

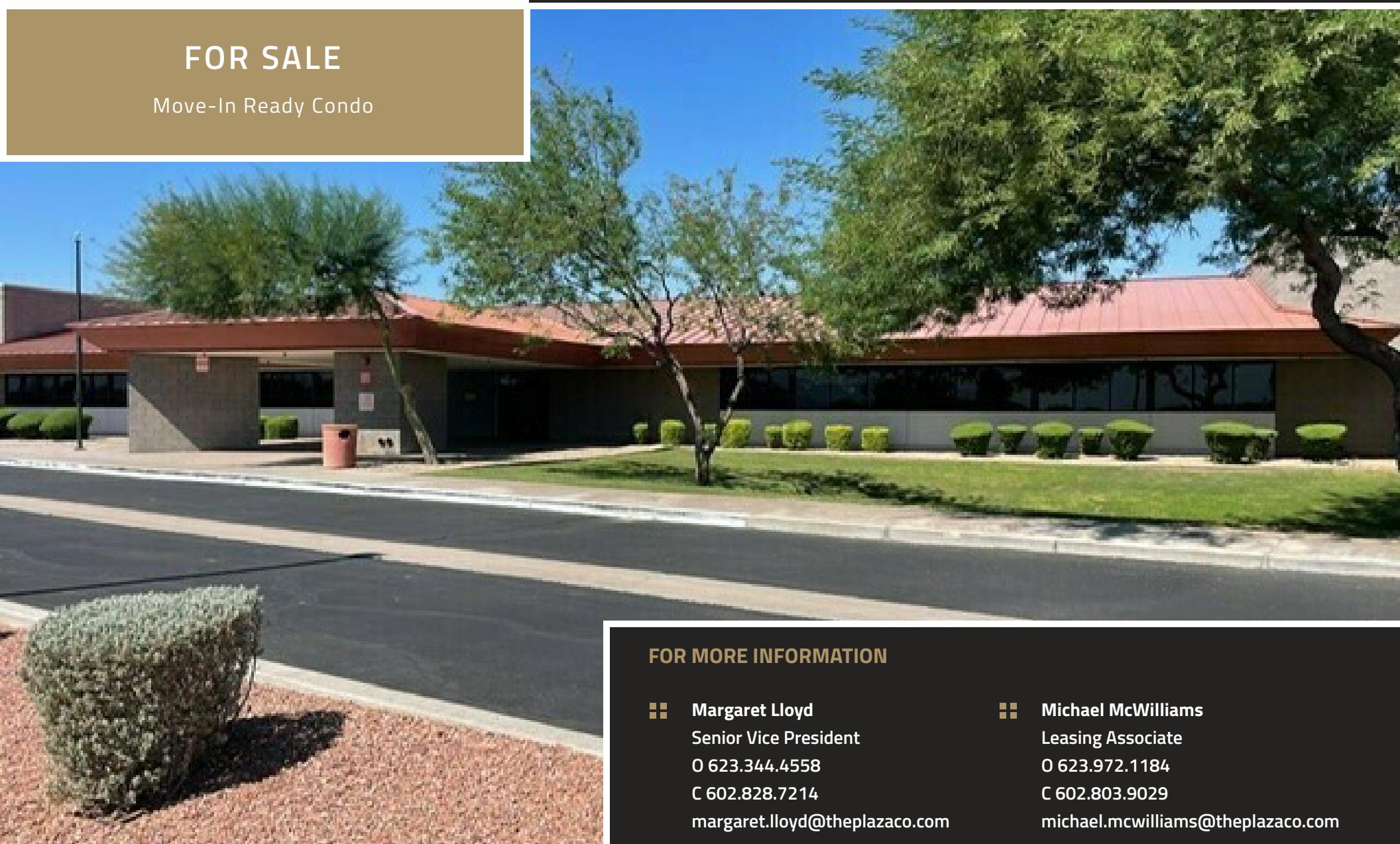


# Litchfield Park Plaza - Suite 900

13575 WEST INDIAN SCHOOL ROAD, SUITE 900, LITCHFIELD PARK, AZ 85340

**FOR SALE**

Move-In Ready Condo



## FOR MORE INFORMATION

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## Executive Summary



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$850,000
<b>Unit Size:</b>	2,085 SF
<b>Tenant Buildout:</b>	Office/Medical/Salon
<b>Zoning:</b>	PAD City of Avondale
<b>APN:</b>	501-71-974
<b>Property Tour</b>	Must call to schedule
<b>Property Website:</b>	<a href="#">View</a>

## PROPERTY OVERVIEW

Introducing a prime owner/user opportunity in Litchfield Park, AZ located within a professional office and medical condo complex located at 13575 West Indian School Road, Unit 900. Built in 2018, this modern property has recently undergone a beautiful renovation of the common area lobby offering a sleek and professional environment, perfect for a range of office and medical uses. The 2,085 square foot suite a strategically corner suite with significant glass line and with an exterior entrance and parking directly up to the suite. A move-in ready build out for a medical or professional office user. Whether considering this for your business, or leasing it as an investment, this rare west valley condo is a great opportunity.

## PROPERTY HIGHLIGHTS

- Move-in ready salon, medical or professional office suite
- Close to West Valley Hospital and Banner Estrella Medical Center
- Modern Class B professional building
- Beautifully renovated lobby
- 2,085 SF Unit strategically located at lobby entrance
- Built in 2018, lobby renovation 2024
- Quality construction
- Well maintained and professionally managed
- Complex 100% occupied



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## Additional Photos



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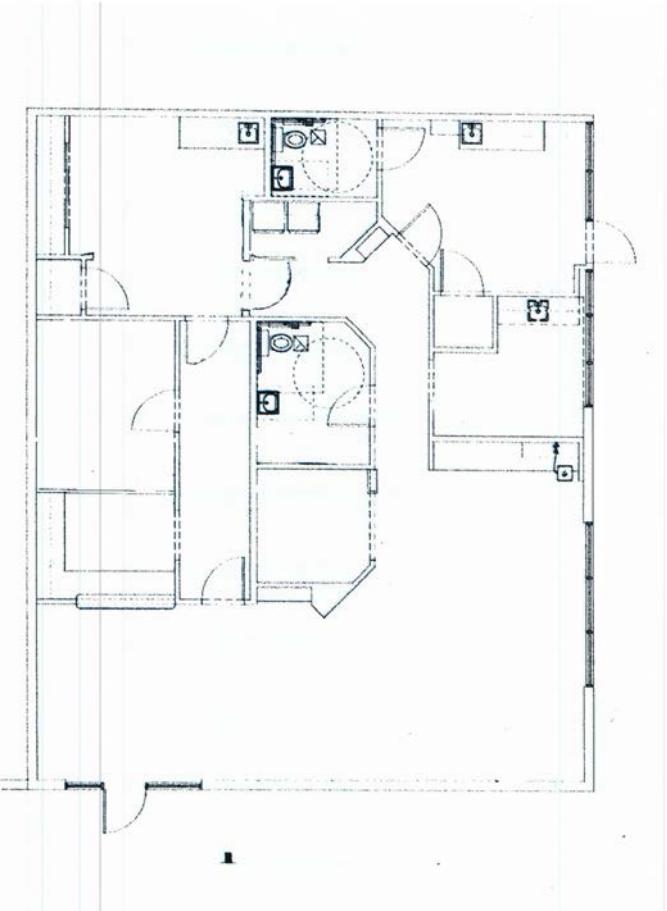
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## Plans



**Suite 900 - 2,085 rsf**

13575 W Indian School Road - Suite 900

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## Location Map



Map data  
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Google

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## Healthcare Map

**1. Banner Del E. Webb Hospital**  
14502 W Meeker Blvd, Sun City West

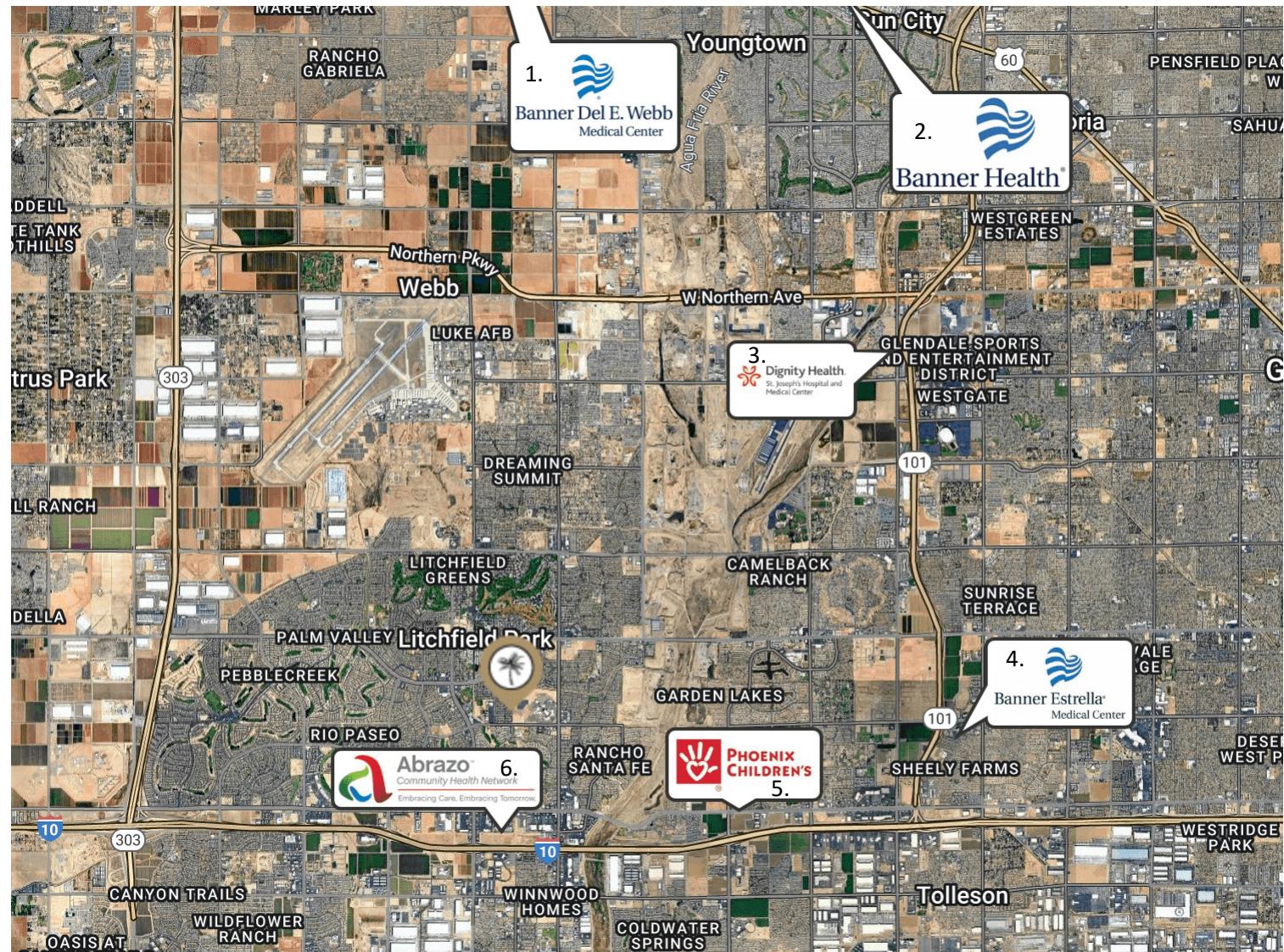
**2. Banner Boswell Medical Cent**  
10401 W Thunderbird Blvd, Sun City

**3. St. Joseph's Westgate Medical**  
7300 N 99th Avenue, Glendale

**4. Banner Estrella Medical Center**  
9350 W. Thomas Road, Phoenix

**5. Phoenix Children's Hospital - Avondale**  
1665 N. Avondale Blvd, Avondale

**6. West Valley Hospital**  
13677 W McDowell Road, Goodyear



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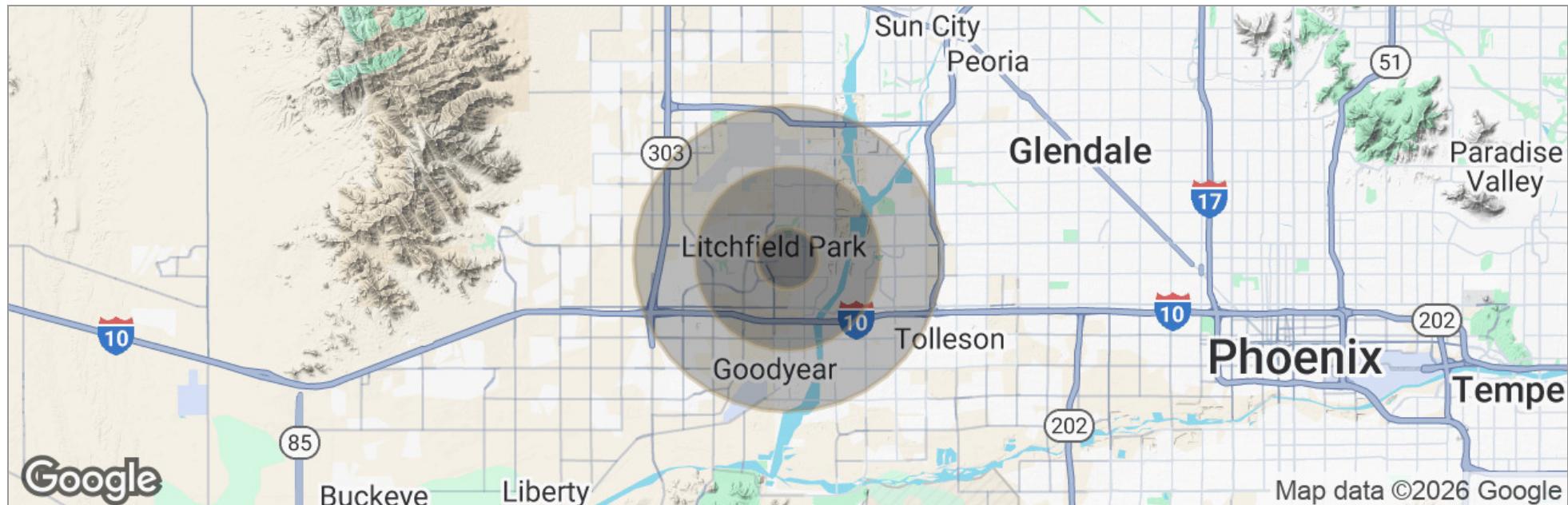
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## Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	11,077	87,102	208,572
Population Density	3,526	3,081	2,655
Median Age	39	39	37
Median Age (Male)	38	38	36
Median Age (Female)	40	40	38
Total Households	3,778	30,276	68,417
# of Persons Per HH	2.9	2.9	3
Average HH Income	\$128,929	\$126,073	\$109,664
Average House Value	\$513,367	\$486,520	\$433,216

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

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