



REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

## FOR LEASE

Freestanding Second  
Generation Restaurant

6,810 SF

1.94 Acre Lot  
with Ample Parking

All Kitchen and Bar  
Equipment is in Place

Recently Remodeled Interior

Proximity to Housing,  
Daytime Employment and  
West Valley Destinations

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.

8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## FORMER MACARONI GRILL RESTAURANT

1828 N Litchfield Rd.  
Goodyear, AZ



## JAKE ERTLE

480.214.9419  
Jake@RGcre.com





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### DEMOGRAPHICS

(2020)

#### Population Estimates

1 Mile	5,818
3 Mile	89,201
5 Mile	198,853

#### Average Household Income

1 Mile	\$101,287
3 Mile	\$73,599
5 Mile	\$72,629

#### Households

1 Mile	2,146
3 Mile	30,868
5 Mile	64,404

### TRAFFIC COUNT

(2020)

Litchfield Rd	26,635 VPD
McDowell Rd	17,843 VPD



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