

## The Thomas

447 S Old Litchfield Rd, Litchfield Park, AZ 85340



**Brian O'Connor**

Tri West Realty

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# The Thomas

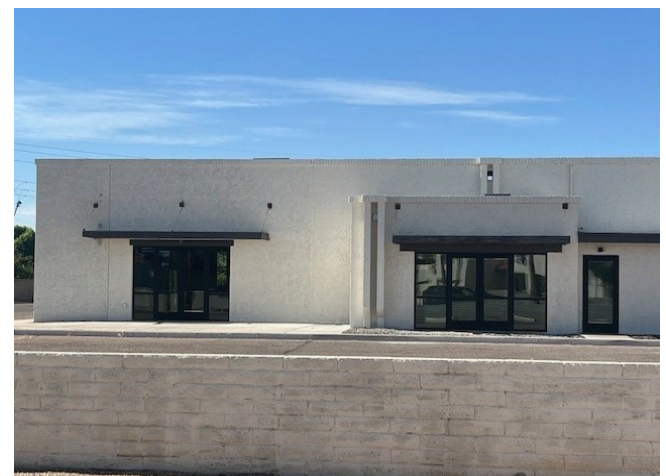
Upon Request

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...

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



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

### 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

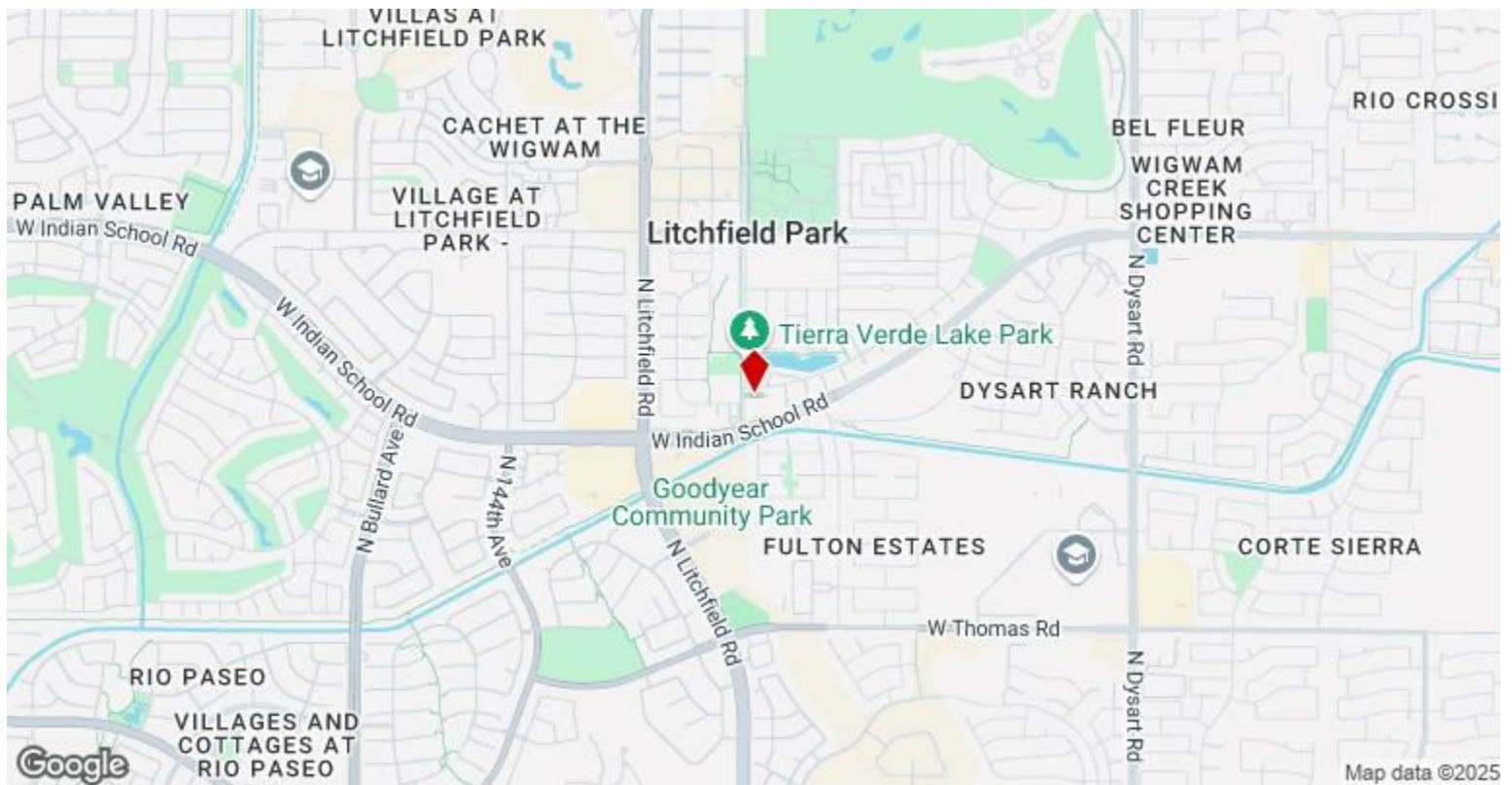
Total Square feet is approximately 1600 SF with a front lobby area and separate closed off space. We are seeking boutique retail user and could be ideal for a boutique fitness use - pilates, yoga, barre studio, etc. All suites have access to a shared restroom in the building.

### 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.





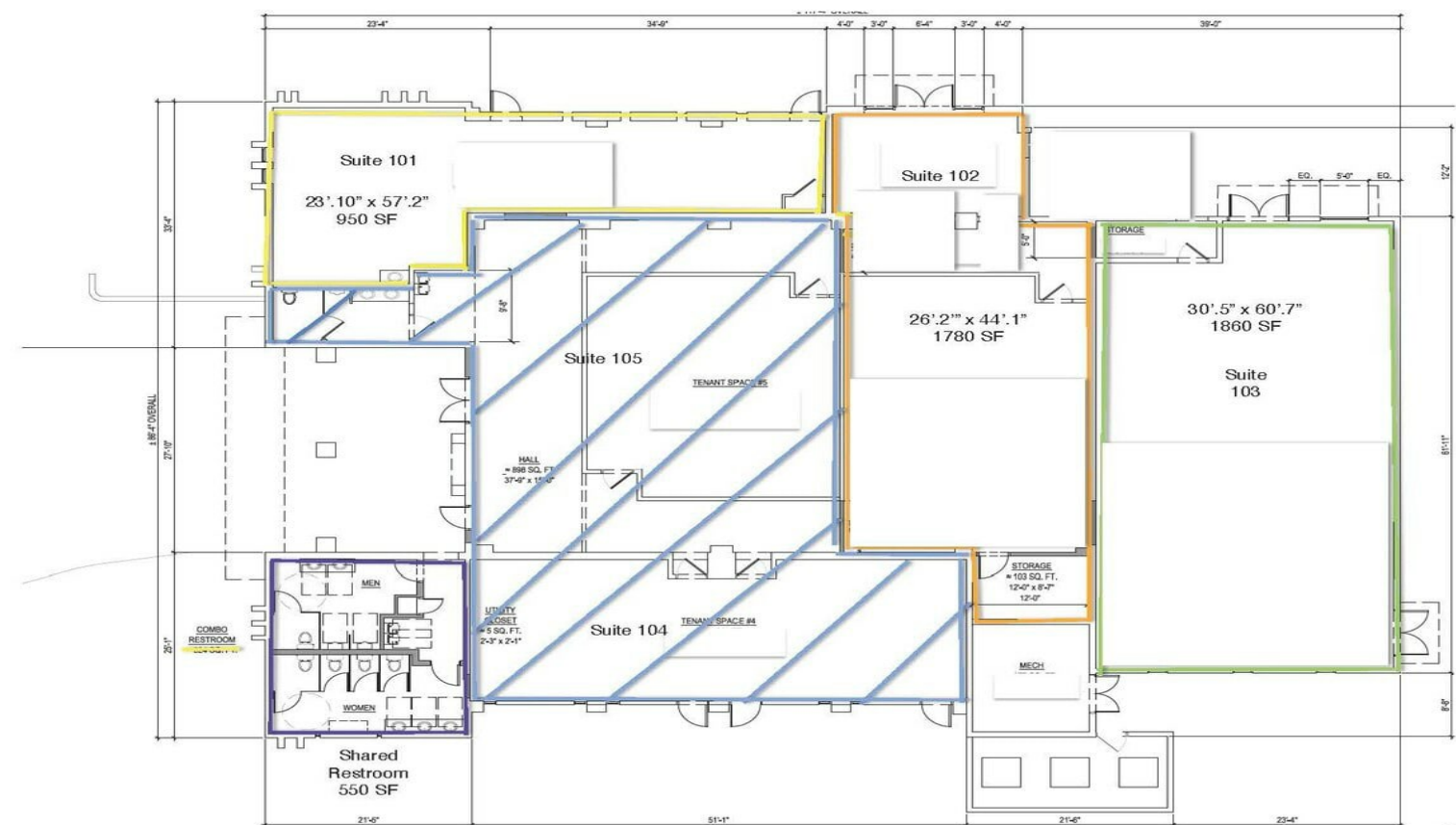
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The Thomas is located across from our neighborhood lake at 447 S. Old Litchfield Rd in the charming Old Litchfield Park district just yards from the new Litchfield Square development.

Property Photos





## Property Photos





## Property Photos





## Property Photos





## Property Photos



45-web-or-mls-P1247413



52-web-or-mls-P1247424



## Property Photos



53-web-or-mls-P1247425



85-web-or-mls-P1247463