

# HISTORIC PICKLE HOUSE REDEVELOPMENT

1401 E Van Buren St | Phoenix, AZ

Available for Lease

Bldg A: 13,107 SF  
Bldg B: 3,265 SF | 4,953 SF | 8,186 SF  
(can be combined to ± 16,478 SF)



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# Property Highlights



- **Historic Adaptive Reuse:** Originally built in the 1920s as a family-owned pickle factory, this high-profile redevelopment blends industrial charm with modern functionality
- **Versatile Space Options:** South Building is ideal for light industrial, warehousing, office, or flex use, with existing infrastructure in place
- **Prime Downtown Location:** Located at Van Buren & 14th Street, with additional frontage on E. Monroe Street--excellent visibility and access
- **Growing Market:** Rapidly revitalizing area with strong potential for incubator or makerspace users
- **Creative Campus Environment:** Anchored by Archwood Market (13,107 SF), creating a vibrant small business community

## DEMOGRAPHICS 2025



### POPULATION

1 MI	13,954
3 MI	122,498
5 MI	367,690



### HOUSEHOLDS

1 MI	6,055
3 MI	52,762
5 MI	151,313



### AVG HH INCOME

1 MI	\$79,557
3 MI	\$89,866
5 MI	\$100,341



### TOTAL BUSINESSES

1 MI	1,110
3 MI	10,687
5 MI	27,448

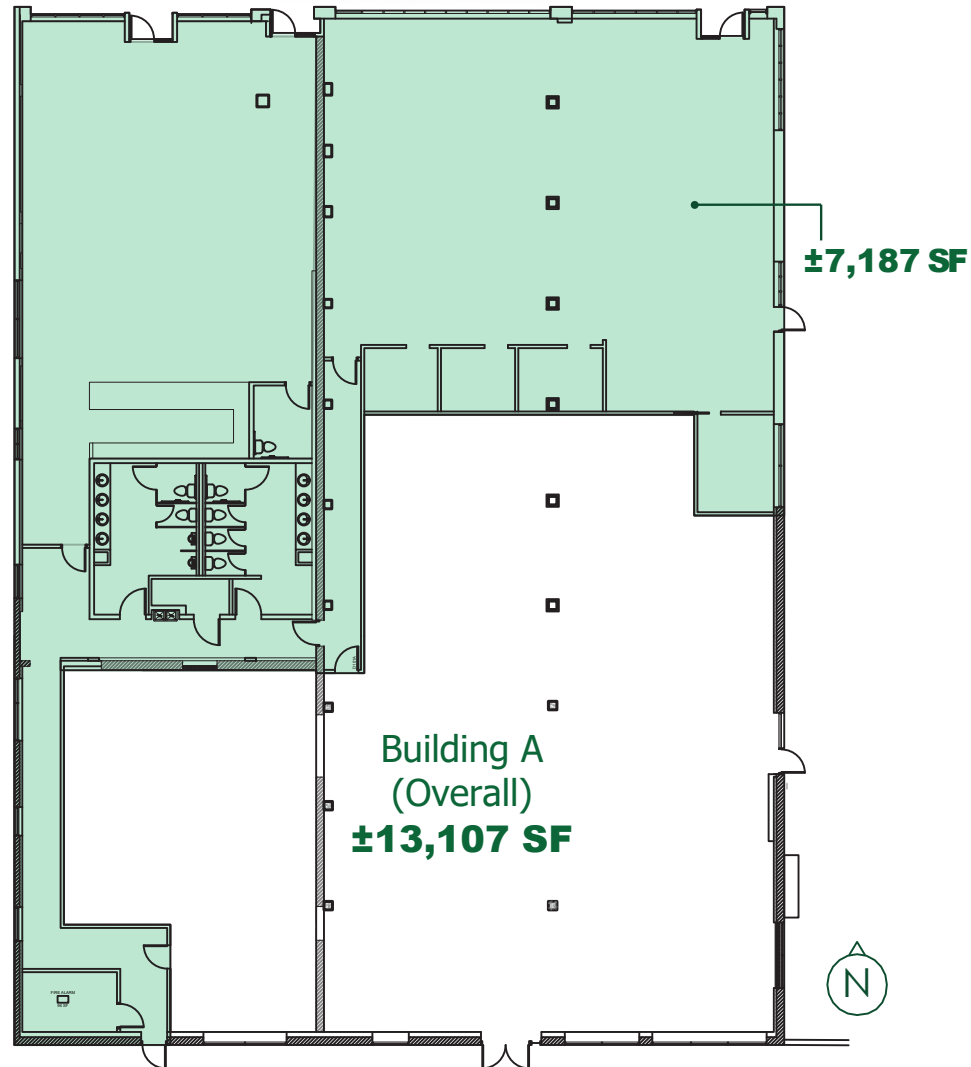
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# Floor Plan Building A

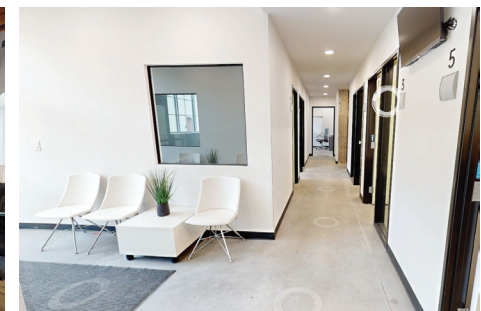
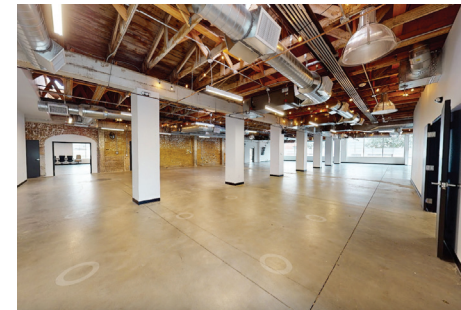
THE PICKLE HOUSE NORTH

E Van Buren Street

N 14th Street



[CLICK FOR BUILDING A VIRTUAL TOUR](#)



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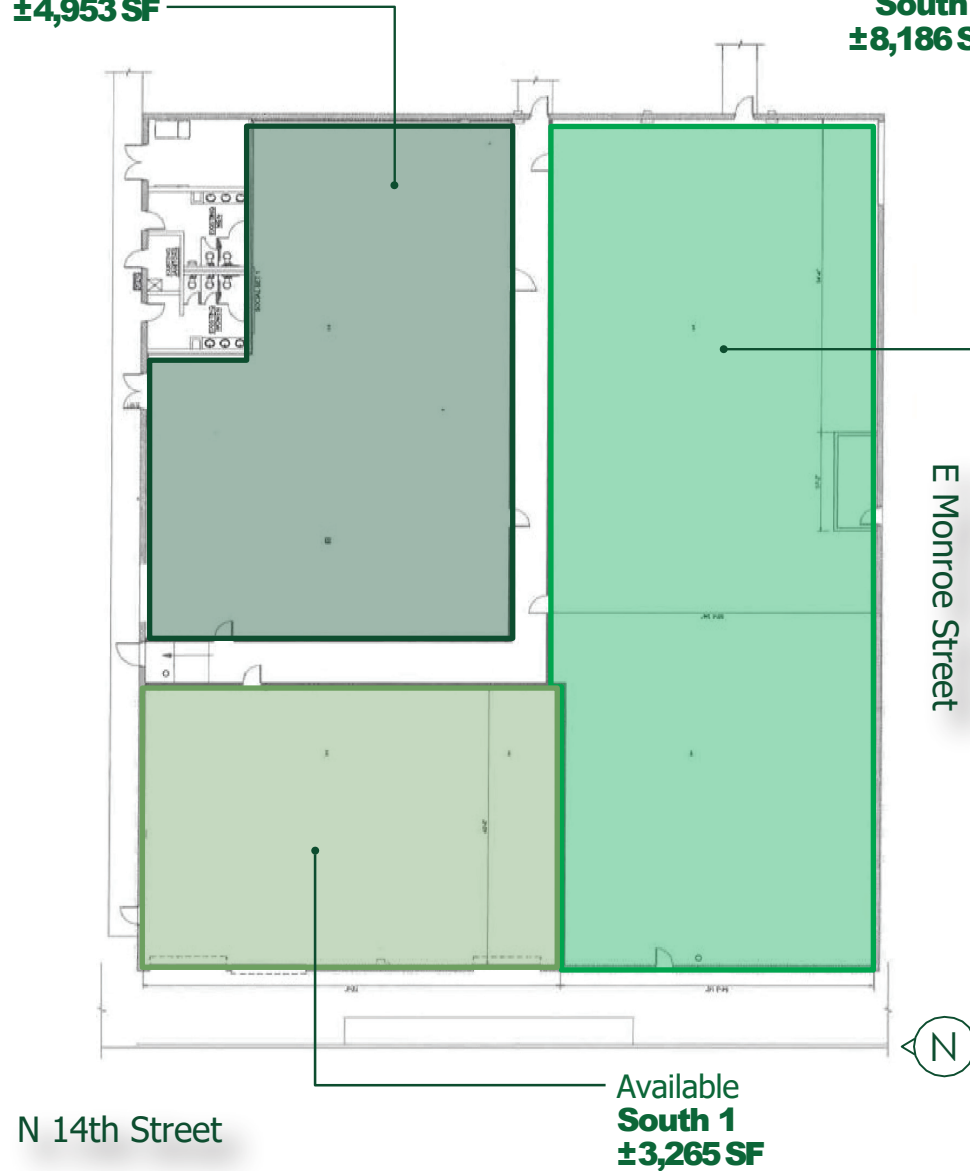
# Floor Plan Building B

[CLICK FOR BUILDING B VIRTUAL TOUR](#)

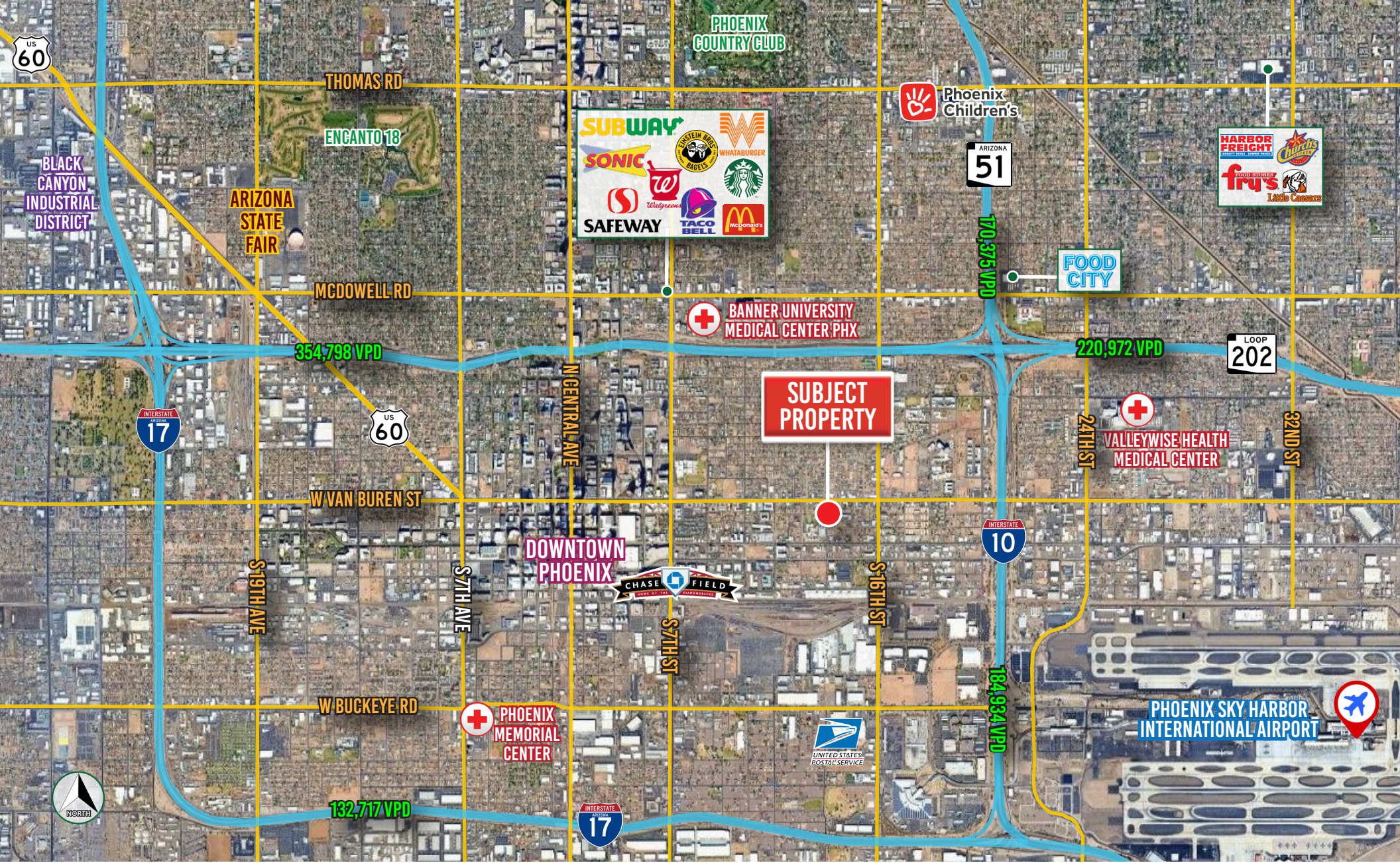
THE PICKLE HOUSE SOUTH  
(ceiling height is from 13-15 ft at the apex)

Available  
**South 2**  
±4,953 SF

Available  
**South 3**  
±8,186 SF



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