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12TH STREET & VAN BUREN

EXCLUSIVE LISTING | +/- 2,410 SF BUILDING | PHOENIX, AZ

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EXECUTIVE SUMMARY

LOCATION

1201 E Van Buren Street, Phoenix, AZ

SIZE

- +/- 15,000 SF Land
- +/- 2,410 SF Building

ZONING

C-2 Commercial

PROPERTY HIGHLIGHTS

- Recently renovated with a sleek, modern façade.
- Includes 3 fully equipped fully renovated bathrooms.
- The buildings interior features a modern industrial design.
- Features two 5-ton HVAC units for optimal climate control.
- Flexible layout allowing for division into separate spaces to suit various needs.
- Designed with drive-thru potential,

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Haven at Washington _____ Units



Broadstone
Van Buren

Van Buren St



Washington St



N



Eastlake Park

The information contained herein is from sources deemed reliable. The Land Agency, nor the Seller, has no reason to doubt its accuracy, but we do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it as factual or not. This package is subject to change prior to sale or complete withdrawal. This is not a binding commitment to buy or sell property.

MULTIFAMILY HOUSING UNITS

Haven at Washington _____ Units

**Broadstone
Van Buren
& Van Buren
336 Units**

**VB on 12th
250 Units**

**McCartney
on Monroe
69 Units**

**Capital
Place 11
280 Units**

**Ragsdale
266 Units**

**Capital Place
One
292 Units**

**Eastlake Park
200 Units**

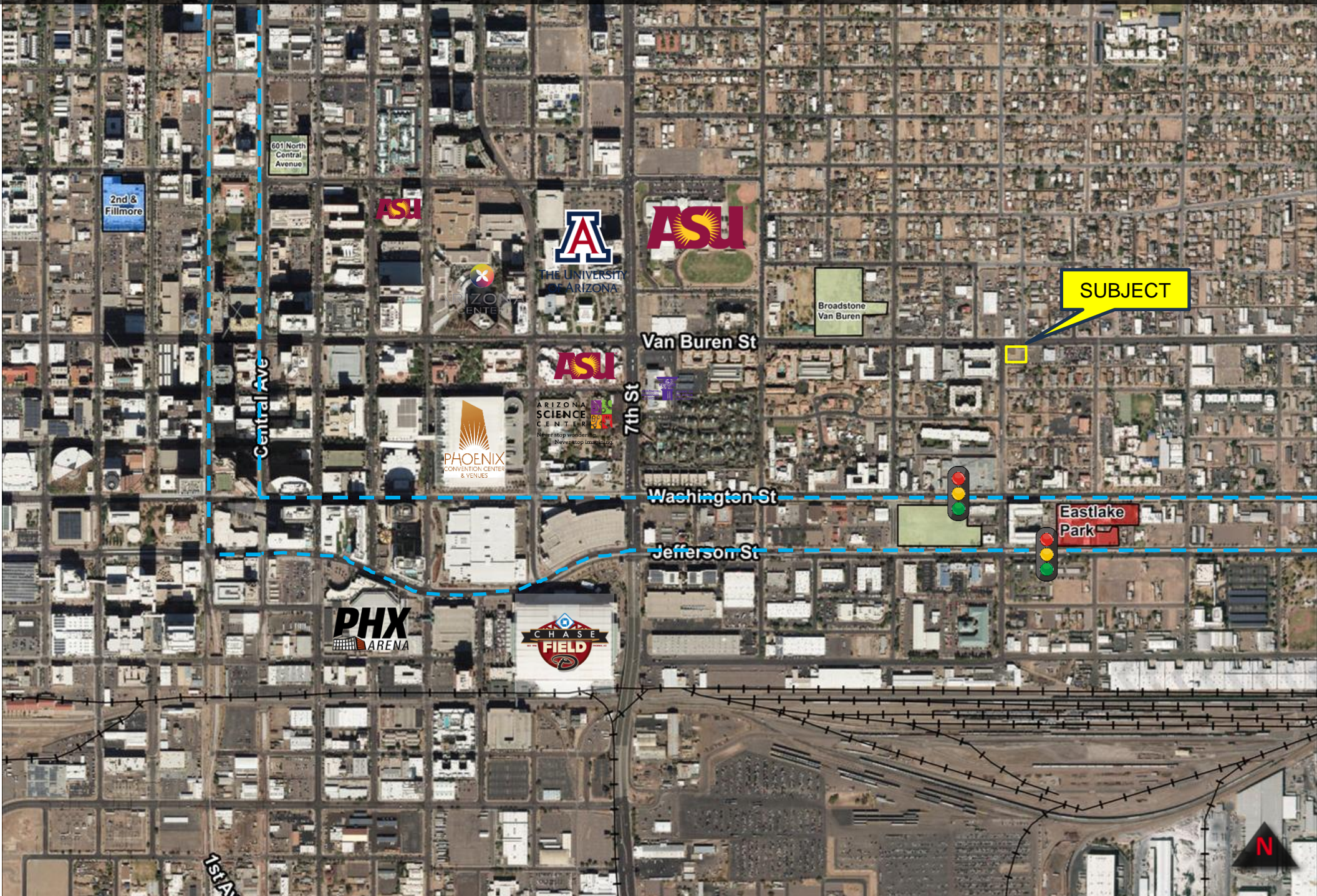
Light Rail Stop

Washington St

Eastlake Park

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SUBJECT

Eastlake Park



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SUBJECT

Image Landsat / Copernicus

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**DOLLAR
GENERAL®**

VB ON 12TH STREET
VB
PHOENIX-AZ

12TH STREET & VAN BUREN

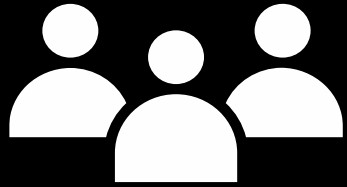


**DOLLAR
GENERAL®**



**Drive Thru
Potential**





Population

	1 Mile	3 Miles
Total	16,471	118,551
Average Age	35.8	37.3



Avg HH Income

	1 Mile	3 Miles
Total	\$85,866	\$87,016



Education

	1 Mile	3 Miles
College Educated	61.3%	55.6%

10,325 students enrolled in ASU's campus .60 miles from the property



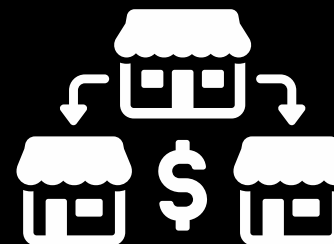
Household Statistics

	1 Mile	3 Miles
Total HH's	7,555	48,738



Employment

Major Employers in the area:
Maricopa County, City of Phoenix,
Banner Health, American Express,
Bank of America & Charles Schwab



Daytime Workforce

	1 Mile	3 Miles
Businesses	1,507	9,058
Employees	34,025	190,237