

Goodyear Village  
378-432 N Litchfield Road  
Goodyear, AZ 85338

Offering Memorandum:

A Value Add Retail Opportunity: For Sale

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**CBRE**

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require evaluating a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

## Property and Executive Summary

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### Executive Summary - Goodyear Village

**Property Description:** Goodyear Village is located on the northwest corner of Van Buren Street and Litchfield Road. The Primary frontage is on Litchfield Road.

**Property Address:** 378-432 N Litchfield Road  
Goodyear, AZ 85338

**Property Type:** Shadow Anchor Retail Shopping Center. The vacant Fry's Food Store anchor is not a part of the Offering. Fry's box has been sold to a local developer with Goodwill as the lead tenant. They have relocated from the SEC and opened in May of 2018 in approximately 25,000 SF. The developer will be subdividing the balance of the space and has modernized the front of the building.

**Building Size:** ±36,208 square feet

**Land Size:** ±176,249 square feet or ±14.05 Acres

**Occupancy:** 71% ±10,625 square feet vacant

**Year Built:** 1989

**Current NOI:** \$268,000 - Includes \$11,000 in % rent from O'Reilly.

**Projected NOI:** \$405,000 Stabilized @ 93%

**Listing Price:** \$3,950,000 6.8% Cap Rate

**Terms:** All Cash

# Brochure

FOR LEASE

## GOODYEAR VILLAGE

378-432 N. LITCHFIELD ROAD | GOODYEAR, AZ 85338  
 NWC LITCHFIELD ROAD & VAN BUREN STREET



791-6,244 SF RETAIL SPACE IN PRIME WEST VALLEY LOCATION



SHOPS A		
Suite	Tenant	SF
100	Ramiro's	1,565
104	Smoke'M	1,400
108	Vega Salon	1,099
112	Diva Nails	1,000
116	Tosti Tito's	1,575

SHOPS B		
Suite	Tenant	SF
200	AVAILABLE	2,030
204	AVAILABLE	1,602
208	AVAILABLE	2,612
212	Thompson's Florist	1,062
216	AVAILABLE	791
218	Nippers Clippers	1,141
220	CosmoProf	2,145
222	O'Reilly Auto Parts	8,450

SHOPS C		
Suite	Tenant	SF
300	Avondale Garage Doors	846
304	Pho House	2,900
312	AVAILABLE	1,960
316	AVAILABLE	1,630
320	Rotech	958
324	Little Caesars Pizza	1,442