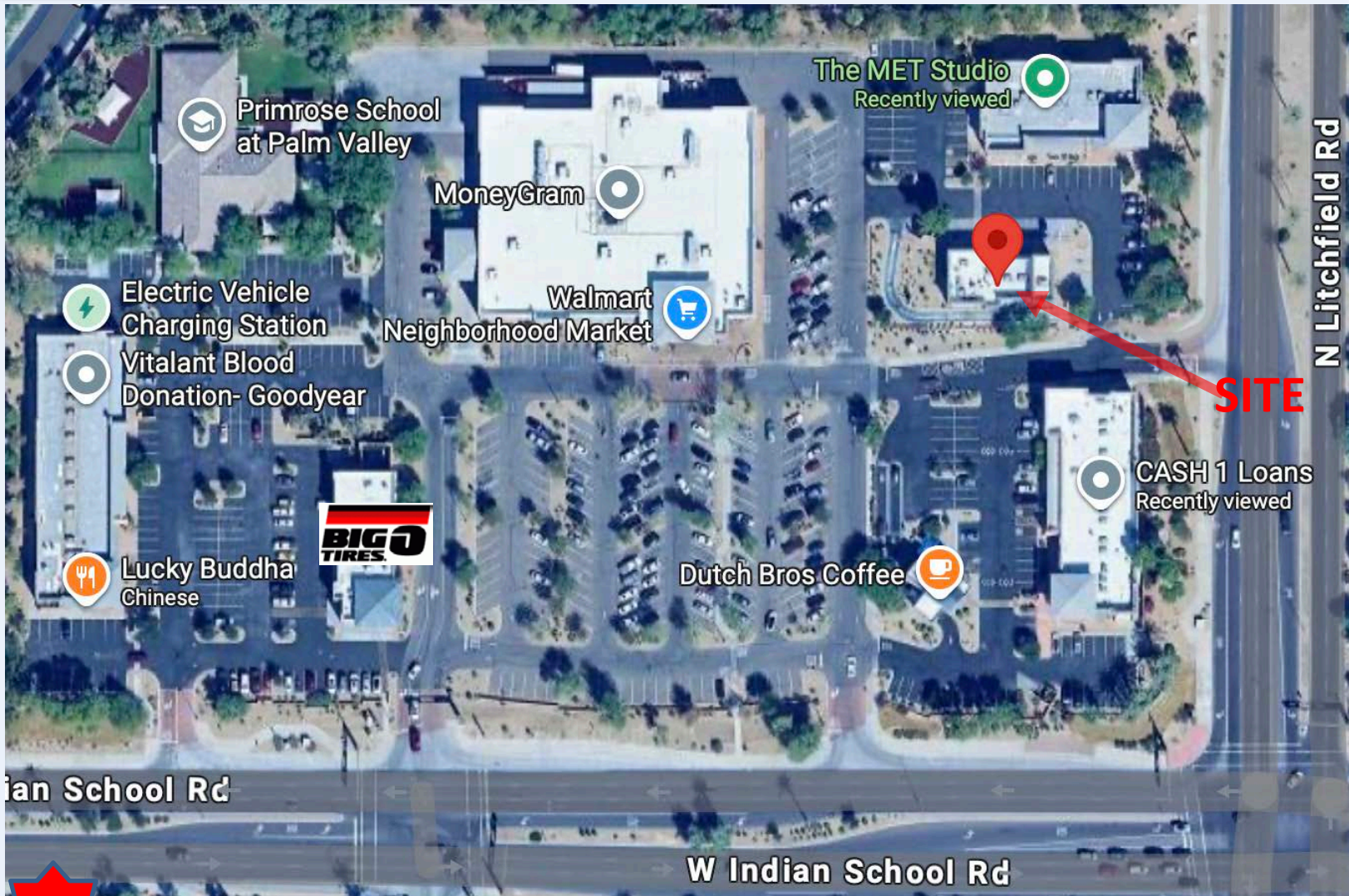


**AVAILABLE FOR
SUBLEASE**

Litchfield Rd & Indian School Rd / NWC
Goodyear, AZ
3490 N Litchfield Rd



JOIN:
**Walmart Neighborhood
Market**
Primrose School
Big O Tires
Dutch Bros Coffee

- Proximity to Interstate-10 to the South and Loop 303 to the West.
- Just minutes to Estrella Mountain Community College, several golf courses, and Estrella Falls regional shopping center.
- Subject is located on Litchfield Road in established shopping center.
- Excellent access with multiple ingress-egress points throughout the center.
- Surrounded by dense, established residential.



For Leasing Information, Contact:
Steve Lenz
480-315-9612 steve@fronteradevelopment.com
Mark Holinger
480-315-9623 mark@fronteradevelopment.com

For Sublease
Litchfield Rd & Indian School Rd / NWC, Goodyear, AZ



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DEVELOPMENT

Frontera Development, LLC
2850 E Camelback Rd, #180
Phoenix, AZ 85016
480-315-9600
www.fronteradevelopment.com

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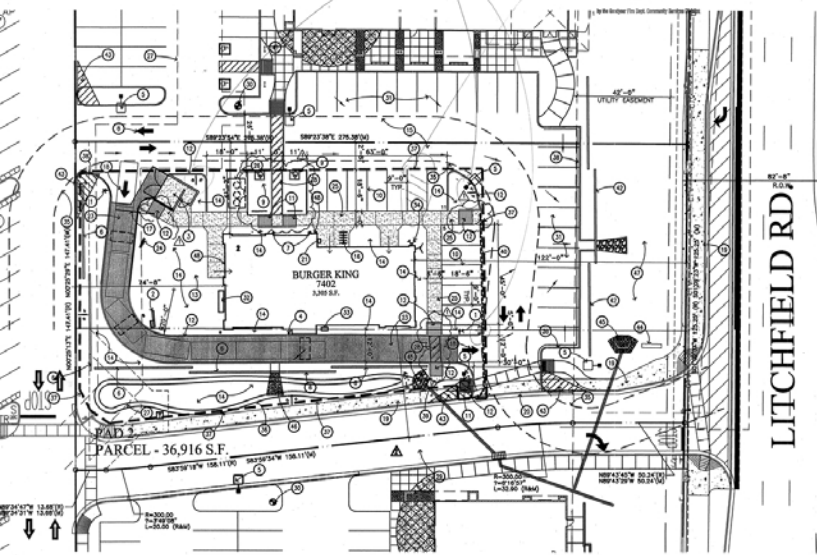
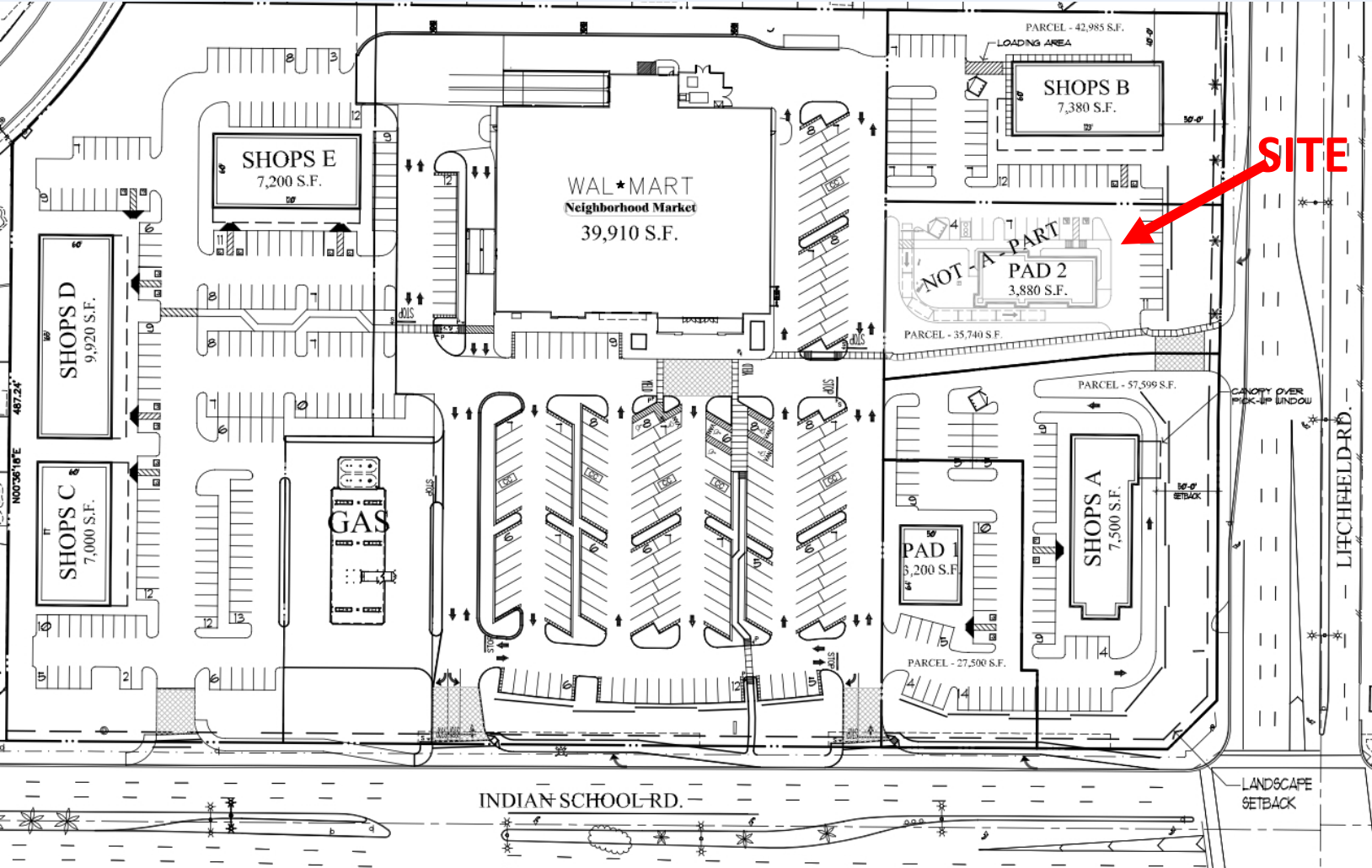
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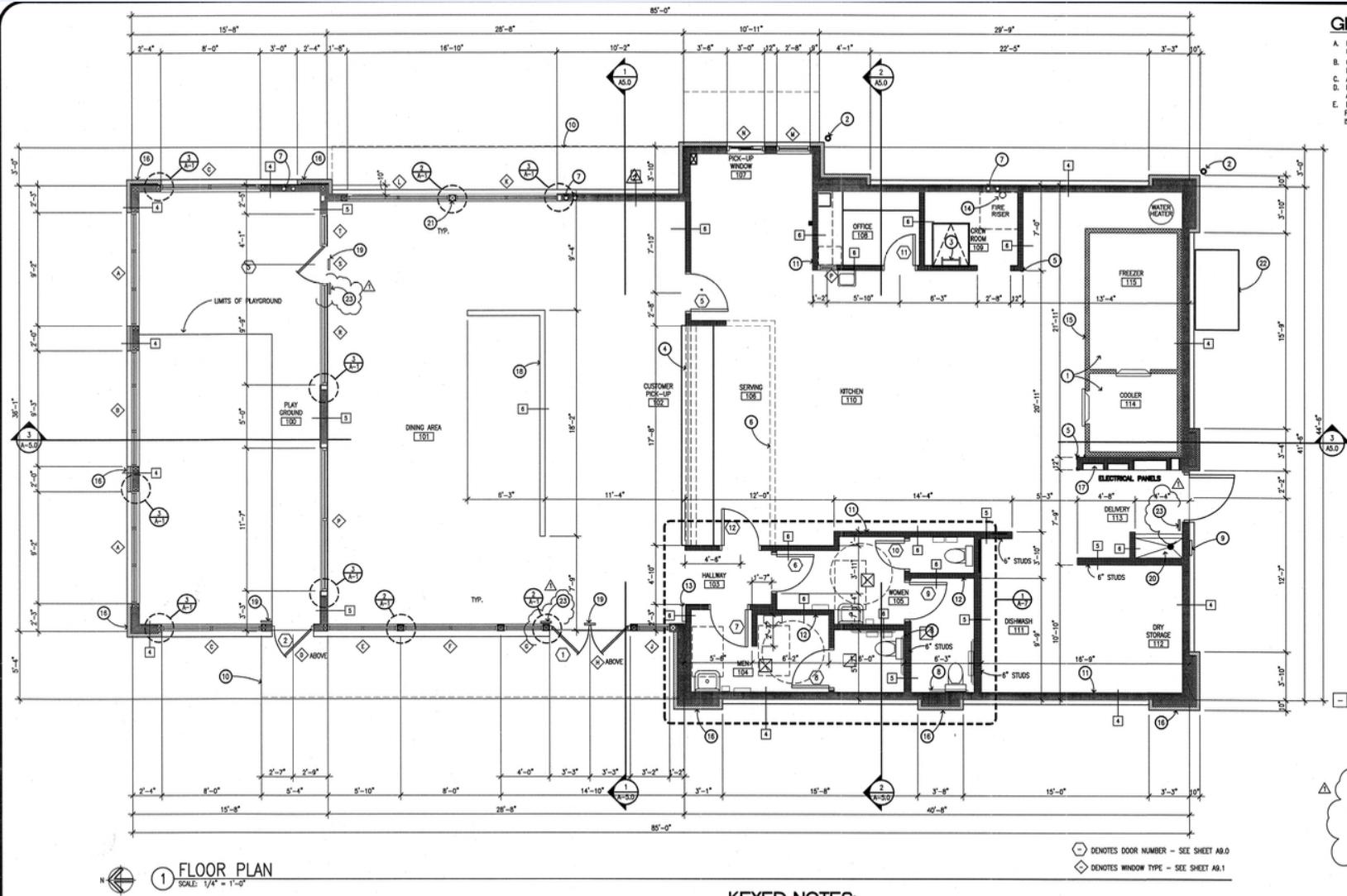
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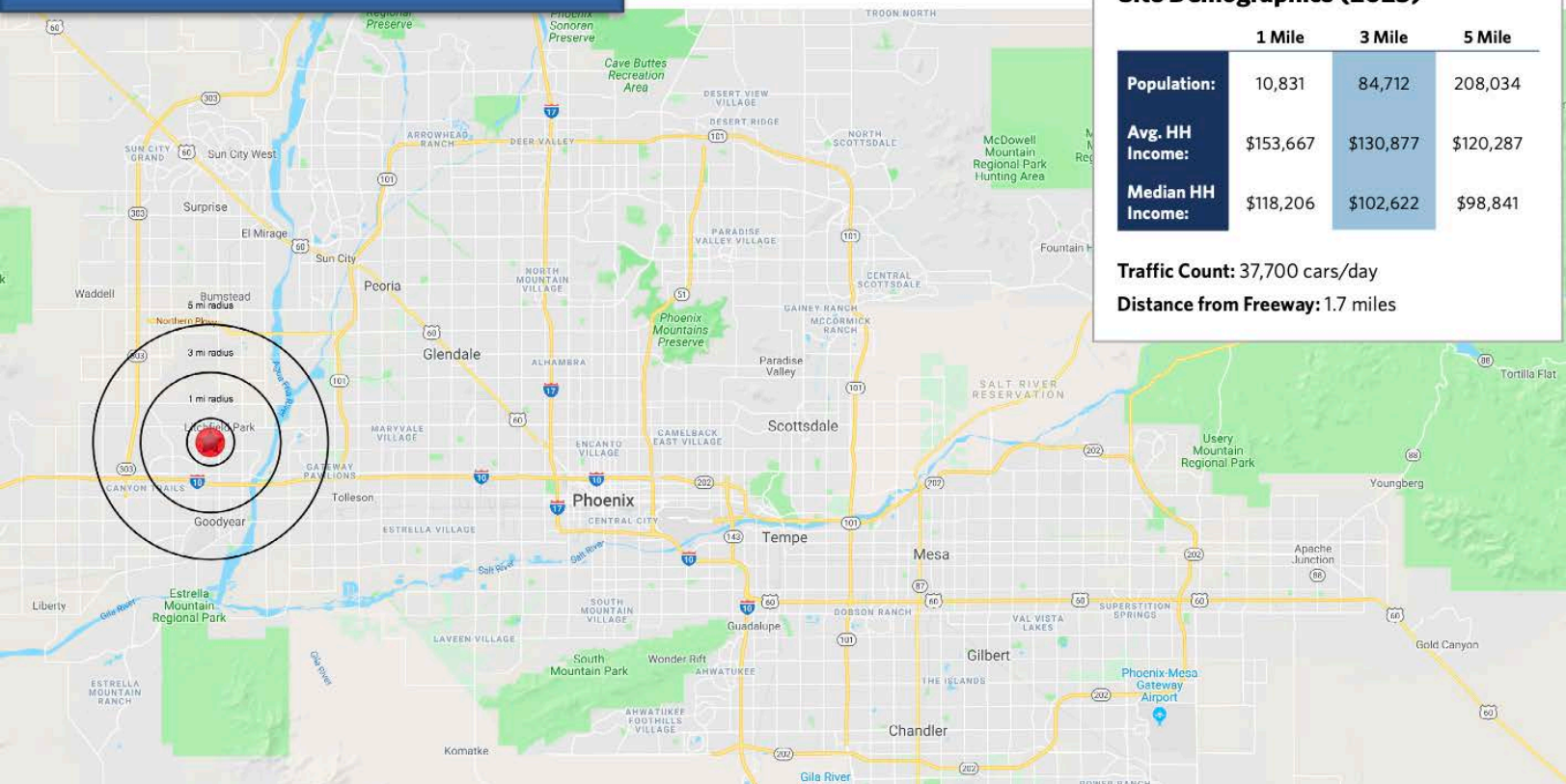
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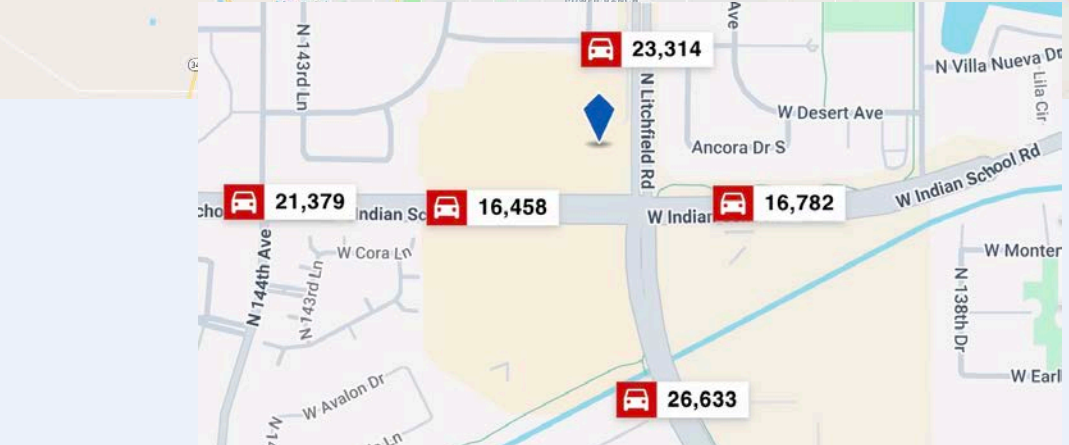


Site Demographics (2025)

	1 Mile	3 Mile	5 Mile
Population:	10,831	84,712	208,034
Avg. HH Income:	\$153,667	\$130,877	\$120,287
Median HH Income:	\$118,206	\$102,622	\$98,841

Traffic Count: 37,700 cars/day
Distance from Freeway: 1.7 miles

Constructed: 2007
Single Drive-thru Lane
Parking Required: 26 spaces
Parking Provided: 27 spaces
Current Lease Exp: 8/15/27
Options: Four 5-year Extensions
+36,954-SF Parcel
+3,457-SF Building



For more information please contact:

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