



1201 EAST VAN BUREN

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PROPERTY HIGHLIGHTS

- Iconic freestanding corner building at Van Buren & 12th St, ideal for retail, restaurant, or creative office use
- Located on a high-visibility east-west arterial (Van Buren Street), capturing strong drive-by exposure
- Delivered as a shell – high flexibility to tailor to many uses (retail, restaurant, medical, office)
- Immediate access to dense residential demand – surrounded by high-density multifamily, with over 1,000 units within a 1-mile radius
- Adjacent to the VB on 12th luxury apartment community (235 units, 4-story, recently built)
- In the City's historic Eastlake-Garfield District plan, Van Buren and 12th Street are targeted for concentrated multifamily growth and transit-oriented development
- Within blocks of X Phoenix Phase II, a 26-story mixed-use high-rise under construction delivering 352 multifamily units plus coworking / retail amenities
- Minutes from Central Station, a significant transit/infill project at Central & Van Buren, which includes a 33-story tower with multifamily housing – slated to complete in 2025
- Part of a robust downtown Phoenix development pipeline – new towers, mixed-use projects, and multifamily inventory pushing into this submarket

OBIQUE



OBlique



NORTH



202

Monroe Garden
(78 Units)

Montessori School
(466 Students)

DOLLAR
GENERAL

VAN BUREN AVE. ±117,515 VPD

12TH ST.

VB on 12th Street
(235 Units)

DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 MILE	17,924	\$96,726	8,654
3 MILES	118,064	\$92,933	49,635
5 MILES	362,753	\$101,434	145,289





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