

# PALM VALLEY PROFESSIONAL

2950 N LITCHFIELD RD, BLDG 10 | GOODYEAR, AZ 85395



**GENERAL OFFICE  
AVAILABLE FOR LEASE**

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 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC  
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# Property Summary

Address 2950 N Litchfield Rd Bldg 10  
Goodyear, AZ 85395

Year Built 2007

Zoning PAD, Goodyear

Parking Ratio 5/1,000

Tenancy Multiple

**Available 2950 N Litchfield Rd Bldg 10**

**Suite Size 3,850 SF**

**Lease Rate \$25.00/SF/YR + \$8.21 NNN**



## About the Property

2950 North Litchfield Road, Building 10, Goodyear, AZ 85395 presents 3,848 SF of second-generation office space ideal for real estate, medical, or general office users. The property benefits from excellent frontage along Litchfield Road and is surrounded by a strong mix of nearby retail amenities. Conveniently located just five minutes from Abrazo West Campus and immediately adjacent to the YMCA, the site offers exceptional accessibility and visibility. Zoned PAD under the City of Goodyear, this office condo includes eight covered, private parking stalls. Offered at \$25.00/SF + NNN, this is a rare opportunity to secure high-quality space in one of the West Valley's most desirable professional parks.



**General Office**  
Layout



**Loop 303 & I-10**  
Freeway Access



**Frontage**  
N Litchfield Rd













# 2950 N Litchfield Rd

**3,850 SF | \$25.00 NNN + \$8.21 NNN's**

- Reception
- 2 Conference Rooms
- 13 Offices
- Break Room
- Bullpen
- 2 Restrooms
- Storage Closet

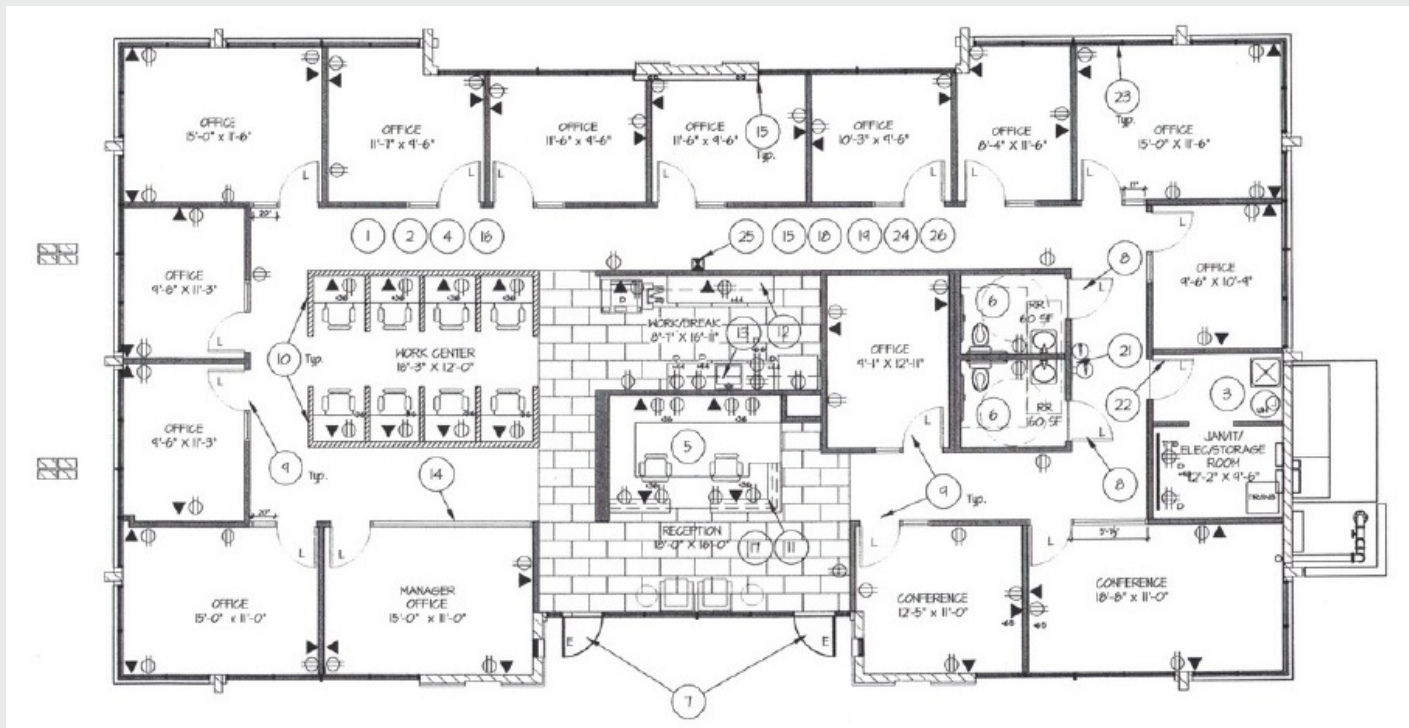


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**CAMELBACK CROSSING**

Basha's  
FIREHOUSE SUBS  
FOUNDED BY FIREMEN  
Great Clips for hair  
Starbucks Coffee  
Bank of America  
Church's Chicken  
Barrio's Pizzeria

Camelback Rd

Villages at Litchfield Park

Wigman Golf Club

W Indian School Rd

LOOP 303

**MARKET AT ESTRELLA FALLS**

Conn's BevMo! EoS FITNESS  
Panera Bread Red Lobster Olive Garden  
Barrio's Pizzeria TEXAS CANTINAS Party City  
Burger King Walgreens  
Old Navy Popeyes Louisiana Kitchen  
Taco Bell DEL TACO petco  
Starbucks Coffee CHASE Firestone

**PALM VALLEY PAVILIONS**

ULTA Beauty  
Barnes & Noble Bookellers  
Pier 1 Imports  
ROSS Dress for Less  
Bath & Body Works  
Total Wine & More  
Kirklands  
BEST BUY  
Wendy's  
Chili's  
CHASE  
Applebees  
TARGET  
Denny's  
Five Guys  
Burger King  
Chick-fil-A  
McDonald's  
Michael's



**ESTRELLA MOUNTAIN COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE

W Thomas Rd

**PALMILLA CENTER**

FedEx Kohls PetSmart JCPenney OfficeMax OfficeMax  
Jo-Ann Dollar Tree Discount Tire T-Mobile Chick-fil-A  
Walmart Save money. Live better.  
Verizon Lowe's Fry's In-N-Out Burger  
Buffalo Wild Wings  
Starbucks Coffee  
Taco Bell

W McDowell Rd

**ESTRELLA MARKETPLACE**

Sonic Drive-In Dunkin' Donuts Wells Fargo Firestone  
Papa Murphy's GameStop Walgreens McDonald's  
ACE Hardware Dutch Bros Coffee QuikTrip Safeway  
Culver's Great Clips for hair

INTERSTATE 10

**COLDWATER PLAZA**

The Home Depot McDonald's IHOP Waffle House Krispy Kreme  
Del Taco Sam's Club KFC Whataburger Golden Corral  
Walgreens Harbor Freight Tools Ashlev

W Van Buren



# Location Overview

## GOODYEAR, ARIZONA

Goodyear is rapidly emerging as one of the most dynamic and opportunity-rich communities in the Phoenix metro area—combining bold economic growth, a pro-business environment, and an increasingly vibrant quality of life. Between major infrastructure, investment from top-tier employers, and a thoughtful development strategy, Goodyear offers both residents and investors a city poised for long-term success.

### WHAT MAKES GOODYEAR STAND OUT

- **Rapid growth & strategic location** — Goodyear is among the fastest-growing cities in the U.S., particularly strong among cities over 50,000 residents. It benefits from excellent freeway access (including proximity to I-10, Loop 303, etc.), close connection to Phoenix, and substantial undeveloped land with high capacity infrastructure.
- **Diverse, high-quality economy** — Key sectors include aviation & aerospace, medical innovation, advanced manufacturing, logistics, and retail. Goodyear is building up Class A office space (for example GEN1 at GSQ), and developing the Medical Innovation Corridor, while also strengthening its aviation base.
- **Supportive business environment & incentives** — The city offers a robust package of resources: site location assistance, infrastructure support (power, water, fiber, natural gas), regulatory help, zoning, and tax and incentive programs such as Foreign Trade Zones and redevelopment areas.
- **Innovation, entrepreneurship & workforce development** — Goodyear's InnovationHub supports entrepreneurs, small businesses, and start-ups by offering mentoring, workshops, access to resources, etc. The Economic Development team also emphasizes business builders and workforce alignment.
- **Quality of life & amenities** — In addition to strong job growth, Goodyear features a growing array of retail, dining and entertainment options. The GSQ (Goodyear Civic Square) mixed-use core is becoming a cultural and social hub with restaurants, offices, shops, entertainment. The city also hosts spring training at Goodyear Ballpark, has abundant parkland, trails, and community events.



**Small City for  
Economic Growth**  
(Coworking Cafe, 2022)



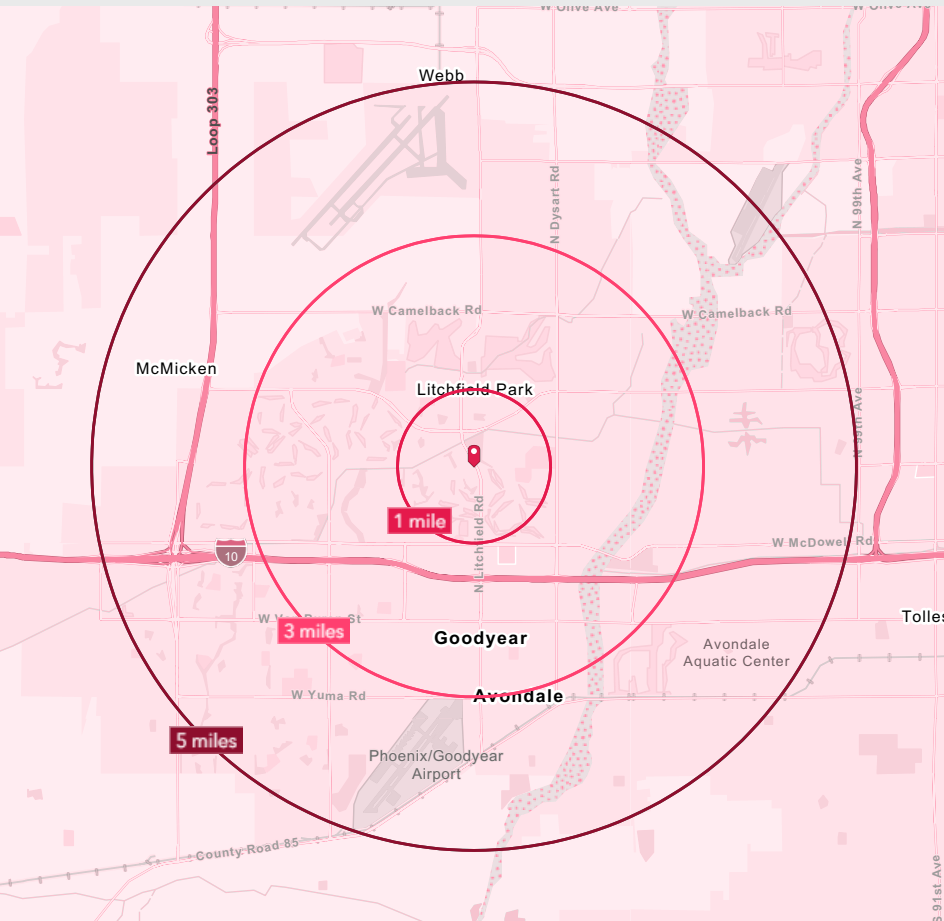
**Top US Golf Destination**  
(Estrella, 2024)





# Demographic Summary

|  | 1 Mile    | 3 Mile    | 5 Mile    |
|--|-----------|-----------|-----------|
|  <b>Population</b>               | 12,169    | 91,579    | 207,698   |
|  <b>Households</b>               | 4,195     | 32,085    | 67,978    |
|  <b>Average Household Income</b> | \$128,152 | \$112,454 | \$102,358 |
|  <b>Median Home Value</b>        | \$422,652 | \$404,663 | \$359,568 |



## 5 Mile Highlights

**35.2**

Median  
Age

**49.4K**

Daytime  
Employees

**27%**

Bachelor's Degree  
or Higher

## An Environment for Professional Growth

This location provides direct access to a premier, highly educated talent pool, making recruitment seamless for any professional business. The area's large daytime population of professionals creates a dynamic setting for B2B networking, and the surrounding community's affluence ensures a stable client base, making this a strategic location to grow your company.



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