

# 55 NORTH LITCHFIELD ROAD

## RESTAURANT SPACE FOR LEASE

GOODYEAR, ARIZONA

Ideal for Banquet Hall, Catering Kitchen  
or Restaurant

± 5,663 SF AVAILABLE



*\*New Aggressive Pricing - Call Broker  
for Details*

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**ORION**  
INVESTMENT REAL ESTATE

# PROPERTY SUMMARY

CONTACT BROKER FOR PRICING



AVAILABLE SPACE:

**± 5,663 SF**



YEAR RENOVATED:

**2006**



ZONING:

**C-G**



## LEASE HIGHLIGHTS

Former restaurant space with a built-in bar presents an amazing opportunity for a **banquet hall, catering/commissary kitchen or restaurant** to locate in fast growing Goodyear. Located just South of the I-10 Freeway, the property benefits from easy access and amazing street visibility.

- Former Restaurant Space Attached to the Goodyear Best Western
- Existing Hood and Walk-In Coolers
- Rare Full Service Lease - All Utilities Included
- Modern Finishes
- Separate Entrance From Hotel
- Building Signage Available

# INTERIOR PHOTOS

Dining Room



Kitchen



# INTERSECTION SNAPSHOT



DAYTIME  
POPULATION (5 MILE)

**253,777**



AVERAGE HOUSE-  
HOLD INCOME (5 MILE)

**\$121,407**



STRONG  
INTERSECTION

**± 17,672 VPD**

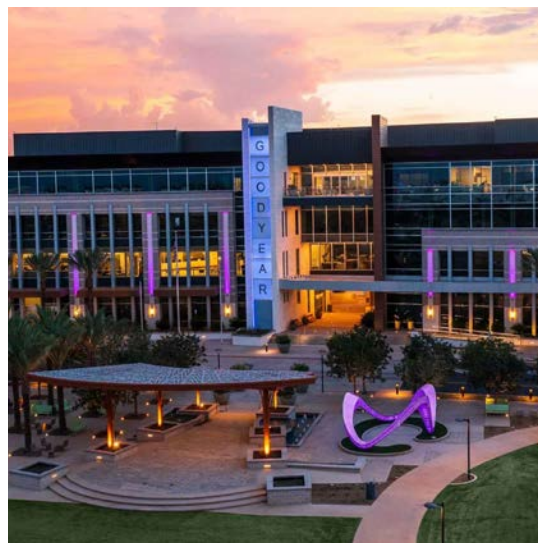


# DISTANT AERIAL VIEW



## GOODYEAR, ARIZONA

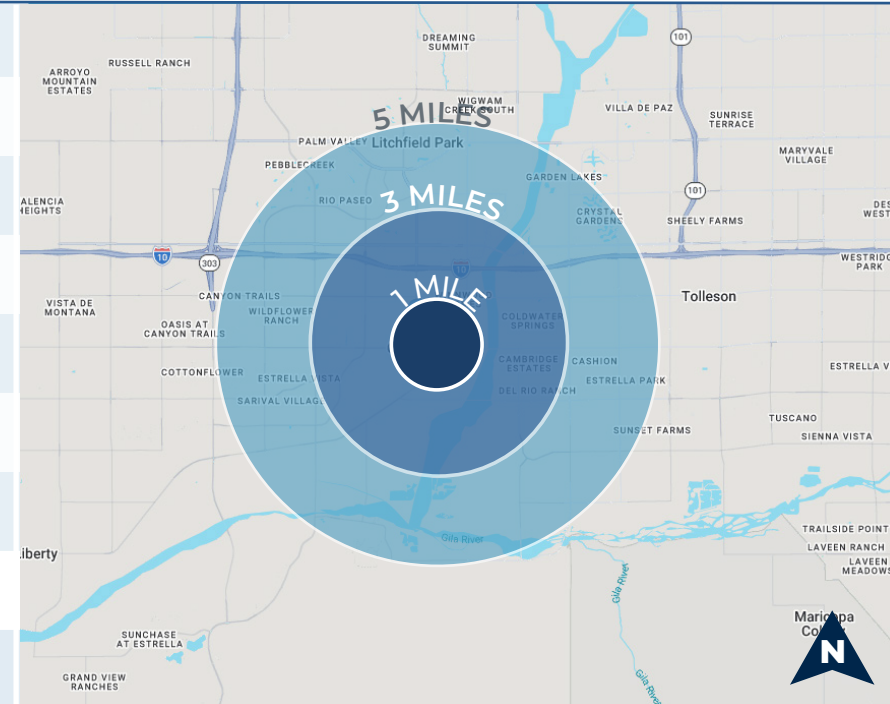
Goodyear, Arizona, is one of the Phoenix metro's fastest-growing communities, known for its business-friendly environment, strong demographics, and exceptional quality of life. Located in the rapidly expanding Southwest Valley, Goodyear offers convenient access to Loop 303, I-10, and major employment corridors, making it an attractive destination for residents, retailers, and employers alike. The city features a mix of master-planned neighborhoods, recreational amenities, and expanding commercial development, along with popular destinations such as Goodyear Ballpark, Estrella Mountain Regional Park, and a growing collection of shopping, dining, and entertainment options. With continued residential growth and ongoing investment throughout the area, Goodyear continues to emerge as a premier location in the West Valley.



# DEMOGRAPHIC HIGHLIGHTS

| 2025 SUMMARY (SitesUSA)      | 1 Mile     | 3 Mile      | 5 Mile           |
|------------------------------|------------|-------------|------------------|
| Daytime Population:          | 12,667     | 115,746     | <b>253,777</b>   |
| Estimated Population:        | 7,972      | 91,056      | 211,891          |
| Average Household Income:    | \$67,920   | \$110,673   | <b>\$121,407</b> |
| Total Retail Expenditure:    | \$119.75 M | \$1.72 B    | \$4.17 B         |
| Total Household Expenditure: | \$237.52 M | \$3.46 B    | \$8.39 B         |
| Median Age:                  | 31.3       | <b>33.6</b> | 35.1             |
| Average Household Size:      | 3.0        | 2.9         | 2.9              |
| Total Households:            | 2,561      | 31,402      | <b>72,214</b>    |
| Total Businesses:            | 431        | 3,003       | 5,685            |

DEMOGRAPHIC RADIUS RINGS





### **ORION Investment Real Estate**

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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