QuikTrip
 Safeway

COLDWATER PLAZA

THE HONEY HONEY McDonald's IHOP Waffle House Krupsy Kreme
 DEL TACO Sam's KFC WHATABURGER golden corral
 Walgreens HARBOR FREIGHT TOOLS Ashley

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

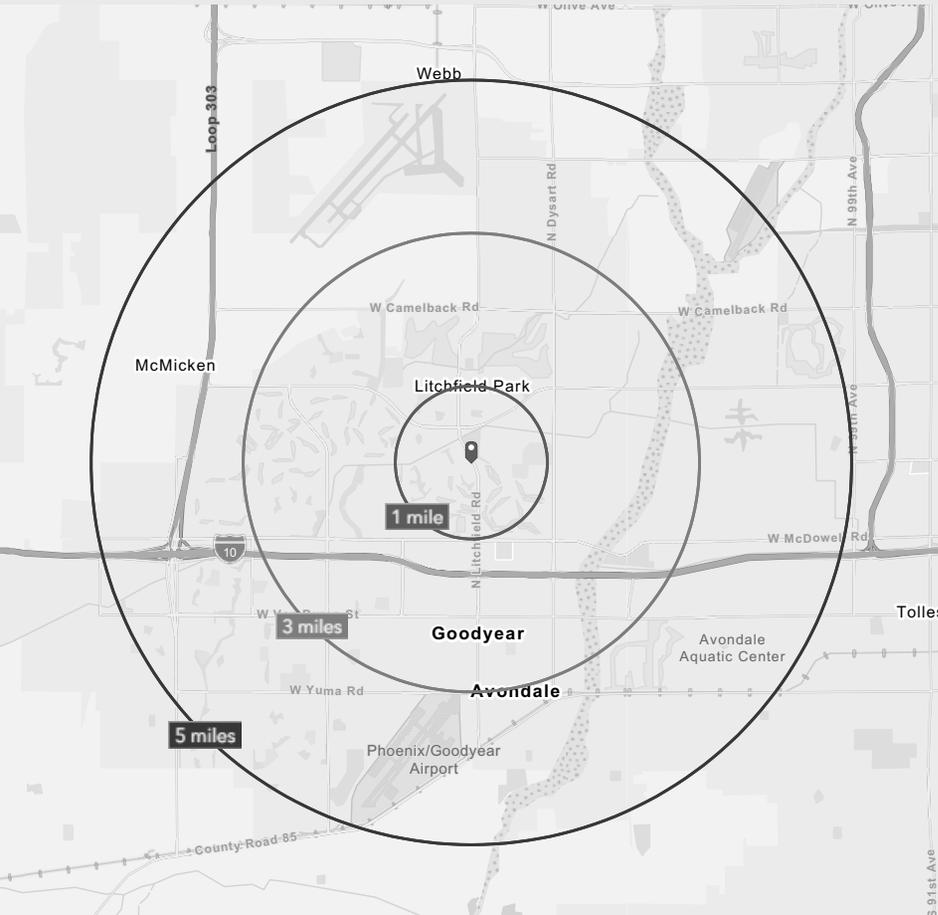
Daytime
Employees

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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