

# NWC Bethany Home Rd & Litchfield Rd

6030 N Litchfield Road | Litchfield Park, AZ



2.39 AC

AVAILABLE

Contact Broker  
RATE

## CONTACT

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## ABOUT THE PROPERTY

- Land area of 2.39 AC available For Sale
- Adjacent to Rural Metro Fire Station
- Significant infrastructure improvements in place
- In close proximity to several freeways: Loop 303 (3.4 Miles), Interstate 10 (4.3 Miles), Loop 101 (5.0 Miles)
- Luke Air Force Base less than one mile to the north; 7,500 military members and 15,000 family members
- Zoned M-1 Industrial, City of Glendale

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Est Population	7,778	55,537	156,322
2030 Est Population	8,129	59,084	170,902
Average HH Income	\$113,208	\$136,135	\$126,611
Daytime Population	5,343	51,924	135,754
Year: 2025   Source: Esri			

## TRAFFIC COUNTS

Litchfield Road 17,823 VPD

Bethany Home Road 3,746 VPD

Year: 2024 | Source: ADOT

# NWC Bethany Home Road & Litchfield Road

6030 North Litchfield Road | Glendale, Arizona 85340





	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	7,778	55,537	156,322
2000 Population	1,804	13,613	53,953
2010 Population	7,057	42,440	113,133
2030 Population	8,129	59,084	170,902
2000-2020 Population: Annual Growth Rate	7.55%	6.77%	4.72%
2010-2020 Population: Annual Growth Rate	0.92%	1.75%	1.83%
2024-2029 Population: Annual Growth Rate	0.89%	1.25%	1.80%
2025 Median Age	34.0	35.9	37.1
<b>Households</b>			
2000 Households	642	4,752	18,592
2010 Households	2,939	14,435	39,019
2025 Total Households	2,570	18,522	54,035
2030 Total Households	2,756	19,880	59,589
2000-2020 Households: Annual Growth Rate	7.40%	6.54%	4.68%
2010-2020 Households: Annual Growth Rate	-0.92%	1.57%	1.75%
2024-2029 Households: Annual Growth Rate	1.41%	1.43%	1.98%
2025 Average Household Size	2.97	2.94	2.85
<b>Housing</b>			
2025 Total Housing Units	2,725	20,030	59,586
2025 Owner Occupied Housing Units	1,826	13,235	37,503
2025 Renter Occupied Housing Units	744	5,287	16,532
2025 Vacant Housing Units	155	1,508	5,551
2025 Median Home Value	\$479,765	\$543,590	\$487,158
<b>Race and Ethnicity</b>			
2025 White Alone	47.0%	52.9%	52.3%
2025 Black Alone	9.8%	9.0%	8.2%
2025 American Indian/Alaska Native Alone	1.7%	1.3%	1.6%
2025 Asian Alone	6.3%	7.1%	5.6%
2025 Pacific Islander Alone	0.5%	0.3%	0.3%
2025 Hispanic Origin (Any Race)	38.8%	32.7%	36.3%
<b>Income</b>			
2025 Median Household Income	\$100,544	\$117,580	\$104,262
2025 Average Household Income	\$113,208	\$136,135	\$126,611
2025 Per Capita Income	\$36,270	\$45,808	\$43,840
<b>2025 Population 25+ by Educational Attainment</b>			
Total	4,955	36,123	104,721
High School Graduate	22.9%	17.8%	19.9%
GED/Alternative Credential	4.2%	2.7%	3.8%
Some College, No Degree	20.7%	19.7%	22.7%
Associate Degree	10.6%	12.3%	12.7%
Bachelor's Degree	19.0%	24.9%	20.0%
Graduate/Professional Degree	10.7%	14.8%	13.6%
<b>Data for all businesses in area</b>			
Total Businesses:	91	1,079	2,833
Total Employees:	3,259	15,589	38,549
Total Residential Population:	7,778	55,537	156,322
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	5,343	51,924	135,754
Workers	1,627	26,587	58,309
Residents	3,716	25,337	77,445

Source: Esri, U.S. Census, Esri-Data Axle

07/09