



RENDERING

THE VENUE AT LITCHFIELD SQUARE

Restaurant & entertainment venue with a stage and 2nd story patio

111 W HONEYSUCKLE ST, LITCHFIELD PARK, AZ 85340

$\pm 11,000$
TOTAL LEASEABLE SF

250+
INTERIOR SEATS

$\pm 6,050$
GROUND FOOTPRINT SF

300+
TOTAL SEATS

THE VENUE AT LITCHFIELD SQUARE

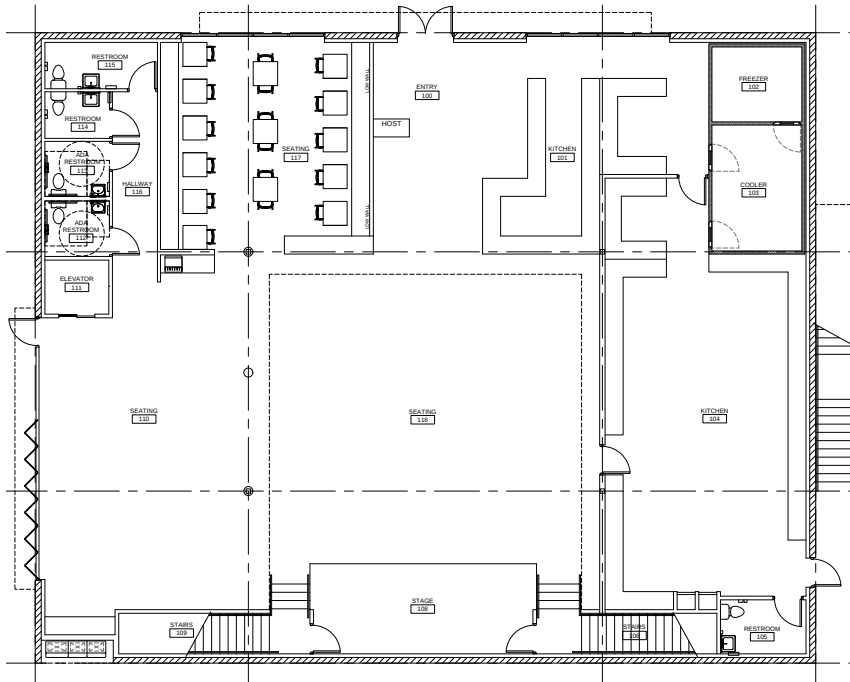
Restaurant & entertainment venue available in the busy Old Litchfield Shops on the developing Litchfield Park Plaza.

Leasing at Litchfield Park Square offers direct access to affluent tourists, golfers, conference guests, and local households earning \$125,000+ within a walkable 26-acre downtown hub. With 400,000+ West Valley residents within 10 miles, the site is ideal for high-end dining, boutique retail, and premium services.

ADDRESS	111 W Honeysuckle St Litchfield Park, AZ 85340
BUILDING TYPE	Two-story restaurant
TOTAL LEASABLE	±11,000 SF
GROUND FOOTPRINT	±6,050 SF
COURTYARD + STAGE	±1,500 SF
KITCHEN	±1,500 SF
INTERIOR SEATING	250+ seats
EXTERIOR SEATING	50+ seats
STATUS	New construction
LEASE RATE	Contact for details



FLOOR PLANS



FIRST FLOOR - GROUND FLOOR & KITCHEN

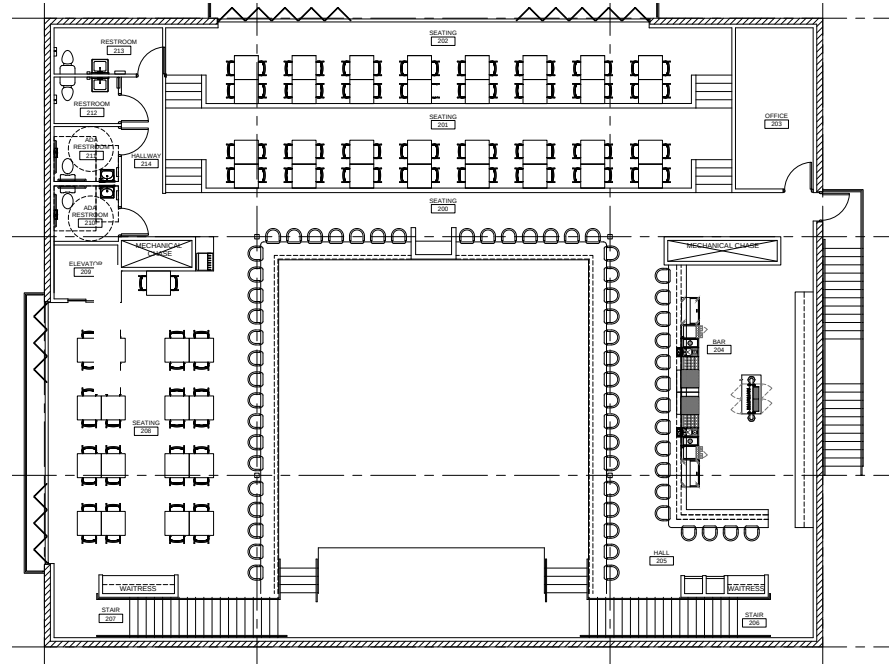
Welcoming entry and host station

Expansive main dining room, 200+ seats

Central performance stage & courtyard

Full commercial kitchen with walk-in cooler & freezer

Guest restrooms and elevator access



SECOND FLOOR - TERRANCE, BAR & EVENT

Dining terrace wrapping the open courtyard

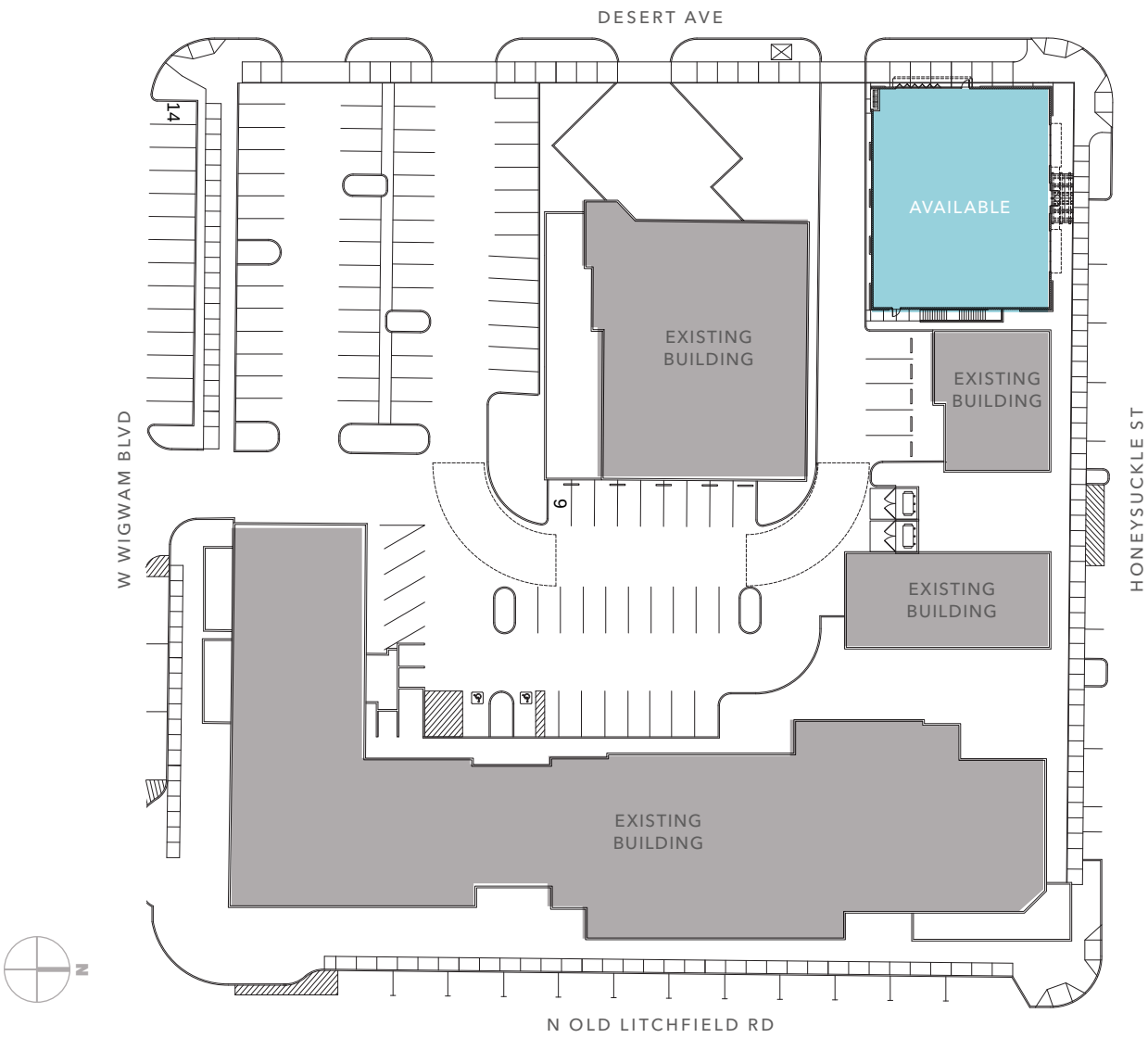
Full second-floor bar & lounge with ± 900 SF patio

Balcony seating overlooking the stage

Private office and additional restrooms

Elevator-served for full accessibility

SITE PLAN



±11,000 SF

GROSS LEASABLE AREA

±6,050 SF

GROUND FOOTPRINT SF

THE VENUE AT LITCHFIELD SQUARE

POSITIONED IN THE HEART OF *LITCHFIELD PARK'S* ONGOING GROWTH

Restaurant, office and shop space available in the busy Old Litchfield Shops on the developing Litchfield Park Plaza. Directly across the street from the Wigwam resort, surrounded by new Litchfield Park city buildings, retail, office, and community parks, these spaces are part of the historic shopping center that has been the heartbeat of Litchfield Park since 1958. Old Litchfield Road and the Wigwam Resort are host to many widely popular events drawing visitors throughout the year, such as Holiday Sparkle in the Square, Festival of Art and Wine in the spring and fall, serving as headquarters to the AZ Cardinals Training Camp, the in addition to the nearby Luke Days air show, and more, making this a state-wide destination.



AVAILABLE FOR LEASE



LOCATION & *LIFESTYLE*

BUILT-IN LUXURY TRAFFIC FROM THE WIGWAM RESORT

Being directly across the street from The Wigwam—a historic AAA Four-Diamond resort—gives tenants immediate access to an affluent, rotating customer base.

- High-Spending Guests: The resort features 331 guest rooms, 54 holes of championship golf, a 26,000-sq-ft Aveda spa, and 100,000 sq ft of conference space.
- Seamless Foot Traffic: Tourists, conference attendees, and golfers cross Wigwam Boulevard for dining, shopping, services, and coffee.

HIGH HOUSEHOLD INCOMES & STRONG PURCHASING POWER

Litchfield Park is one of the most affluent pockets in the Phoenix West Valley.

- Median Household Income: Exceeds \$125,000 annually, far outpacing state and national averages.
- Demographics: Highly educated, affluent population with 46%+ holding bachelor's degrees and 84%+ homeownership.

→ [VIEW THE WIGWAM WEBSITE](#)

PRIME PLACEMENT IN LITCHFIELD SQUARE (WALKABLE DOWNTOWN CORE)

Litchfield Square is designed as the city's premier 26-acre walkable urban downtown center.

- High Dwell Time: Pedestrian-friendly paseos, lush landscaping, and park spaces encourage longer visits and casual discovery.
- Destination Synergy: Tenants benefit from co-tenancy alongside surrounding restaurants, upscale offices, and civic gathering spots.

YEAR-ROUND EVENT MAGNET

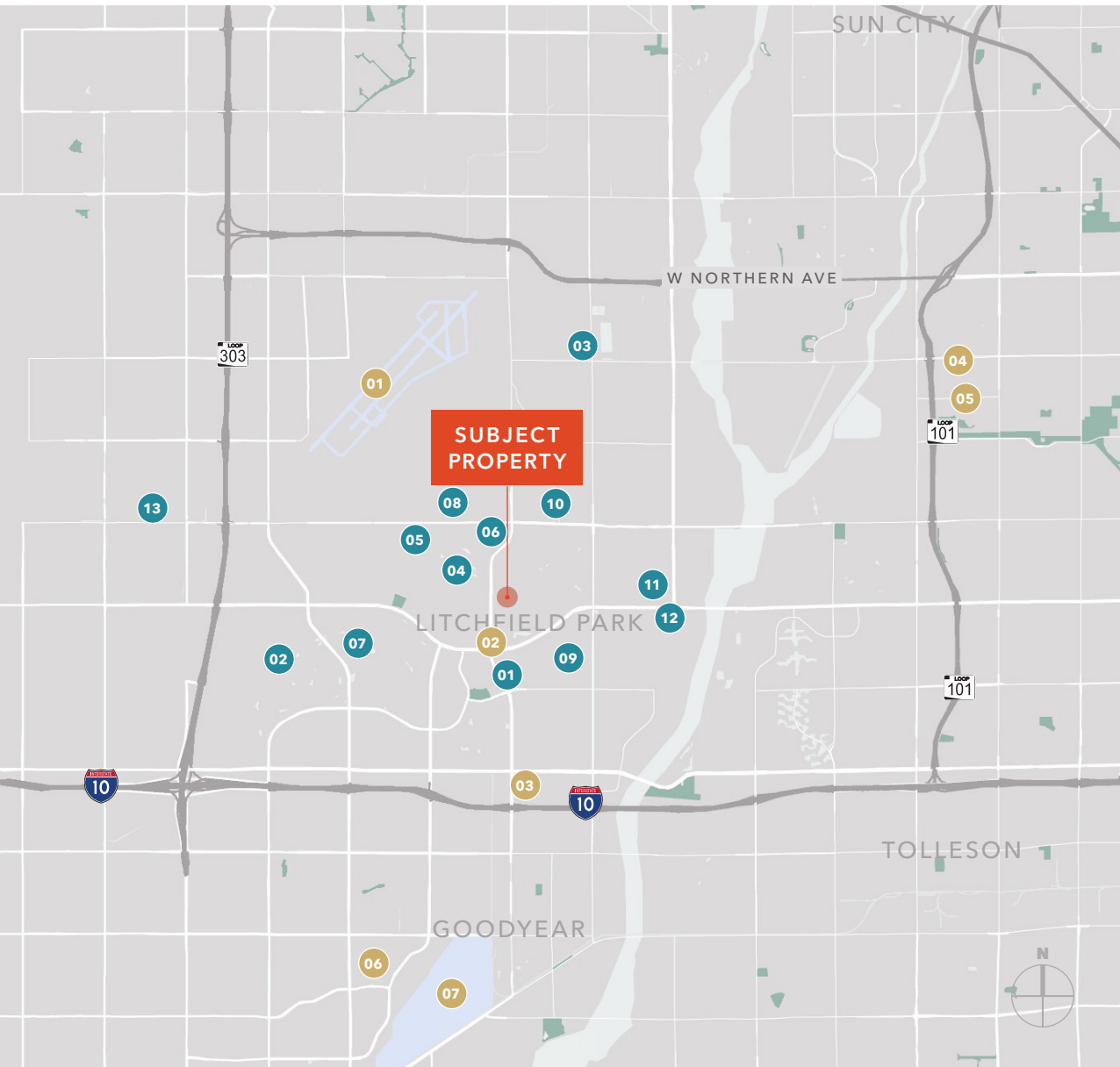
The central square serves as the primary gathering hub for the city and West Valley.

- Events like the Litchfield Park Festival of the Arts, Oktoberfest, and seasonal concerts draw tens of thousands of visitors to the property each year.

MASSIVE WEST VALLEY TRADE AREA REACH

While the building enjoys a boutique, small-town atmosphere, its regional connectivity is significant.

- Located minutes from I-10 and Loop 101, the property serves over 400,000 residents within a 10-mile radius and benefits from strong traffic from Goodyear, Avondale, and Glendale.



WITHIN 10 MILES

RESIDENTIAL COMMUNITIES

- 01 Fulton Estates
- 02 Pebblecreek
- 03 Dysart Ranch
- 04 Cachet at the Wigwam
- 05 Village at Litchfield Park
- 06 Litchfield Greens
- 07 Robson Reserve at PebbleCreek
- 08 La Loma Village
- 09 Preserve at Palm Valley
- 10 Adobe at Litchfield Park
- 11 Vistoria on Camelback
- 12 HARMON Ascend by Crescent Communities
- 13 Allen Ranches by Pulte Homes

POINTS OF INTEREST

- 01 Luke Force Air Base
- 02 The Wigwam Resort & Golf Course
- 03 Abrazo West Campus
- 04 Westgate Entertainment District
- 05 State Farm Stadium
- 06 Goodyear Ballpark
- 07 Phoenix Goodyear Airport

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,119	63,222	144,558
2020 CENSUS	9,627	79,079	174,926
2026 ESTIMATED	9,411	81,544	199,066
2031 PROJECTED	9,191	85,504	216,912

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	3,504	30,711	71,122
2031 PROJECTED	3,470	32,500	78,287

INCOME

	1 Mile	3 Miles	5 Miles
2026 AVG HOUSEHOLD INCOME	\$171,390	\$141,071	\$126,413
2031 AVG PROJECTED	\$170,240	\$140,400	\$126,001
2026 PER CAPITA	\$63,817	\$53,354	\$45,333

Data Source: ©2026, Sites USA





THE VENUE AT LITCHFIELD SQUARE

*For more information on
this property, please contact*

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