

# HERITAGE PLACE AT LITCHFIELD SQUARE

250 VILLAGE PARKWAY, LITCHFIELD, ARIZONA 85340



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



# PROPERTY SUMMARY

- Over 200,000 SF Mixed Use Development
- Phase 1 breaking ground 4Q 2024 with 40,000 SF
- Anchor restaurant space with patio dining option
- 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.



## NEARBY ATTRACTIONS:



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# Heritage Place AT LITCHFIELD SQUARE



## AREA ATTRACTIONS

- Wigwam Resort
- Spring Training - Goodyear Ballpark
- Spring Training - Camelback Ranch
- Wildlife World Zoo
- Arizona Motorsports Park
- Talking Stick Resort Amphitheatre
- Phoenix International Raceway
- State Farm Stadium
- Westgate Entertainment District



## PARKS & RECREATION

- Staggs Park
- Goodyear Community Park
- Tierra Verde Lake Park
- Camelback Park
- Memorial Park
- Friendship Park
- Aleppo Park
- Kiwanis Park
- Village Park
- Scout Park



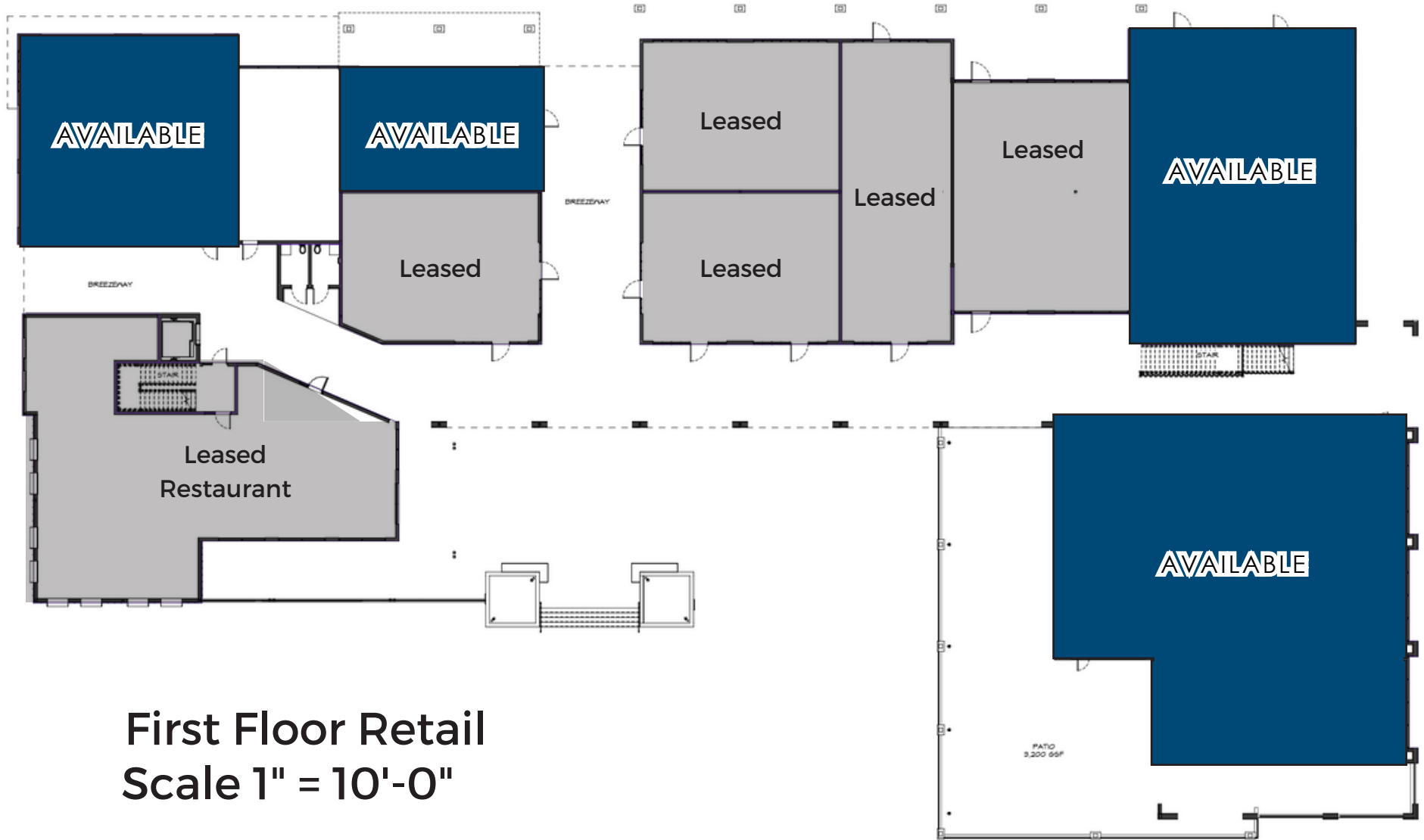
## GOLF COURSES

- Wigwam Golf Club
- Pebblecreek - Eagles Nest Golf Club
- Palm Valley Golf Club
- Los Caballeros Golf Club
- Falcon Dunes
- Top Golf
- Valley Golf Center



# SITE PLAN

\*EVOLVING RENDERINGS



First Floor Retail  
Scale 1" = 10'-0"



# SITE PLAN

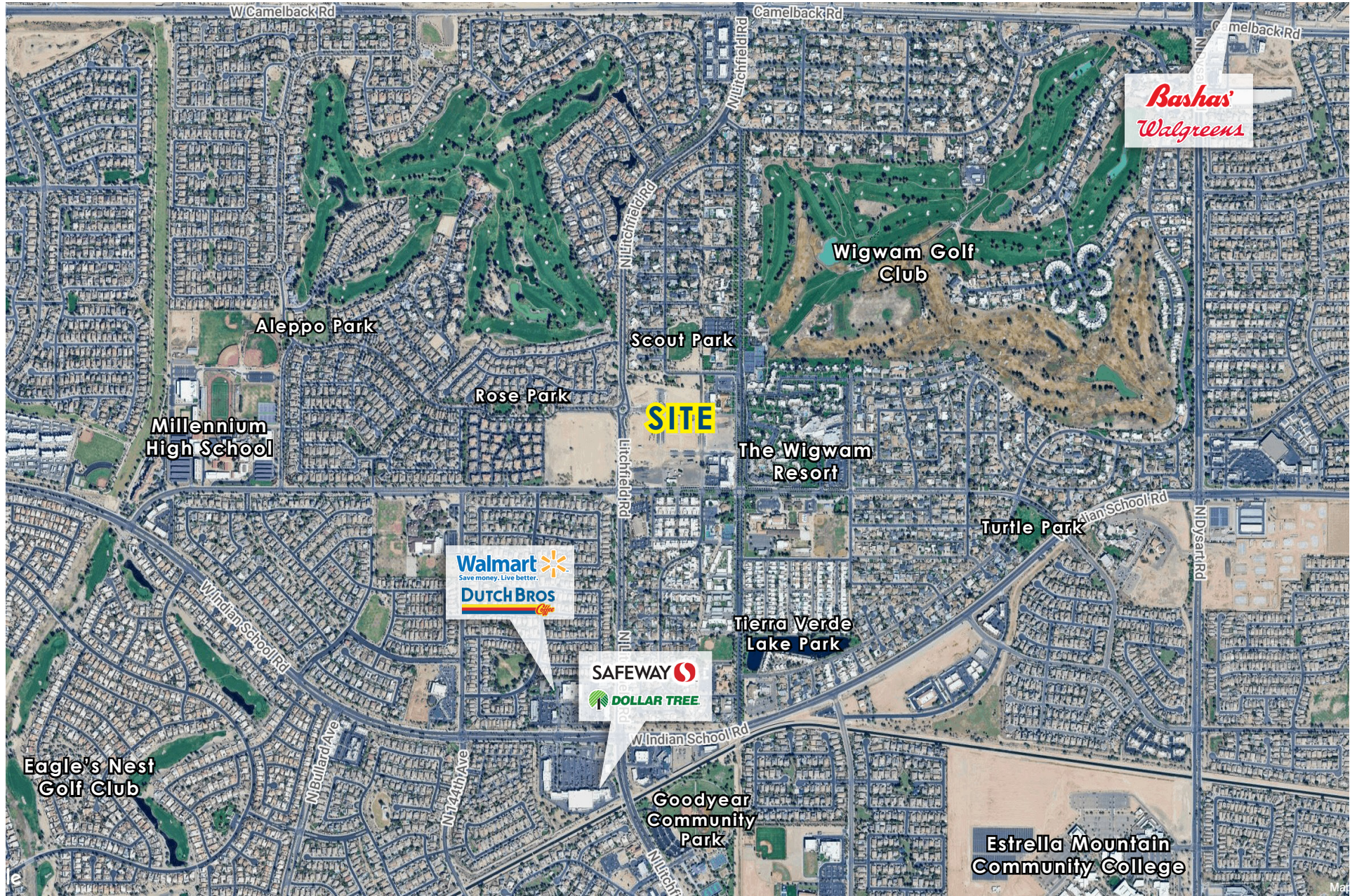
\*EVOLVING RENDERINGS



**Second Floor Office**  
**Scale 1" = 10'-0"**



# AERIAL



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# DEMOGRAPHICS



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 9,321  | 67,573  | 174,616 |
| Average Age          | 43     | 41      | 38      |
| Average Age (Male)   | 42     | 40      | 37      |
| Average Age (Female) | 43     | 42      | 39      |



| AVG. HH INCOME      | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Average HH Income   | \$163,126 | \$137,409 | \$116,587 |
| Average House Value | \$624,353 | \$532,048 | \$464,522 |



| DAYTIME POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------|--------|---------|---------|
| Total Employees    | 2,604  | 17,930  | 38,867  |
| Total Businesses   | 475    | 2,682   | 5,317   |



| HOUSEHOLDS      | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2024 Households | 3,242  | 29,358  | 62,069  |
| 2029 Households | 3,227  | 31,371  | 66,471  |

