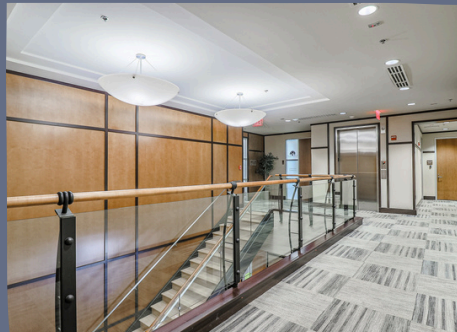




# PALM VALLEY OFFICE PARK

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                      | <b>1,342 - 3,225</b>     | Year Built    | <b>1999 &amp; 2003</b> |
| Building Size                     | <b>89,971 SF</b>         | Zoning        | <b>PAD</b>             |
| Lease Rate<br><i>Full Service</i> | <b>\$35-37 / SF / YR</b> | Submarket     | <b>Goodyear</b>        |
| Lot Size                          | <b>6.68 Acres</b>        | Traffic Count | <b>44,546</b>          |

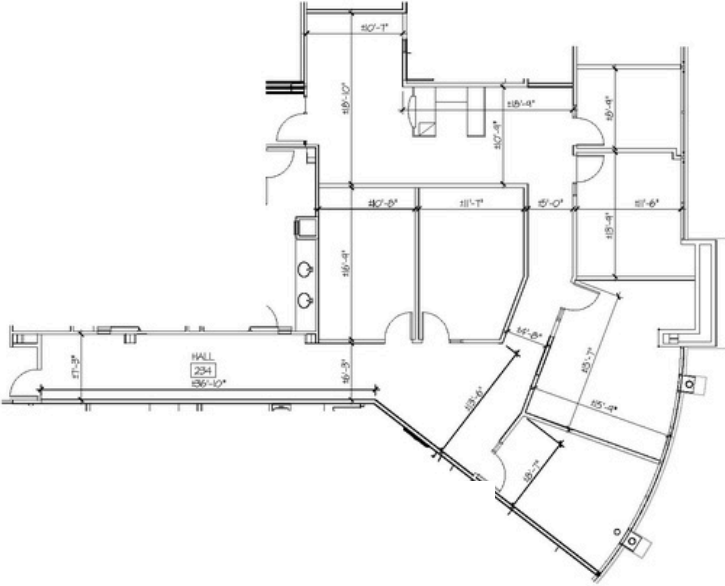
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional 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

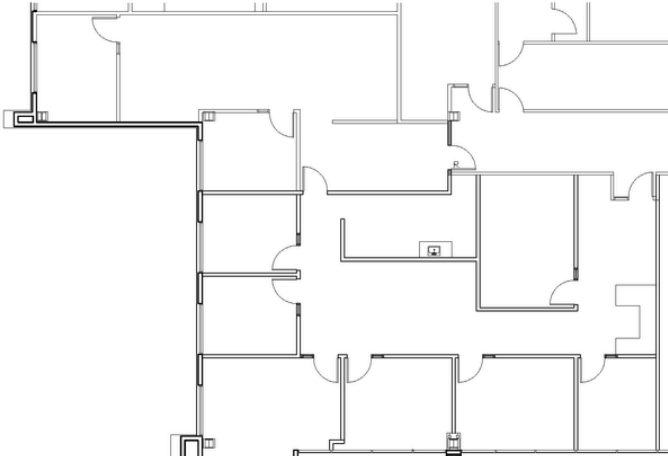
- Situated at the gateway to the Palm Valley master-planned community.
- Highest quality building in Goodyear.
- Tenant Improvement Allowance Available
- Amenties nearby include retail, banks, restaurants, gyms and theaters.
- Only one minute from I-10; Litchfield Road full-diamond interchange.



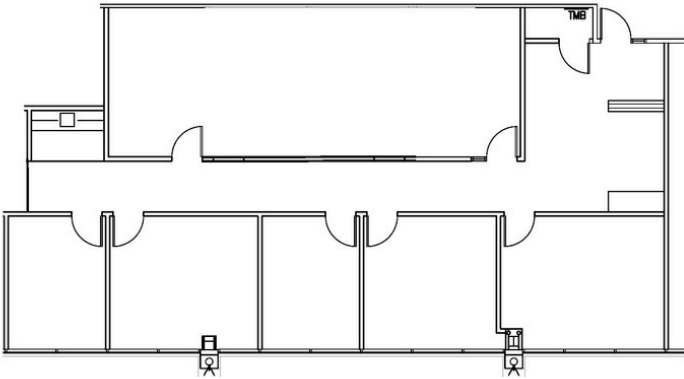
# FLOOR PLANS



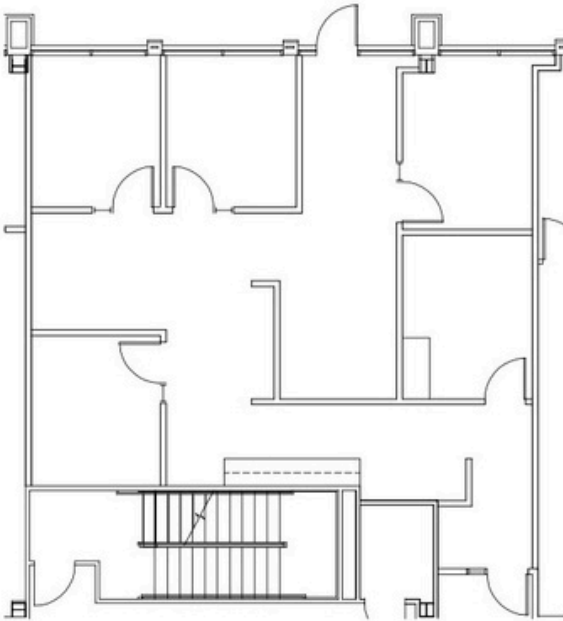
A260 - 2,556 SF



B240/250 - 3,225 SF



A240 - 2,624 SF



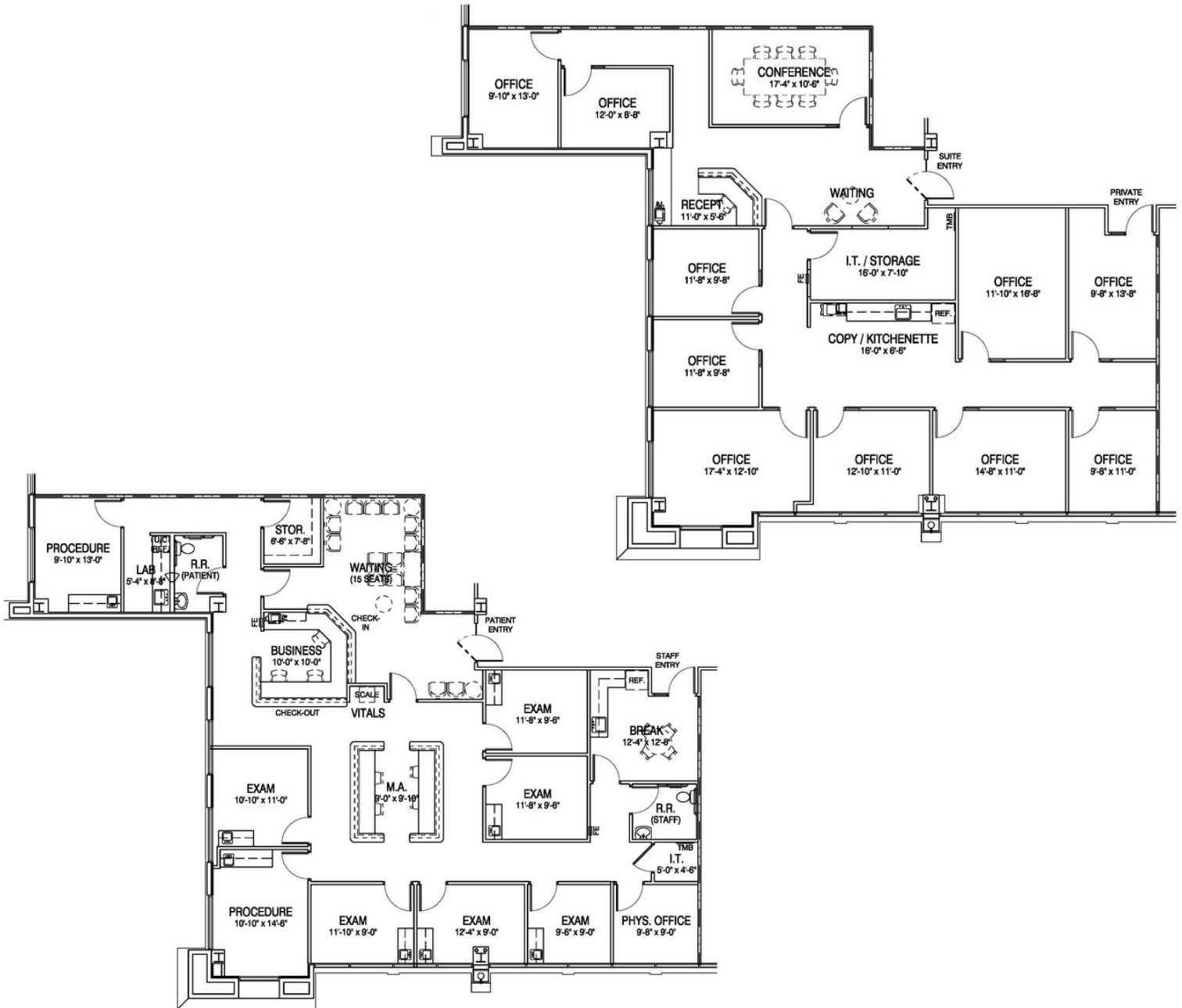
A110 - 2,080 SF





# PROPOSED FLOOR PLANS

B240/250 - 3,225 SF



phxwc.com



(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205  
Goodyear, AZ 85338





# AVAILABLE SPACES

| SPACE               | SIZE  | TERM       | RATE          | SPACE USE | CONDITION | AVAILABLE   |
|---------------------|-------|------------|---------------|-----------|-----------|-------------|
| B250                | 1,883 | Negotiable | \$35.00 SF/YR | Office    | 2nd gen.  | Immediately |
| contiguous 3,225 SF |       |            |               |           |           |             |
| B240                | 1,342 | Negotiable | \$35.00 SF/YR | Office    | 2nd gen.  | Immediately |
| A260                | 2,556 | Negotiable | \$35.00 SF/YR | Office    | 2nd gen.  | Immediately |
| A240                | 2,624 | Negotiable | \$35.00 SF/YR | Office    | 2nd gen.  | Immediately |
| A110                | 2,080 | Negotiable | \$37.00 SF/YR | Office    | 2nd gen.  | Immediately |







[phwc.com](http://phwc.com)



(623) 748-1958

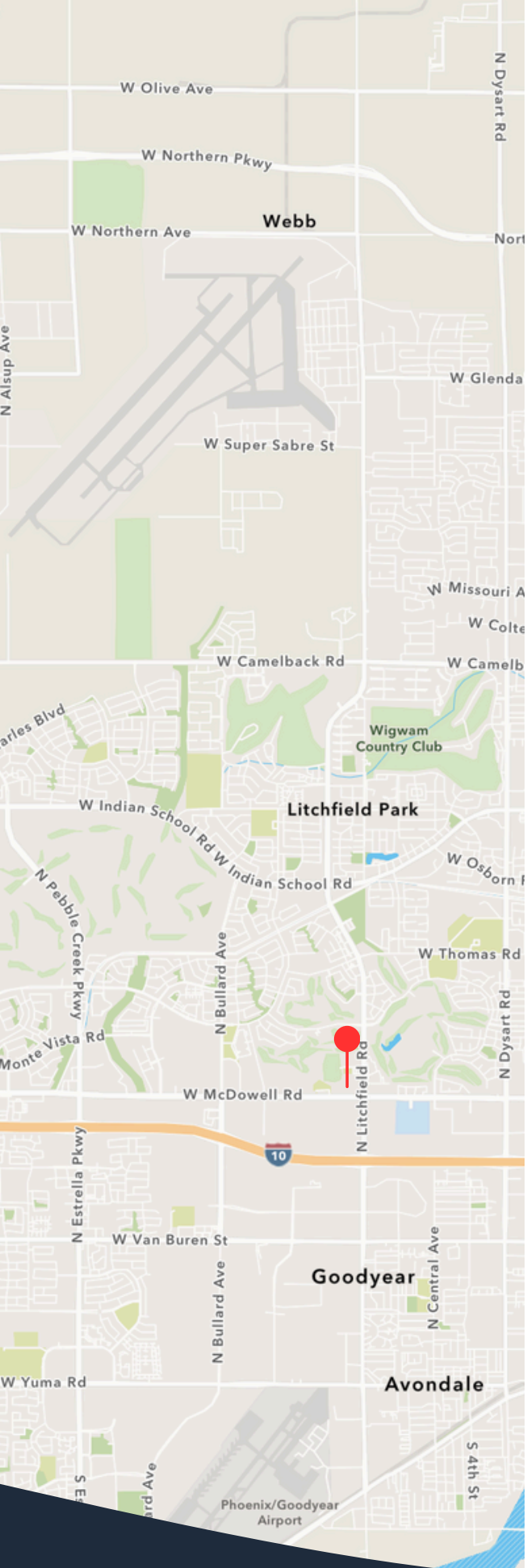


[bmastracci@phwc.com](mailto:bmastracci@phwc.com)



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Goodyear, AZ 85338





## POPULATION

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

## AGE

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

## INCOME

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

## HOUSING

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





# PHOENIX WEST

## COMMERCIAL

[phxwc.com](http://phxwc.com)

**BOBBIE MASTRACCI, CCIM, SIOR**  
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