



# PHOENIX WEST COMMERCIAL

## CONTACT

BOBBIE MASTRACCI, CCIM, SIOR

PRINCIPAL / DESIGNATED BROKER

ELI MASTRACCI, CCIM

VICE PRESIDENT, PRINCIPAL

# PALM VALLEY OFFICE PARK

## OFFICE SPACE FOR LEASE

1616-1646 N LITCHFIELD ROAD, GOODYEAR, AZ 85395



## PROPERTY OVERVIEW

Palm Valley Office Park is an award winning +83,971 square foot campus with two, two-story office buildings located in Goodyear at the gateway to the Palm Valley Master-Planned community at 1616 and 1646 N Litchfield Road, just north of Interstate 10. Palm Valley Office Park is conveniently located at the signalized intersection of W McDowell Road & N Litchfield Road with excellent access to businesses, restaurants, shopping, transportation networks, gyms, golf courses, and the communities of Palm Valley and surrounding area.



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(623) 748-1958



bmastracci@phxwc.com



700 N Estrella Parkway, Suite 205  
Goodyear, AZ 85338

# PROPERTY SUMMARY



Available SF **2,700 to 2,732 SF**

Zoning **PAD**

Building Size **89,971 SF**

Submarket **Goodyear**

Lease Rate **\$37 - \$39**  
*Full Service* **SF / YR**

Traffic Count **44,546**

Lot Size **6.68 Acres**

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## HIGHLIGHTS

- Situated at the gateway to the Palm Valley master-planned community.
- Highest quality building in Goodyear.
- Tenant Improvement Allowance Available
- Amenities nearby include retail, banks, restaurants, gyms and theaters.
- Only one minute from I-10; Litchfield Road full-diamond interchange.



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# AVAILABLE SPACES

| SPACE | SIZE     | TERM       | RATE       | SPACE USE    | CONDITION | AVAILABLE   |
|-------|----------|------------|------------|--------------|-----------|-------------|
| A215  | 2,732 SF | Negotiable | \$39 SF/YR | Full Service | 2nd gen.  | Immediately |
| B235  | 2,700 SF | Negotiable | \$37 SF/YR | Full Service | 2nd gen.  | Immediately |



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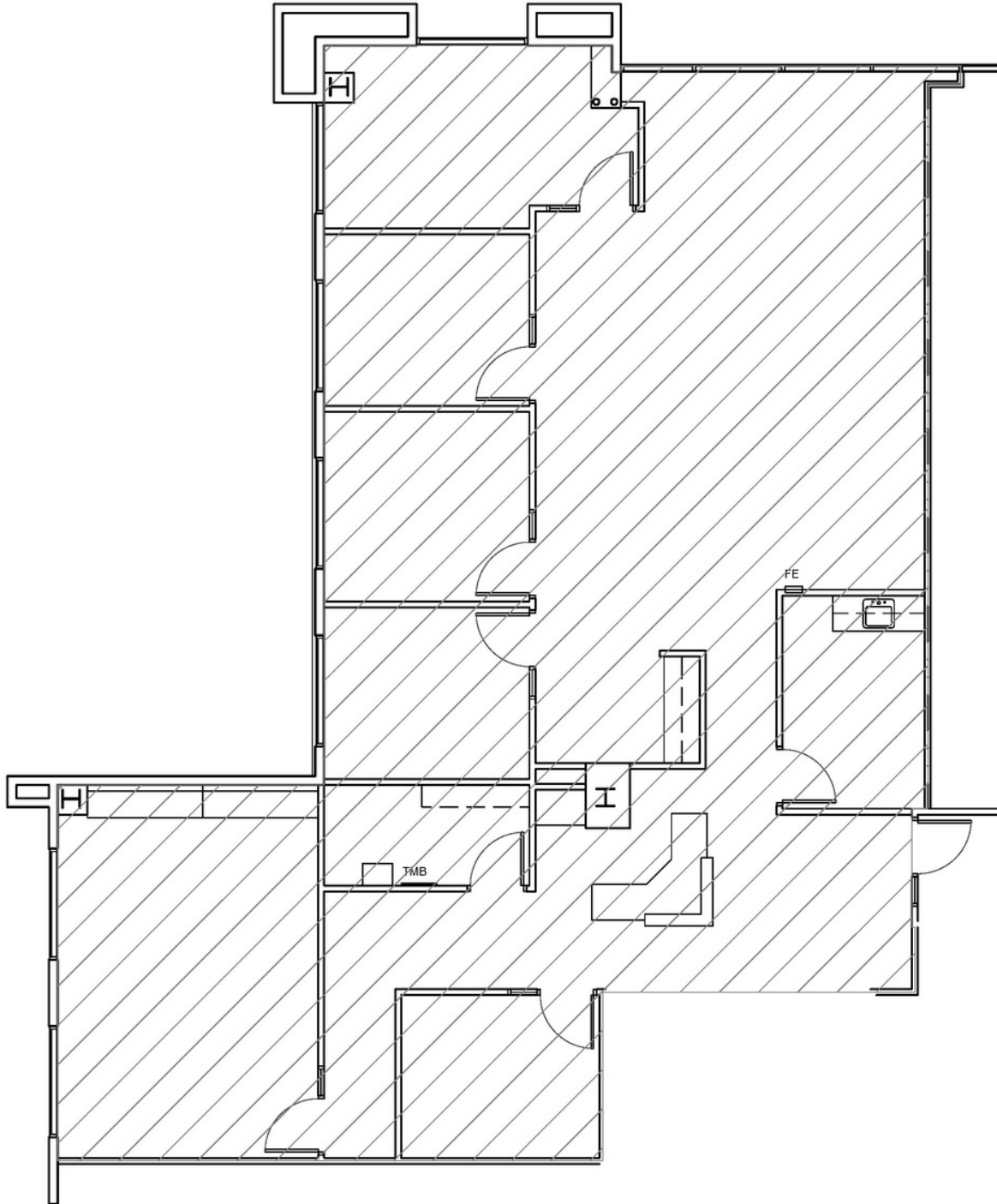


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# FLOOR PLANS

A215 | 2,732 SF | MATTERPORT



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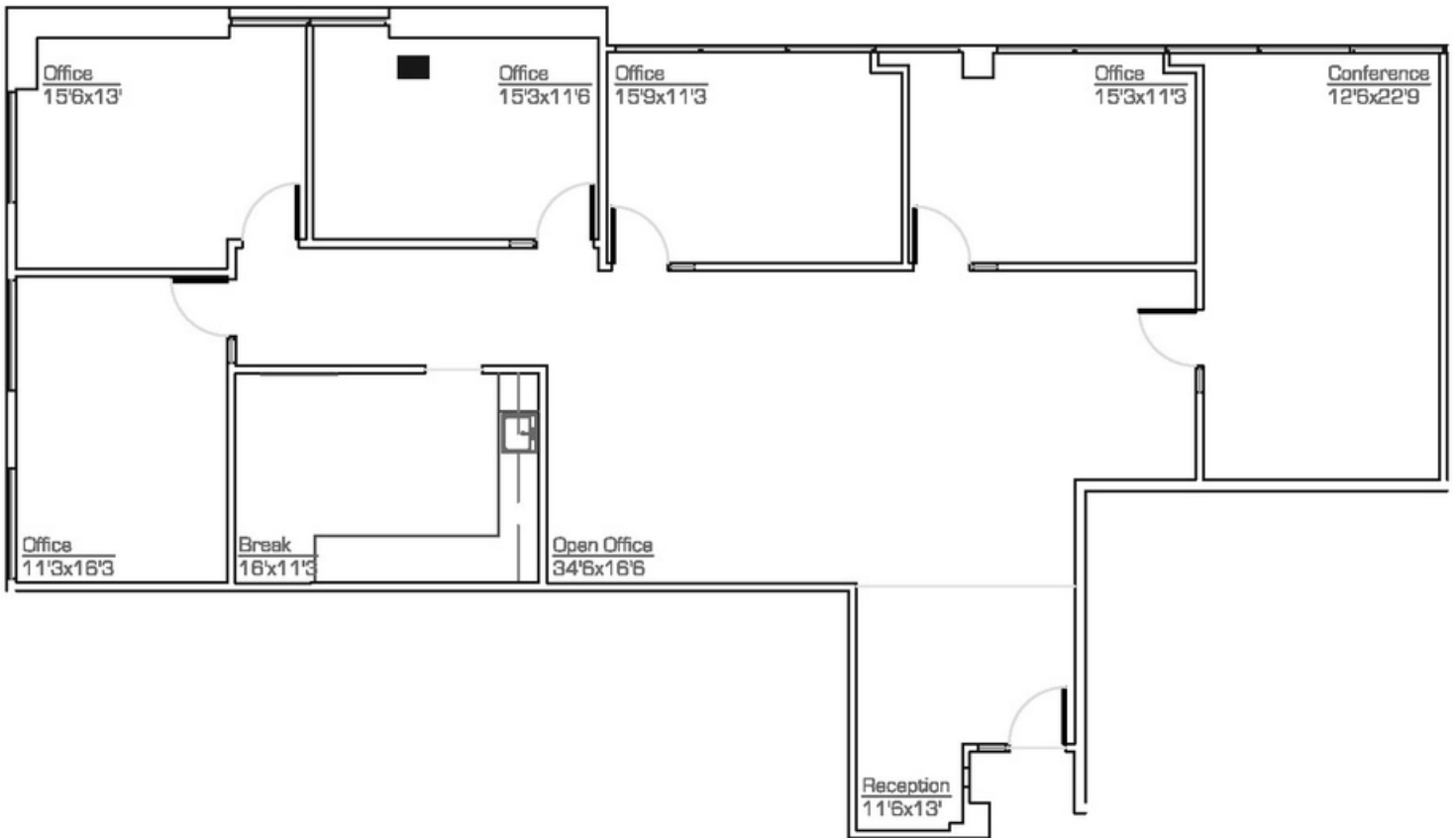


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# FLOOR PLANS

B235 | 2,700 SF



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# CURRENT TENANTS

## BUILDING A - 1616 N LITCHFIELD ROAD

| SUITE | TENANT                                                                          |
|-------|---------------------------------------------------------------------------------|
| 100   | Peters Wellness Chiropractic & Massage, Inc.                                    |
| 105   | Pleasant Living Family Group, LLC                                               |
| 110   | First Arizona Title Agency                                                      |
| 115   | Berkshire Hathaway Home Services;<br>Arizona Properties - Courtyard<br>Entrance |
| 125   | Edward Jones Investment                                                         |
| 135   | Trajan Wealth                                                                   |
| 140   | Lincoln & Wenk, PLLC Attorneys                                                  |
| 150   | Gameday Men's Health                                                            |
| 155   | Justin Kauffman<br>Dominion Private Wealth                                      |
| 165   | Empire Title Agency                                                             |

| SUITE | TENANT                               |
|-------|--------------------------------------|
| 170   | Coldwell Banker Realty               |
| 200   | Regional Finance                     |
| 205   | The Laughton Team - My Home<br>Group |
| 210   | Olson Insurance Agency, LLC          |
| 215   | Available Immediately                |
| 220   | Algamus                              |
| 230   | The Pilot Clinic                     |
| 240   | Moore Advanced Orthopedics, PLLC     |
| 250   | Chiropractic Solutions               |



# CURRENT TENANTS

BUILDING B - 1646 N LITCHFIELD ROAD

| SUITE | TENANT                                               |
|-------|------------------------------------------------------|
| 100   | Simplicity Laser                                     |
| 105   | Wee Care Corporation                                 |
| 110   | Flores Team<br>Residential Real Estate               |
| 125   | Desert Vista Dental West PLLC                        |
| 130   | Agave Oral Surgery and Dental<br>Implant Center PLLC |
| 140   | Driggs Title Agency                                  |
| 150   | Navi Title                                           |

| SUITE   | TENANT                                                     |
|---------|------------------------------------------------------------|
| 200     | West Valley Naturopathic Center<br>Dr. Brian Archambault   |
| 205     | State Farm<br>Bud Holderbaum Ins Agcy Inc.                 |
| 210     | Hilgers Orthodontics, PC<br>Michael J. Hilgers, DDS, MS    |
| 225     | Dr. Colin Gustus DMD                                       |
| 235     | Available Immediately                                      |
| 240/250 | Empower Her Counseling, PLLC &<br>Perform Counseling, PLLC |
| 255     | Accident Law Group/Law Tigers                              |
| 260     | Goodyear Endodontics<br>Dean Whiting, DDS, MSD             |



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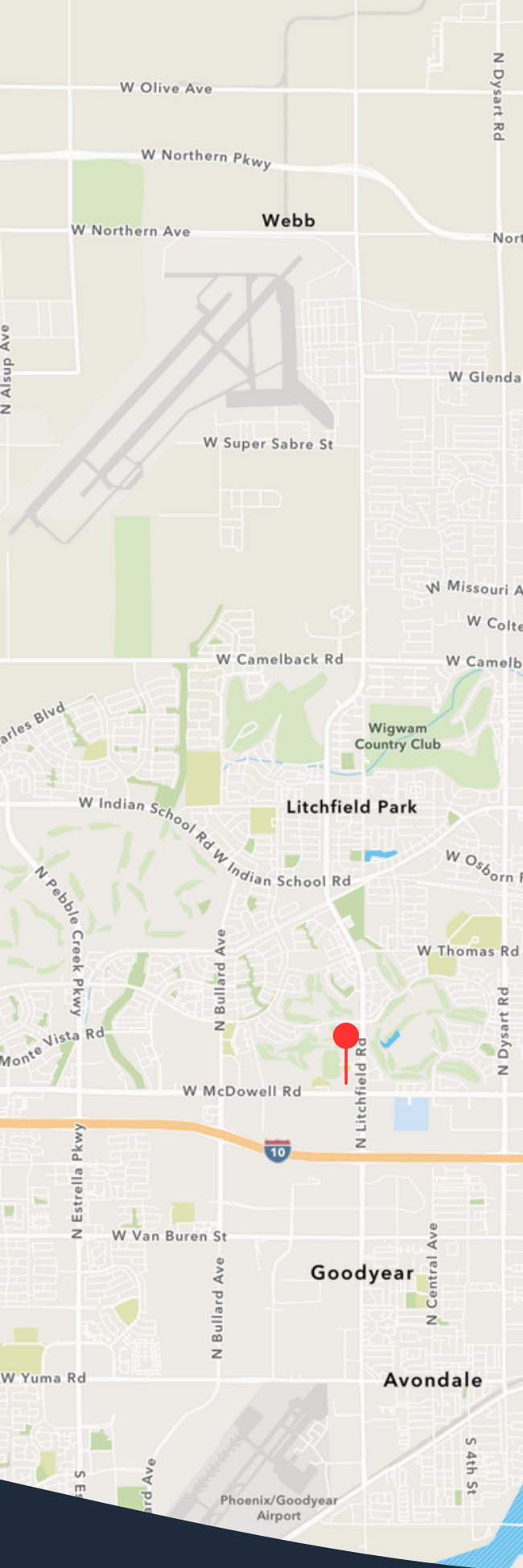
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## POPULATION

|                  | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| MALE             | 4,248  | 38,694  | 90,671  |
| FEMALE           | 4,440  | 42,735  | 94,924  |
| TOTAL POPULATION | 8,688  | 81,429  | 185,595 |

## AGE

|            | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| AGES 0-14  | 1,927  | 20,465  | 47,409  |
| AGES 15-24 | 1,136  | 11,796  | 27,469  |
| AGES 55-64 | 944    | 7,683   | 18,123  |
| AGES 65+   | 1,527  | 14,877  | 29,779  |

## INCOME

|                     | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| MEDIAN              | \$79,452 | \$71,019 | \$71,105 |
| <\$15,000           | 397      | 2,536    | 4,397    |
| \$15,000-\$24,999   | 293      | 2,137    | 3,648    |
| \$25,000-\$34,000   | 93       | 2,456    | 5,000    |
| \$35,000-\$49,000   | 189      | 3,500    | 8,665    |
| \$50,000-\$74,999   | 613      | 6,096    | 13,026   |
| \$75,000-\$99,999   | 544      | 4,359    | 9,734    |
| \$100,000-\$149,999 | 676      | 4,938    | 10,774   |
| \$50,000-\$199,999  | 130      | 1,266    | 2,366    |
| >\$200,000          | 176      | 791      | 1,471    |

## HOUSING

|                 | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| TOTAL UNITS     | 3,527  | 31,357  | 65,934  |
| OCCUPIED        | 3,029  | 26,597  | 56,230  |
| OWNER OCCUPIED  | 1,851  | 16,819  | 37,238  |
| RENTER OCCUPIED | 1,178  | 9,778   | 8,992   |
| VACANT          | 498    | 4,760   | 9,704   |





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**ELI MASTRACCI, CCIM**  
VICE PRESIDENT, PRINCIPAL

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