

HERITAGE PLACE AT LITCHFIELD SQUARE

NWC Desert Ave & Cottonwood St, Litchfield, AZ 85340



CAMCRE.

DENA ZELL
602.386.5691
dzell@camcre.com

ISABELLE GONCALVES
407.495.8970
igoncalves@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

- At Heritage Place at Litchfield Park, restaurants and retailers have a rare opportunity to become a part of a landmark development in the heart of the Litchfield Park Community.
- Part of a 200,000 SF mixed-use development
- Q1 2025 breaking ground 4Q 2024 with 40,000 SF
- Anchor restaurant space with patio dining option



NEARBY ATTRACTIONS:



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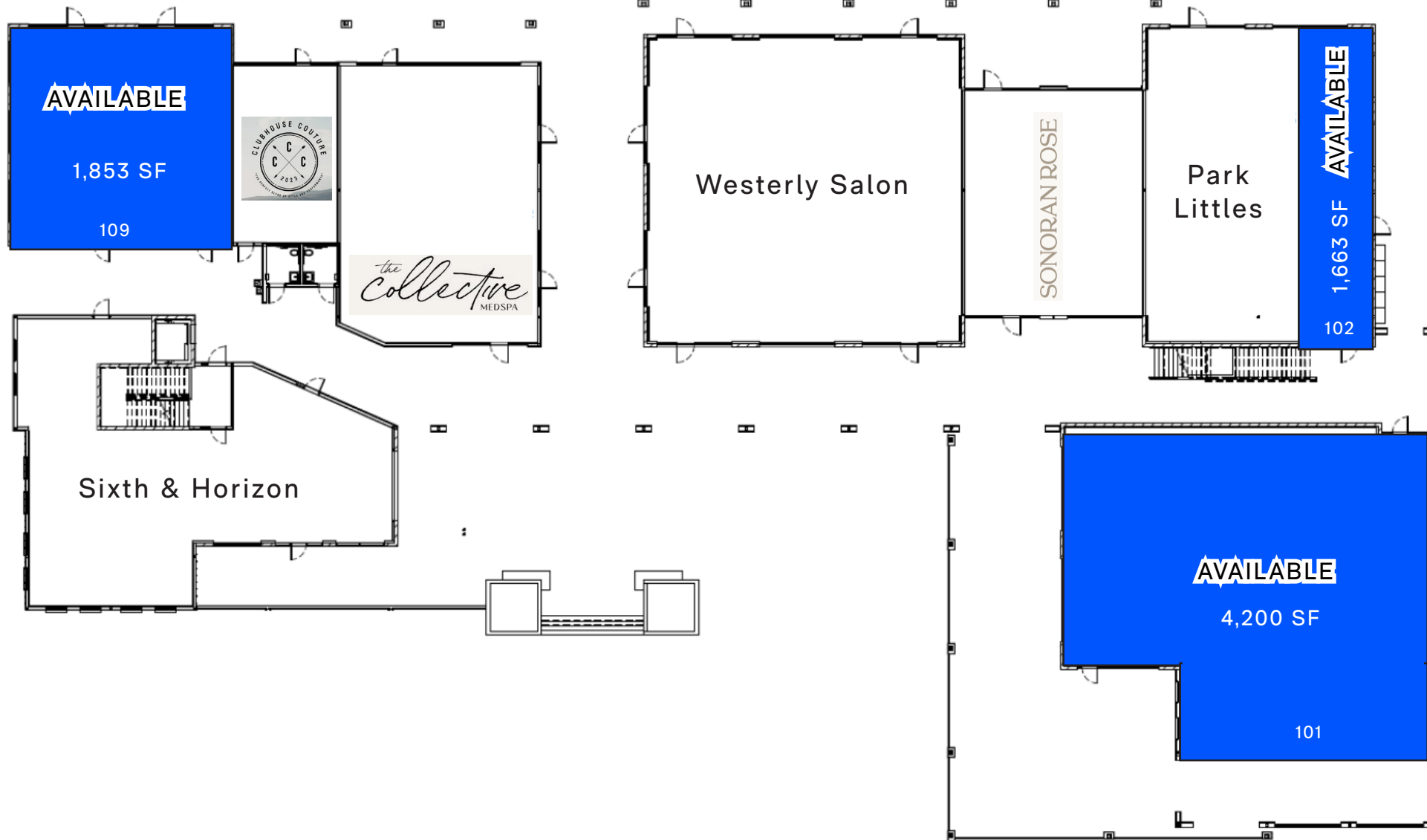
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SITE PLAN

*EVOLVING RENDERINGS



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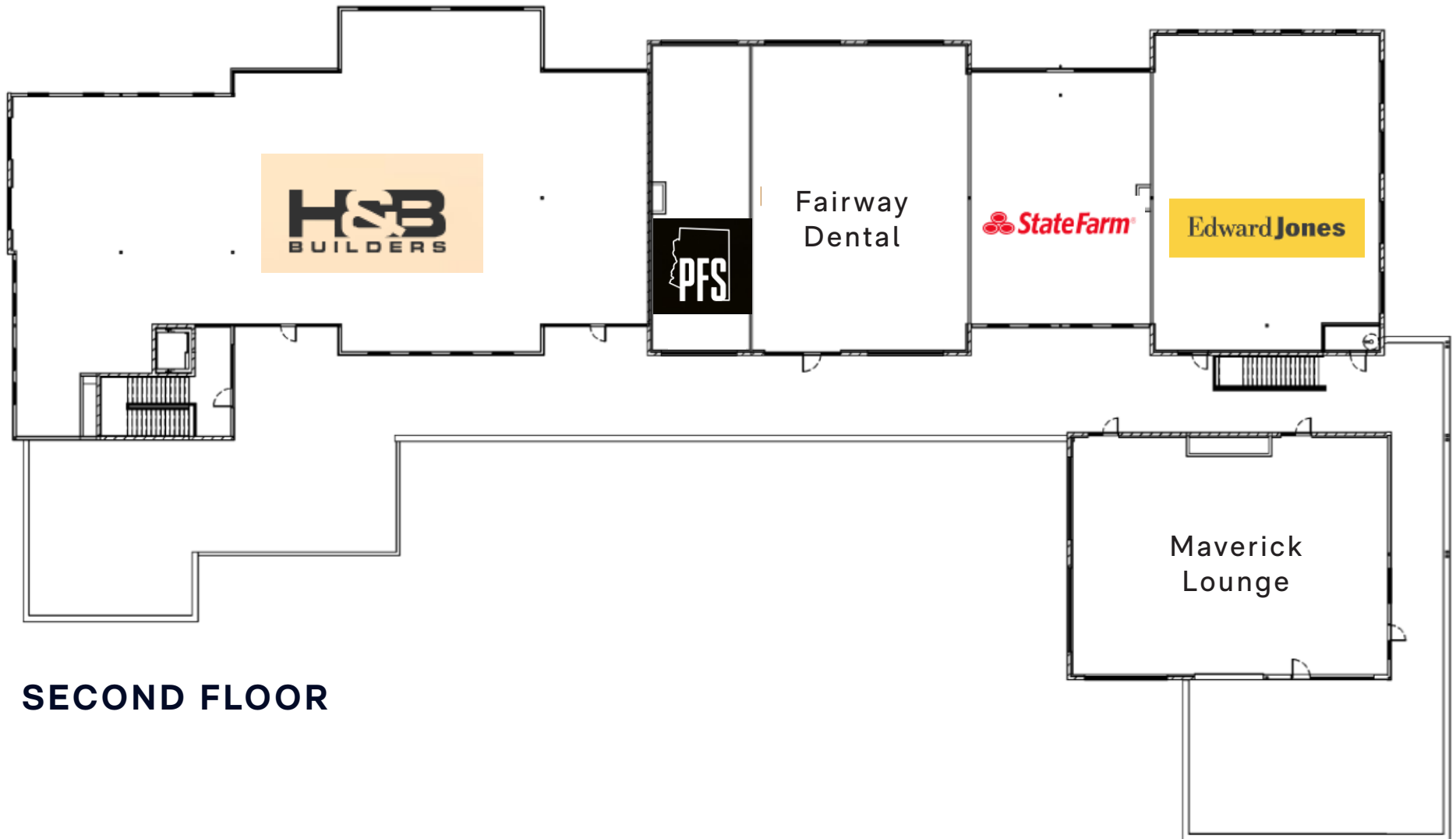
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SECOND FLOOR

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RETAIL MAP



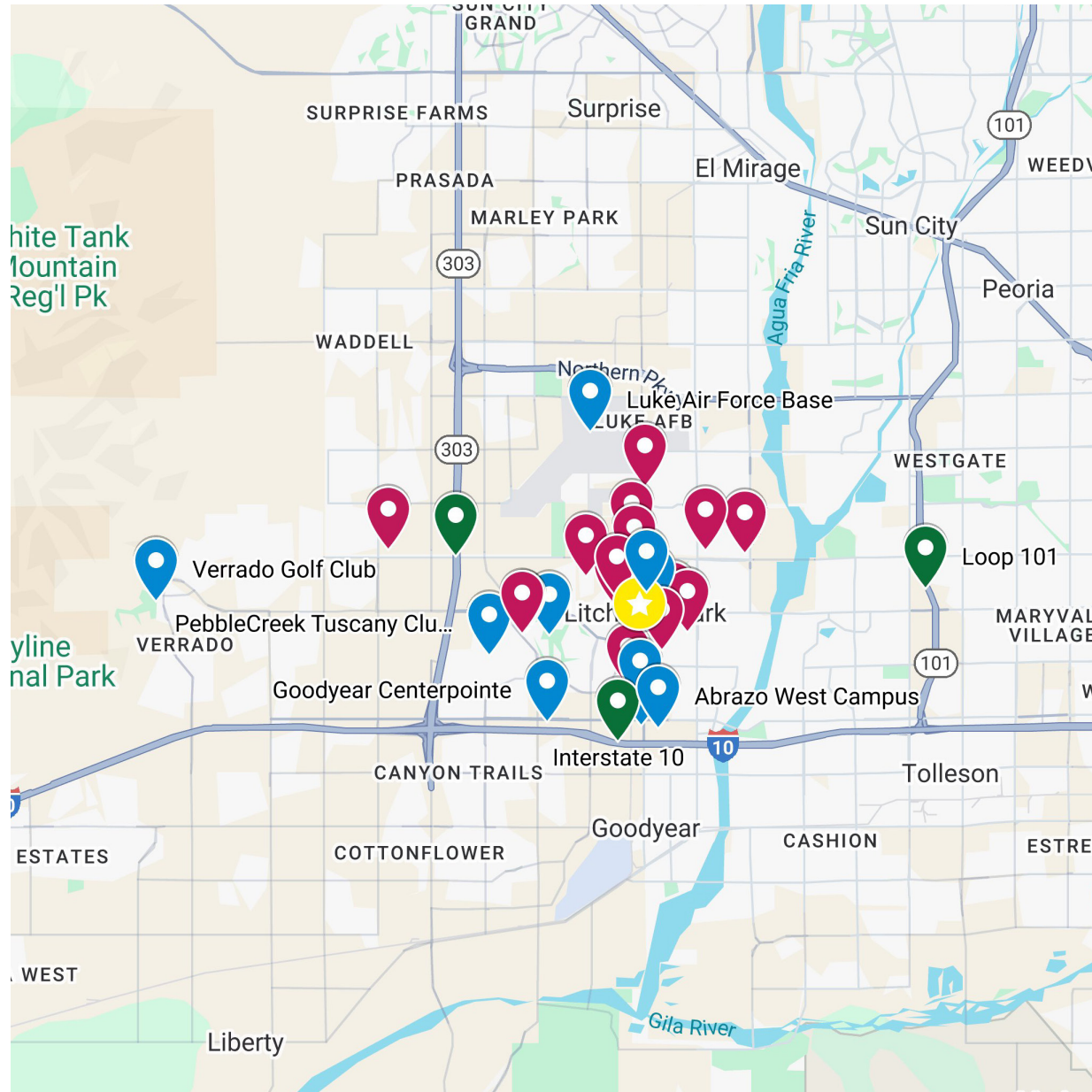
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ATTRACTIONS MAP



Points of Interest

1. The Wigwam
2. Wigwam Golf Course
3. Luke Air Force Base
4. Abrazo West Campus
5. Goodyear Centerpointe
6. Eagle's Nest Golf Club
7. Sonesta ES Suites Goodyear
8. Litchfield Square Park
9. PebbleCreek Tuscany Clubhouse
10. Verrado Golf Club
11. Palm Valley Pavilions West

Residential Communities

1. Fulton Estates
2. Pebblecreek
3. Dysart Ranch
4. Cachet at the Wigwam
5. Village At Litchfield Park
6. Litchfield Greens
7. Robson Reserve at PebbleCreek
8. Renaissance Villas On The Park Condominium
9. La Loma Village
10. Preserve At Palm Valley
11. Litchfield Village Manufactured Housing Community
12. Adobe at Litchfield Park
13. Christopher Todd Communities on Camelback
14. HARMON Ascend by Crescent Communities
15. Allen Ranches by Pulte Homes

Highways

1. Loop 303
2. Loop 101
3. Interstate 10

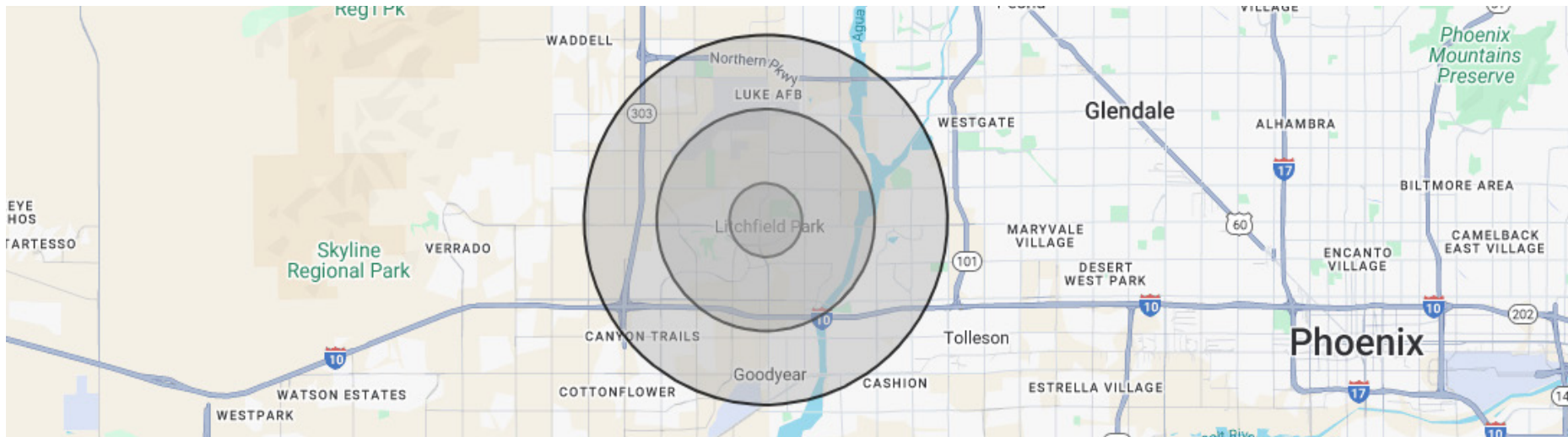
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	9,844	87,287	200,586
Current Year	9,067	79,801	183,430
2020 Population	8,693	73,003	167,932
Growth Current Year - 2029	1.1%	2.3%	2.3%
Growth 2020 - Current Year	1.7%	1.9%	1.9%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	3,468	30,907	67,205
Current Year	3,191	28,213	61,356
2020 Population	3,071	25,882	56,360
Growth Current Year - 2029	1.7%	1.9%	1.9%
Growth 2020-Current Year	0.6%	2.1%	2.2%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$134,369	\$118,963	\$103,469
Median Household Income	\$110,912	\$96,225	\$83,953

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