

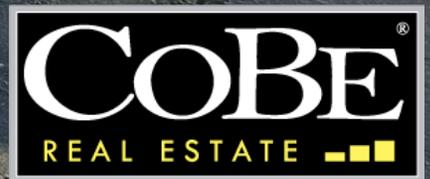


FOR SUBLEASE | RETAIL

# WEST VAN BUREN PLAZA

13250 W Van Buren St, Goodyear, AZ 85338

Noah Branham Advisor | 480.610.2400 | noah@coberealestate.com



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

Available SF:	2,558 SF
Lease Rate:	\$13.10 SF/yr (NNN)
Lot Size:	1.06 Acres
Building Size:	9,390 SF
Year Built:	1978
Zoning:	C-2
Cross Streets:	Dysart Rd/Van Buren St

## PROPERTY OVERVIEW

Just 1.5 miles from freeway this C-2-zoned space features five private offices, two restrooms, a breakroom, and a welcoming reception area. Over 35,000 vehicles passing by on Van Buren and nearly 40,000 on nearby Dysart Rd. HH incomes averaging over \$100K within five miles. Offered at just \$13.10/SF NNN with a lease term through May 2027, this is a compelling option for tenants seeking immediate presence in a thriving corridor.

## PROPERTY HIGHLIGHTS

- Located only 1.5 Miles from I-10
- 5 offices, 2 restrooms, a breakroom, and a reception area
- Amazing visibility at 74,730 VPD
- Average household income within 5 miles is \$100,000

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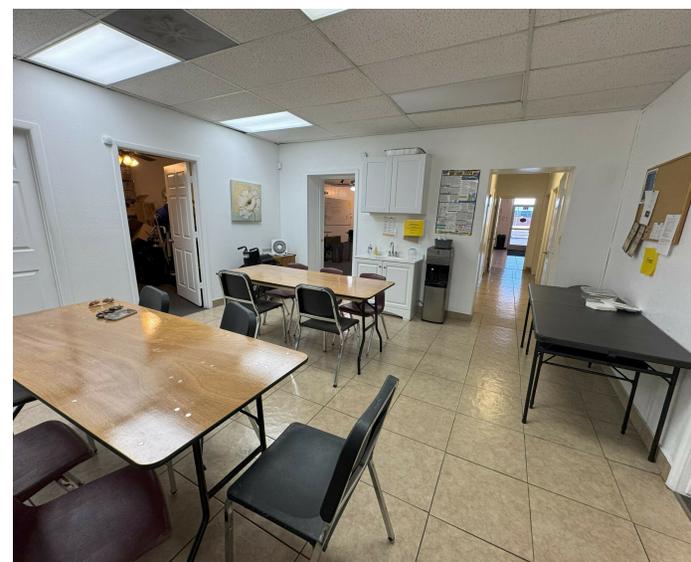
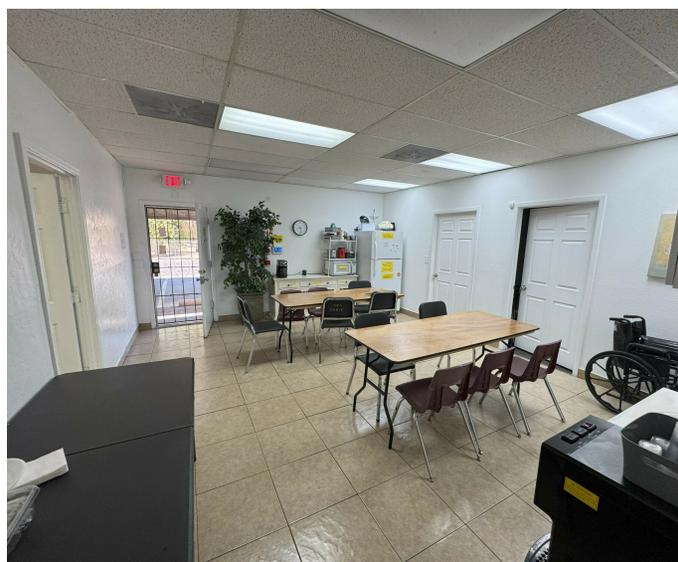
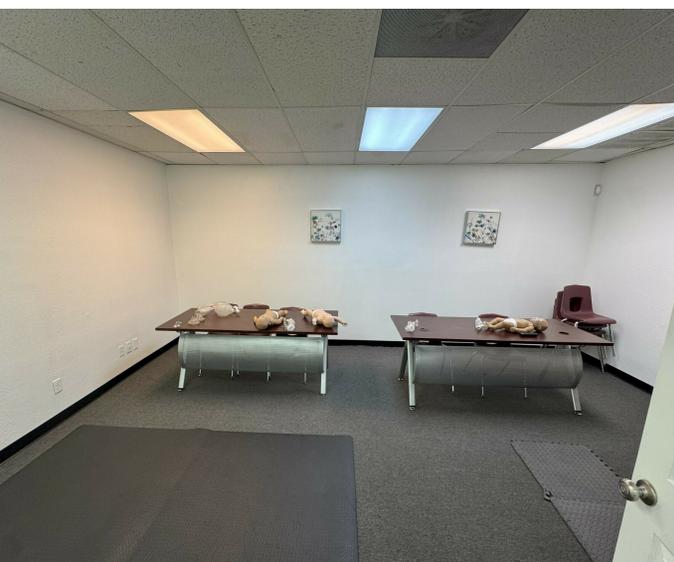
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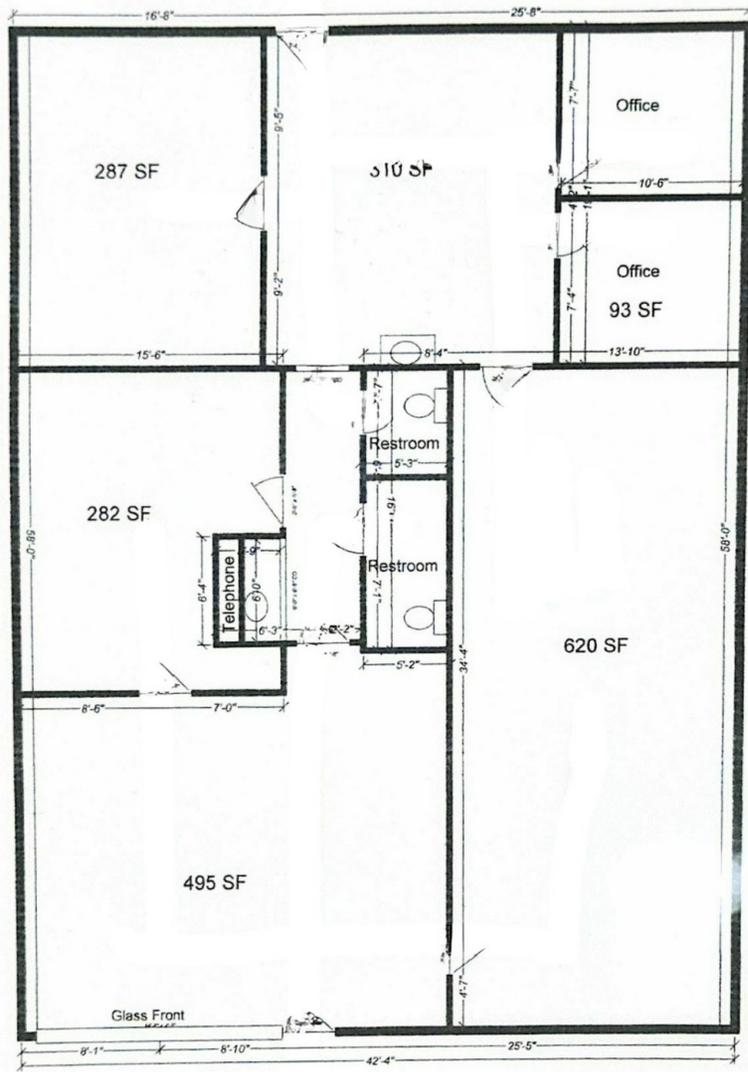
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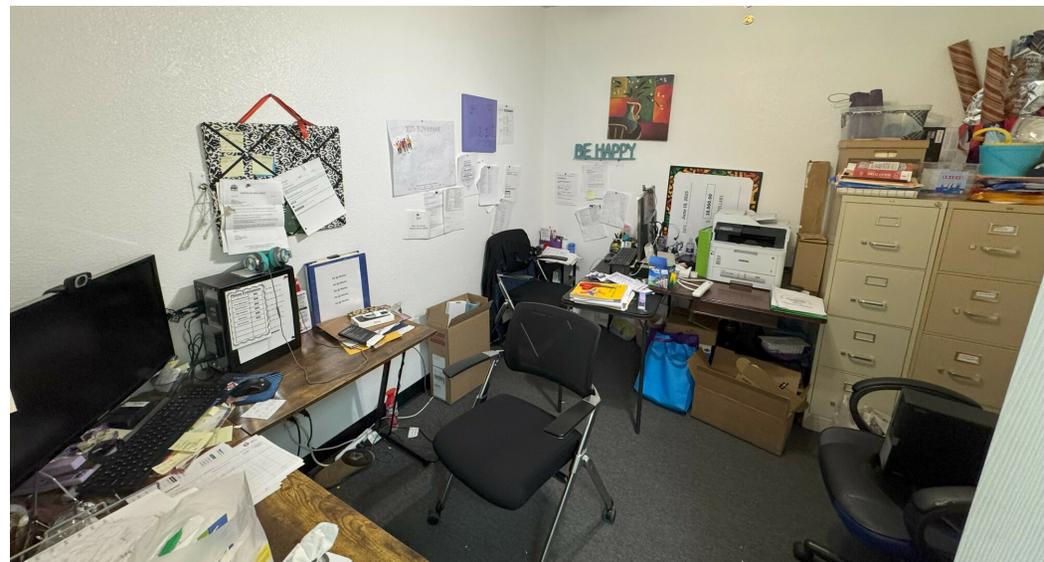
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Suite 116 - 2.558 S F



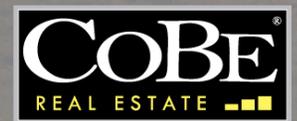
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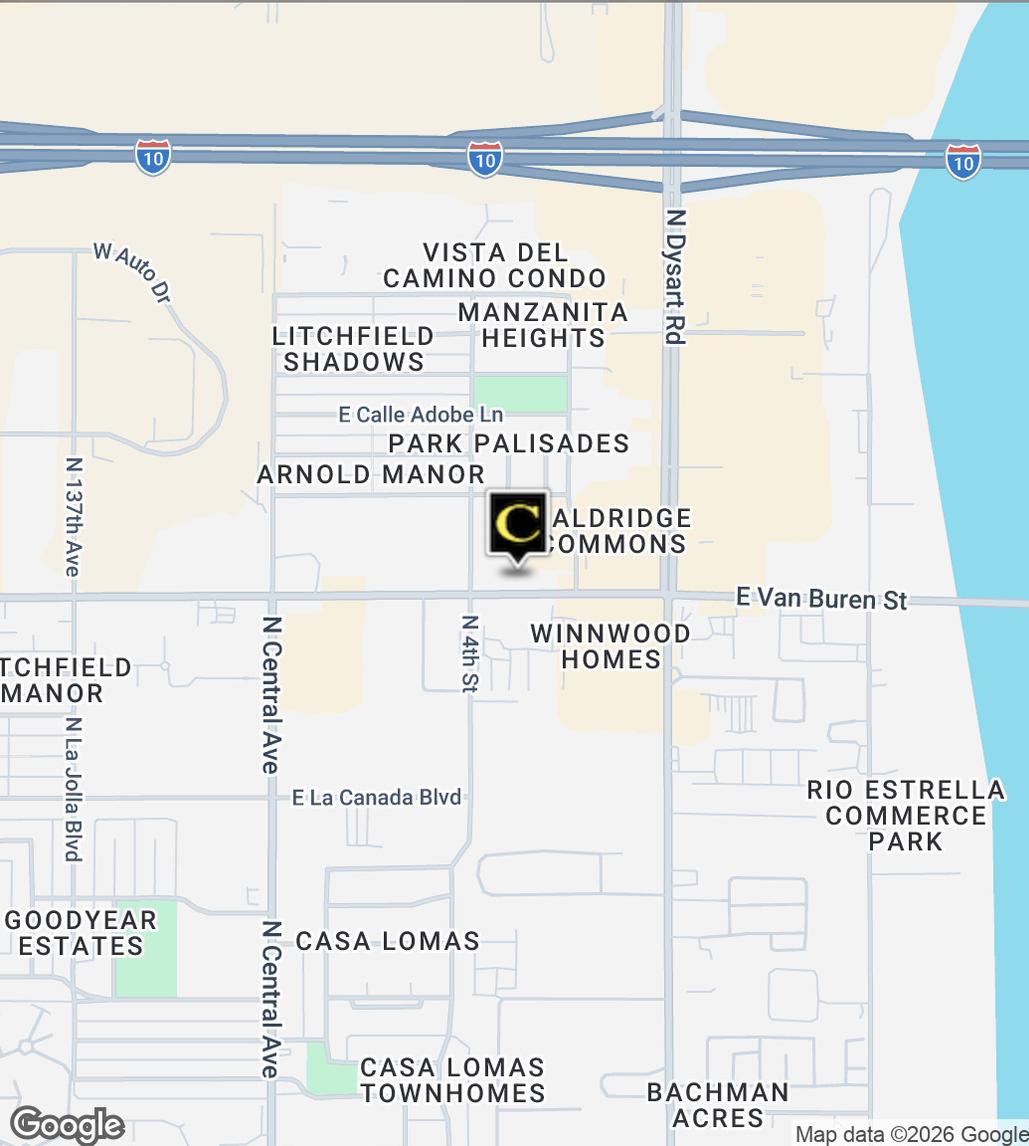
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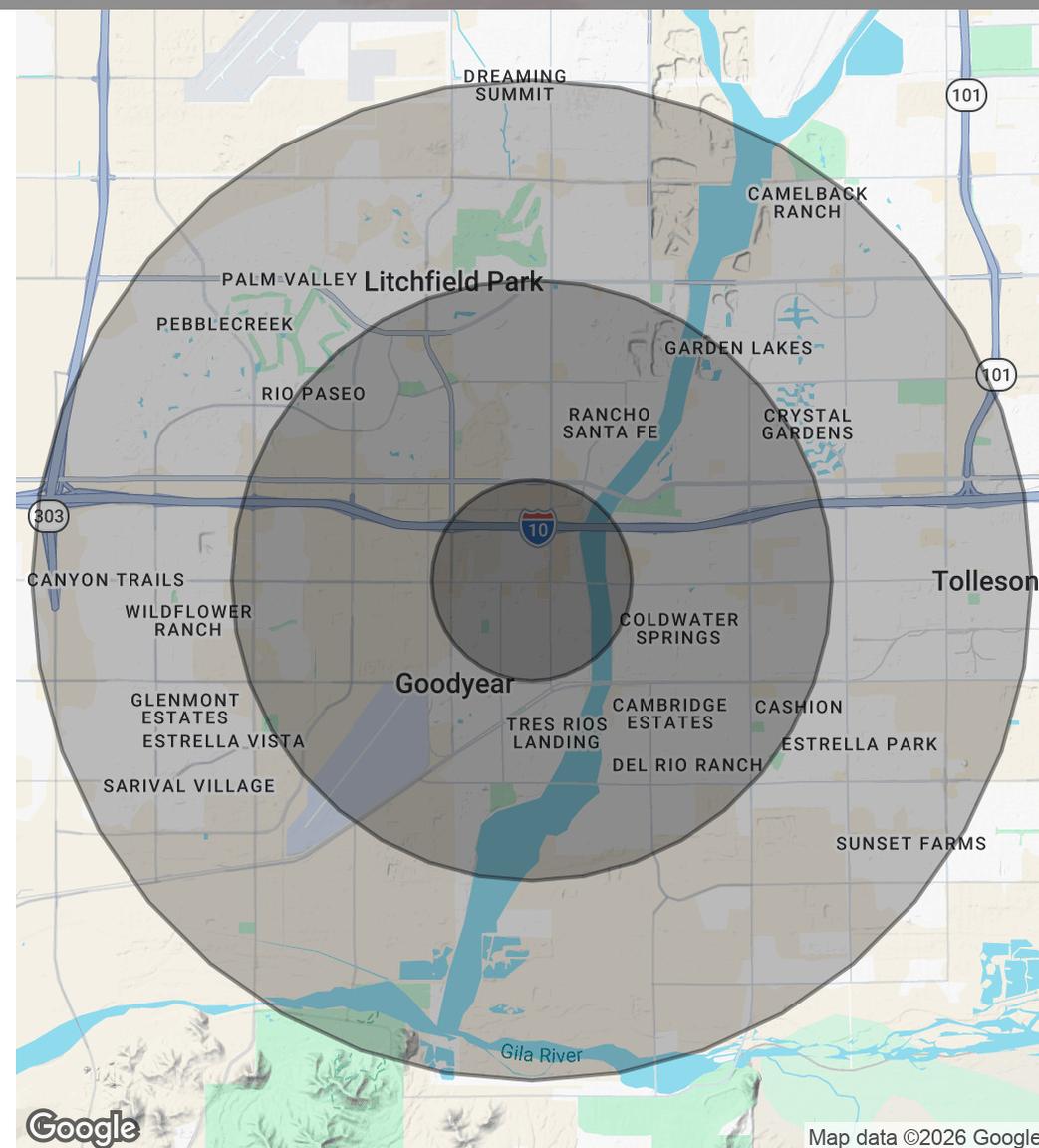
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,580	92,355	217,035
Average Age	34	35	37
Average Age (Male)	33	34	36
Average Age (Female)	35	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,801	29,559	69,644
# of Persons per HH	3	3.1	3.1
Average HH Income	\$66,614	\$102,144	\$110,420
Average House Value	\$281,599	\$389,660	\$432,623

Demographics data derived from AlphaMap



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