



THE OFFERING STARTING AT \$1.1M

LITCHFIELD RETAIL PADS



DISCLAIMER

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Certain figures and assumptions may include forward-looking statements influenced by economic conditions, market trends, and competitive factors, which are subject to change and may not reflect future performance. References to square footage, acreage, and other measurements are approximate. Some descriptions, including those of leases or agreements, are summaries and may not represent full or complete documentation.

Additional information and property access may be made available to qualified prospective purchasers upon request.

Prospective buyers are strongly encouraged to conduct independent due diligence, consult with their legal and financial advisors, and verify all details before proceeding. Any reliance on this Memorandum is at the sole risk of the recipient.

The Owner reserves the right, in its sole discretion, to reject any or all offers, terminate discussions at any time, or modify the process without notice. No legal obligation shall exist unless and until a definitive purchase and sale agreement is executed and delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum confirms your agreement that:

- (i) it is a confidential document provided solely for your limited review in evaluating potential interest in the acquisition of the Property,
- (ii) you will treat its contents with strict confidentiality,
- (iii) you will not share this Memorandum or any portion of it with third parties without prior written consent from Dande CRE ("Owner") or its representatives, and
- (iv) you will not use this information in any way that could be harmful to the Owner or its affiliates.

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THE OFFERING

Located within a 20+ acre Planned Area Development (PAD), this high-visibility site offers four improved retail pads positioned at the southwest corner of Glendale Avenue and Litchfield Road – directly across from the South Gate of Luke Air Force Base. Each pad is drive-thru approved and zoned for high-traffic commercial uses, ideal for restaurants, coffee shops, and other daily-need retailers.

Fronting 206.7 feet on Glendale Avenue and 1,060 feet on Litchfield Road, the property benefits from an impressive traffic count exceeding 20,000 vehicles per day. All utilities will be brought to the site by June 2025, providing a shovel-ready opportunity for developers and investors.

Available Pads:

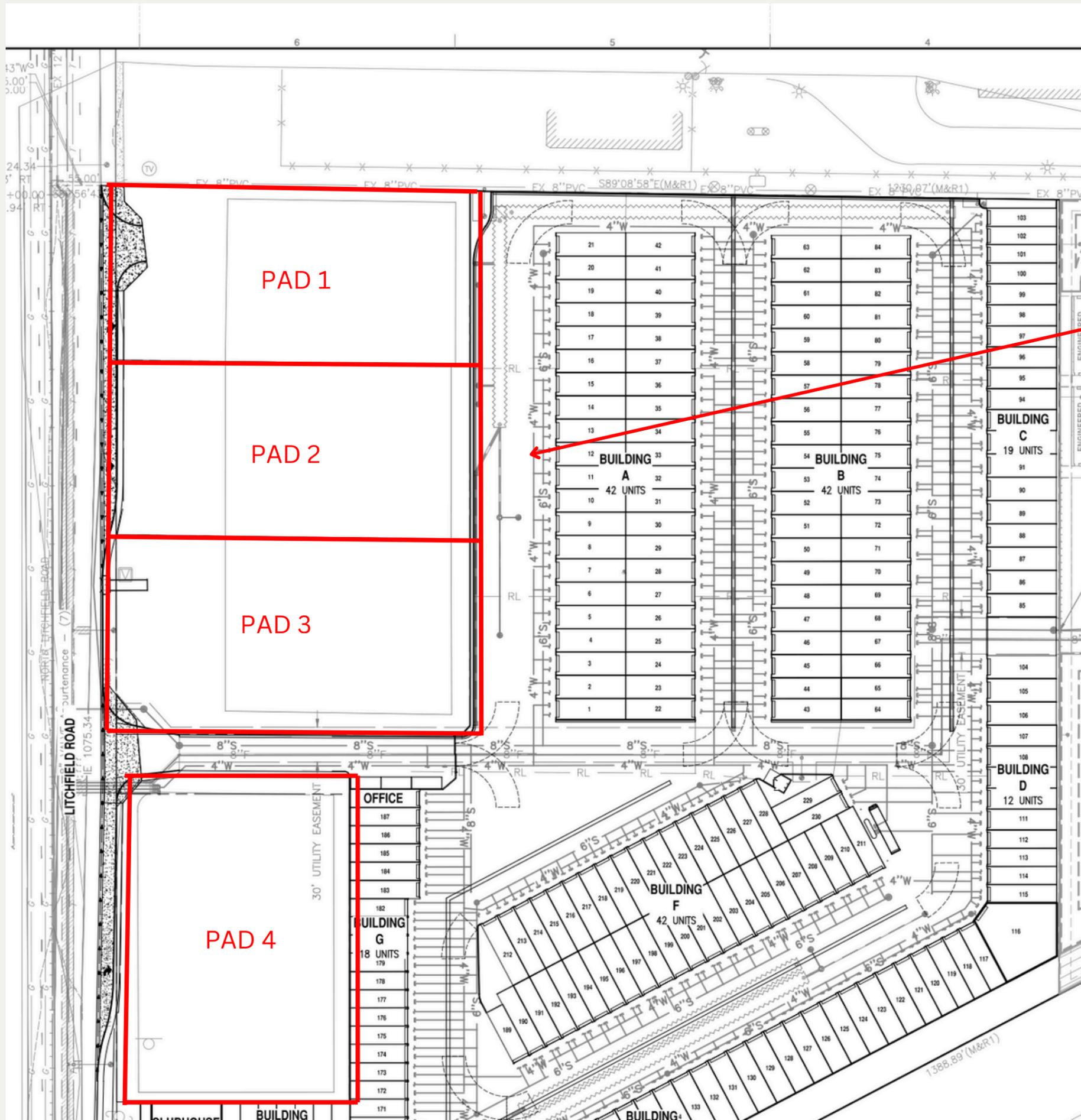
- Pad 1: 1.04 AC | 45,123 SF | \$1.1M
- Pad 2: 1.04 AC | 45,146 SF | \$1.1M
- Pad 3: 1.04 AC | 45,157 SF | \$1.1M
- Pad 4: 1.25 AC | 54,383 SF | \$1.25M

While the full PAD also features Lightning Flex Garages for sale, this offering highlights the retail pads exclusively, designed to serve the growing commercial demand surrounding Luke Air Force Base and the expanding West Valley corridor.

Ideally situated just west of Loop 101 and minutes from the I-10 corridor, this property offers exceptional accessibility to the greater Phoenix metro area. This prime infill location sits at the center of one of the Valley's fastest-growing industrial and residential hubs, surrounded by established infrastructure and steady population growth. Its proximity to major transportation routes, retail corridors, and workforce housing makes it an ideal site for commercial development, positioning investors to capitalize on ongoing West Valley expansion.

LOCATION OVERVIEW





Retail Pads 1-4

Pad 1

- 1.04 AC | \$1.1M

Pad 2

- 1.04 AC | \$1.1M

Pad 3

- 1.04 AC | \$1.1M

Pad 4

- 1.25 AC | \$1.25M

DEVELOPMENTS IN MARKETPLACE

- Lightning Flex Garages - 250 units
- Canam Building Supplies
- VIP Homes at Luke Ranch
- Mattamy Homes - Sunset Terrace
- Falcon Ridge by Richmond American Homes
- Luke Landing by Luke Family Homes
- Dysart Village by Hillstone Homes
- Victory Base
- Lennar at Marbella Ranch
- K. Hovnanian Homes - Maryland Ridge
- Valencia at Granite Vista by Elliott Homes
- The Enclave on Olive by Meritage Homes
- Marley Park by Richmond American Homes
- Sunset Terrace by Richmond Homes

DEMOGRAPHICS OVERVIEW

Parcel Position Highlights:

- Population: 1.6 million residents in the West Valley, with 62% of the population in the workforce age group.
- Major Employers Nearby: Banner Health, Luke Air Force Base, Fortune 2, E-commerce companies, PetSmart, Swift, FedEx.
- Luke Air Force Base Personnel:
 - ~4,803 active
 - ~1,408 reserves
 - ~1,203 civilians

Accessibility and Traffic Counts:

- Proximity to Major Points:
 - 30 miles from Phoenix Sky Harbor International Airport.
 - Quick access to Loop 303 (3.45 miles) and Loop 101 (4.8 miles).
- Traffic Counts:
 - Litchfield: 16,385 vehicles per day between Bethany Home Rd. and Glendale Ave. (2025)

DEMOGRAPHICS OVERVIEW

Demographic Detail Report

S/SEC Litchfield Rd & Gle, Glendale, AZ 85307				
Radius	1 Mile	3 Mile	5 Mile	
2024 Households by HH Income	2,820	12,627	54,448	
<\$25,000	441 15.64%	963 7.63%	4,995 9.17%	
\$25,000 - \$50,000	553 19.61%	1,459 11.55%	7,649 14.05%	
\$50,000 - \$75,000	522 18.51%	1,753 13.88%	10,292 18.90%	
\$75,000 - \$100,000	569 20.18%	2,113 16.73%	8,693 15.97%	
\$100,000 - \$125,000	285 10.11%	1,848 14.64%	7,575 13.91%	
\$125,000 - \$150,000	199 7.06%	1,721 13.63%	5,041 9.26%	
\$150,000 - \$200,000	146 5.18%	1,394 11.04%	5,215 9.58%	
\$200,000+	105 3.72%	1,376 10.90%	4,988 9.16%	
2024 Avg Household Income	\$80,116	\$116,840	\$106,050	
2024 Med Household Income	\$66,587	\$100,345	\$87,331	
2024 Occupied Housing	2,822	12,626	54,447	
Owner Occupied	1,191 42.20%	8,573 67.90%	38,673 71.03%	
Renter Occupied	1,631 57.80%	4,053 32.10%	15,774 28.97%	
2020 Housing Units	2,740	13,091	57,993	
1 Unit	1,753 63.98%	11,173 85.35%	50,420 86.94%	
2 - 4 Units	173 6.31%	330 2.52%	1,459 2.52%	
5 - 19 Units	517 18.87%	1,013 7.74%	3,251 5.61%	
20+ Units	297 10.84%	575 4.39%	2,863 4.94%	
2024 Housing Value	1,191	8,572	38,673	
<\$100,000	176 14.78%	264 3.08%	1,454 3.76%	
\$100,000 - \$200,000	71 5.96%	184 2.15%	2,528 6.54%	
\$200,000 - \$300,000	239 20.07%	1,156 13.49%	8,228 21.28%	
\$300,000 - \$400,000	376 31.57%	1,808 21.09%	10,273 26.56%	
\$400,000 - \$500,000	171 14.36%	1,994 23.26%	7,876 20.37%	
\$500,000 - \$1,000,000	155 13.01%	3,002 35.02%	7,937 20.52%	
\$1,000,000+	3 0.25%	164 1.91%	377 0.97%	
2024 Median Home Value	\$329,122	\$443,831	\$369,370	
2024 Housing Units by Yr Built	3,078	13,774	59,321	
Built 2010+	283 9.19%	3,448 25.03%	11,985 20.20%	
Built 2000 - 2010	1,223 39.73%	6,322 45.90%	25,506 43.00%	
Built 1990 - 1999	383 12.44%	971 7.05%	10,162 17.13%	
Built 1980 - 1989	707 22.97%	1,249 9.07%	4,737 7.99%	
Built 1970 - 1979	260 8.45%	977 7.09%	3,398 5.73%	
Built 1960 - 1969	102 3.31%	462 3.35%	2,299 3.88%	
Built 1950 - 1959	103 3.35%	303 2.20%	950 1.60%	
Built <1949	17 0.55%	42 0.30%	284 0.48%	
2024 Median Year Built	1998	2004	2002	

Demographic Summary Report

S/SEC Litchfield Rd & Gle, Glendale, AZ 85307				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	9,130	43,856	176,255	
2024 Estimate	8,406	39,830	161,572	
2020 Census	8,035	34,729	150,200	
Growth 2024 - 2029	8.61%	10.11%	9.09%	
Growth 2020 - 2024	4.62%	14.69%	7.57%	
2024 Population by Hispanic Origin	3,220	13,727	57,717	
2024 Population	8,406	39,830	161,572	
White	3,969 47.22%	20,421 51.27%	86,054 53.26%	
Black	891 10.60%	3,527 8.86%	12,008 7.43%	
Am. Indian & Alaskan	105 1.25%	453 1.14%	2,087 1.29%	
Asian	357 4.25%	2,502 6.28%	7,764 4.81%	
Hawaiian & Pacific Island	33 0.39%	101 0.25%	413 0.26%	
Other	3,051 36.30%	12,826 32.20%	53,246 32.95%	
U.S. Armed Forces	790	1,669	2,739	
Households				
2029 Projection	3,069	13,911	59,496	
2024 Estimate	2,822	12,626	54,448	
2020 Census	2,713	11,158	50,779	
Growth 2024 - 2029	8.75%	10.18%	9.27%	
Growth 2020 - 2024	4.02%	13.16%	7.23%	
Owner Occupied	1,191 42.20%	8,573 67.90%	38,673 71.03%	
Renter Occupied	1,631 57.80%	4,053 32.10%	15,774 28.97%	
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Income: <\$25,000	441 15.64%	963 7.63%	4,995 9.17%	
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2024 Med Household Income	\$66,587	\$100,345	\$87,331	

2024 Population (est.):

- **1 Mile:** 8,406
- **3 Miles:** 39,830
- **5 Miles:** 161,572

2021 Average Household Income:

- **1 Mile:** \$66,587
- **3 Miles:** \$100,345
- **5 Miles:** \$87,331

THE OFFERING

This 20+ acre Planned Area Development (PAD) presents a prime investment opportunity in the rapidly expanding Phoenix Valley. Originally acquired as raw land, the investor/owner has meticulously prepared the site for development – securing entitlements, extending water and sewer services, and ensuring the property will be fully shovel-ready upon closing.

This offering highlights the four improved retail pads located at the corner of Glendale Avenue and Litchfield Road, directly across from the South Gate of Luke Air Force Base. Each pad is drive-thru approved and zoned for high-traffic commercial uses, making them ideal for restaurants, coffee shops, or other daily-need retailers. With strong population and commercial growth in the West Valley, these pads provide an exceptional opportunity for developers or owner-users seeking high-visibility frontage and steady traffic counts. All utilities are scheduled for completion by June 2025, allowing immediate development potential.

Situated within Maricopa County yet adjacent to the City of Glendale, the property benefits from less restrictive development standards and a streamlined approval process. This strategic position, combined with the surrounding demand drivers, creates a high-reward investment in one of the region's fastest-growing corridors. While the full PAD also features Lightning Flex Garages, this summary focuses solely on the retail component, which offers stable long-term value and flexibility for commercial investors and developers alike.



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