



FOR SALE | RETAIL

## 2003 Van Buren, Industrial With Yard

2003-2011 E Van Buren St | Phoenix, AZ 85006

PRESENTED BY:

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**LRA**

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$473,000
<b>Lot Size:</b>	0.54 Acres
<b>Building Size:</b>	2,612 SF
<b>Ceiling Height:</b>	12.0 FT
<b>Year Built:</b>	1934
<b>Zoning:</b>	C-3
<b>Market:</b>	Phoenix
<b>Sub Market:</b>	Airport Industrial
<b>Cross Streets:</b>	N 20th Street

## PROPERTY OVERVIEW

For Sale or For Lease: Note: 2 addresses: 2003-2011 E Van Buren St; This property features a C-3 zoned 2,612 sf building on 0.54 +/- acres; Has been used for manufacturing and auto related business. Heavy power, 3 phase, 208 volts, Office and warehouse, (3) offices, parts room, (2) rest rooms, not ADA, Metal building, rollup door, great visibility. Traffic on Van Buren Street is 15,100 cars/day.

## LOCATION OVERVIEW

Phoenix location characteristics

### Subject Property Location

The subject property is located at 2011 E Van Buren Street in the City of Phoenix, Maricopa County, Arizona. The subject property is in a general industrial area and is a good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is good and in redevelopment in terms of commercial and residential use. The subject benefits from busy commuter and local traffic along Van Buren Street. The area is anticipated to experience growth in the foreseeable future due to its location near the light rail corridor. Cities along the light rail are now allowing new 'Walkable Urban' zoning, with generally allows up to 5 stories in new construction along the light rail corridor.

### Metro Phoenix Location

The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.



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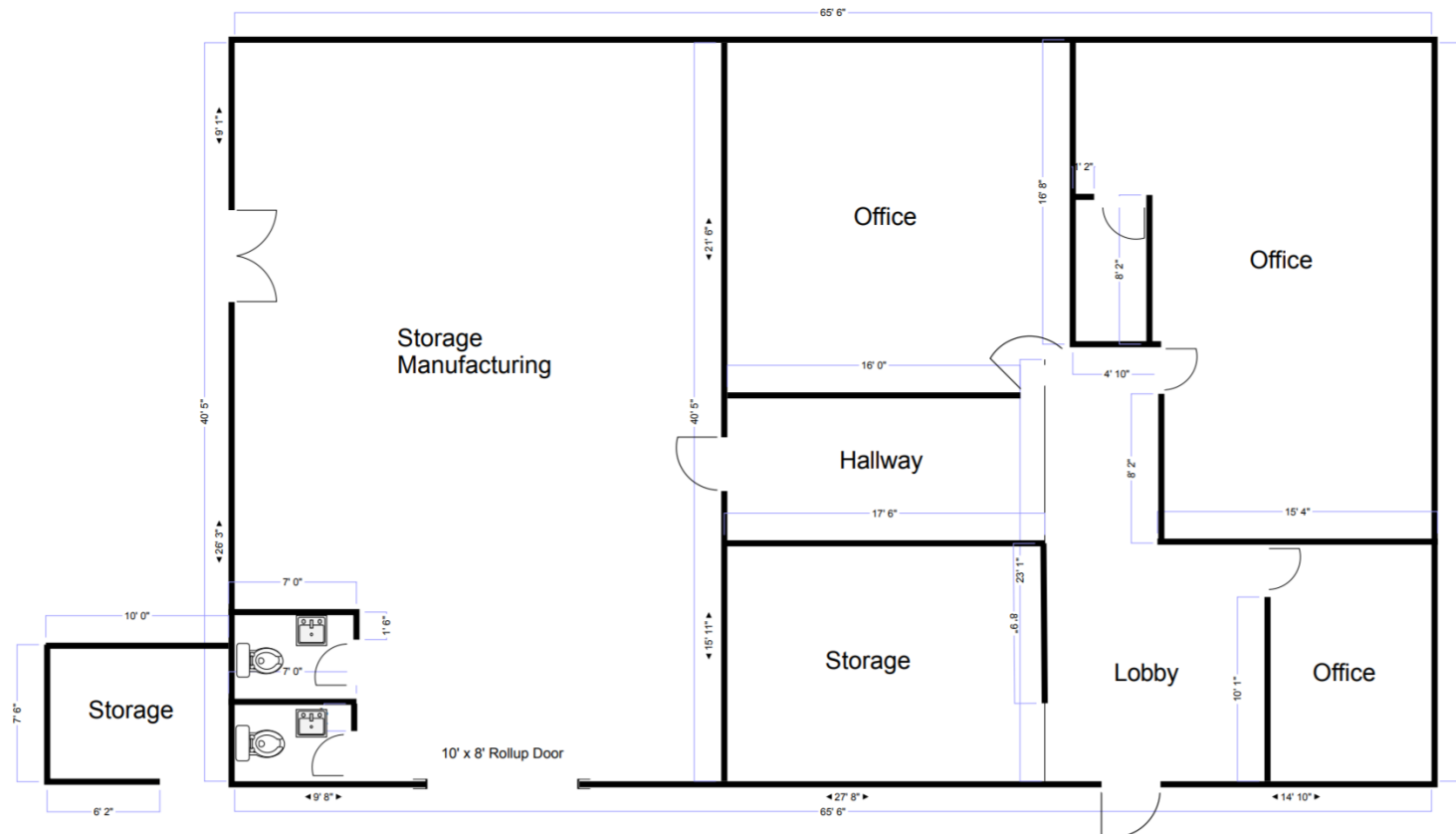
[www.lrarealestate.com](http://www.lrarealestate.com)

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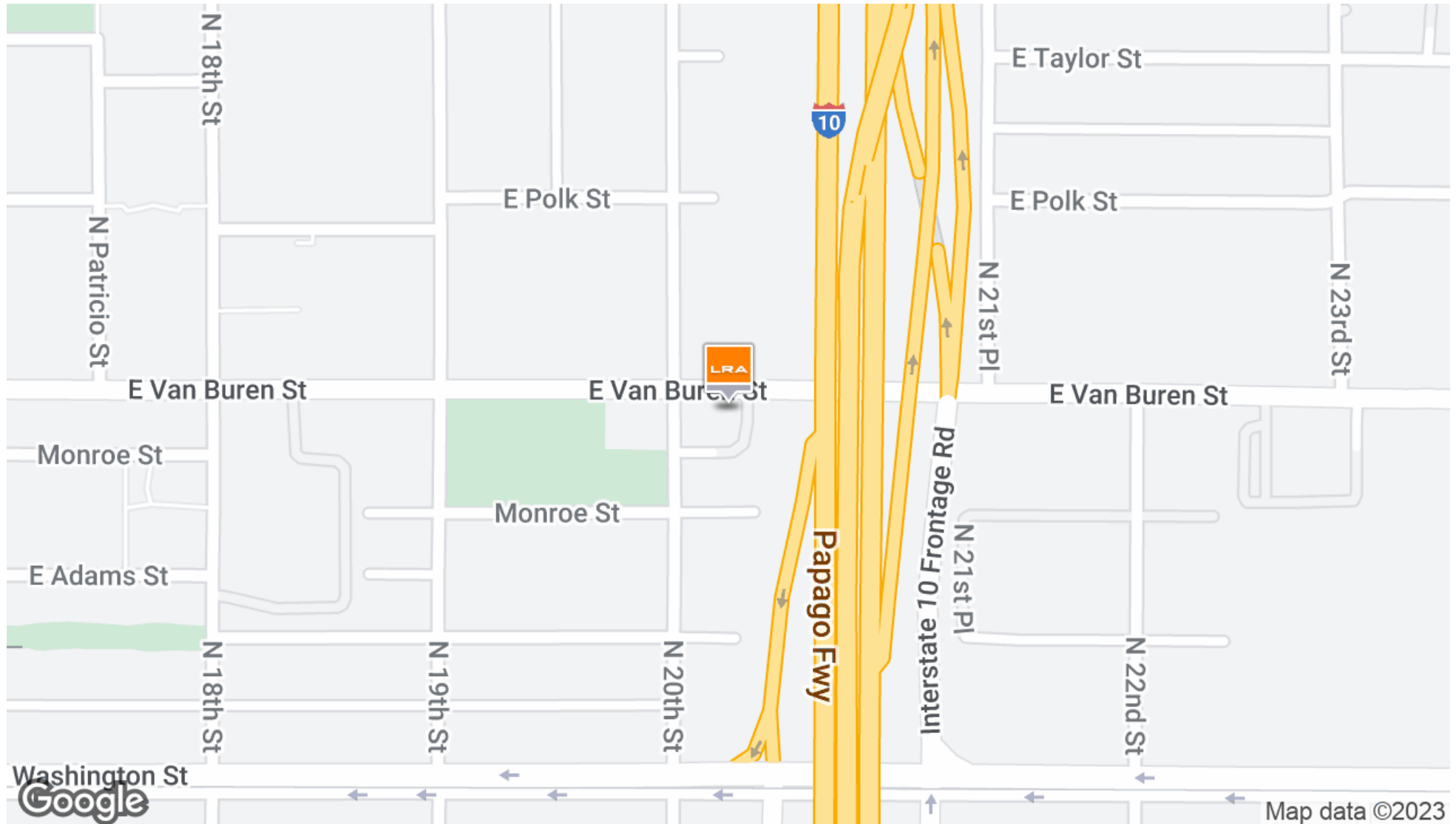


2003-2011 E Van Buren St  
Floor Plan not exactly to scale



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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,848	100,920	292,086
Median age	25.6	28.8	31.6
Median age (Male)	26.4	28.7	31.5
Median age (Female)	22.8	28.9	31.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,047	35,358	111,533
# of persons per HH	3.2	2.9	2.6
Average HH income	\$20,024	\$39,742	\$51,037
Average house value	\$152,773	\$263,509	\$302,610

\* Demographic data derived from 2020 ACS - US Census