

1543 East Van Buren Street
Phoenix, AZ 85006
High Traffic Hard Corner

FOR SALE
OFFERED AT \$1,000,000

SALE HIGHLIGHTS

- +/- 4,000 SF Building
- +/- 5,200 RSF
- +/- 0.29 Acres
- Hard Corner, C-3 Zoning
- Opportunity Zone
- .75 Miles From I-17/202/I10 Diamond Interchange
- Seller Will Consider a Sale/Leaseback or Carrying the Note



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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Neighborhood Development Snapshot (Within 1-Mile Radius)

The Henri | 502 W Van Buren

- 313-unit, 7-story upscale multifamily project
- Under construction, delivery anticipated Q4 2025
- Features: coworking lounge, resort-style pool, fitness center, EV charging, and smart-home tech

PALMtower | 5th Ave & Van Buren

- 352-unit workforce housing community
- Completed in 2024
- Adds significant residential density and demand for local services

X Phoenix Phase II | 201 W Van Buren

- 26-story, 352-unit mixed-use high-rise
- Combines luxury residential with coworking space and bike-friendly amenities

Porto Fino Apartments | 3545 E Van Buren

- 66-unit fully renovated apartment community
- High occupancy rates and convenient access to Sky Harbor International Airport

Hotel-to-Housing Conversions

- Multiple nearby properties (66–150 units each) are being converted into supportive and affordable housing
- Reflects strong municipal and investor focus on urban infill and housing access

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Opportunity Overview

- Location: SW corner of Van Buren St & 16th St, Phoenix
- Currently operating as an automotive shop
- Zoning: C-3 – General Commercial
- Traffic Exposure: ±43,000 VPD (2024) – excellent visibility and frontage
- Surrounding Development: Surrounded by active multifamily and retail development within one mile radius
- Investment Appeal: Located in a high-growth corridor with significant infill and redevelopment momentum

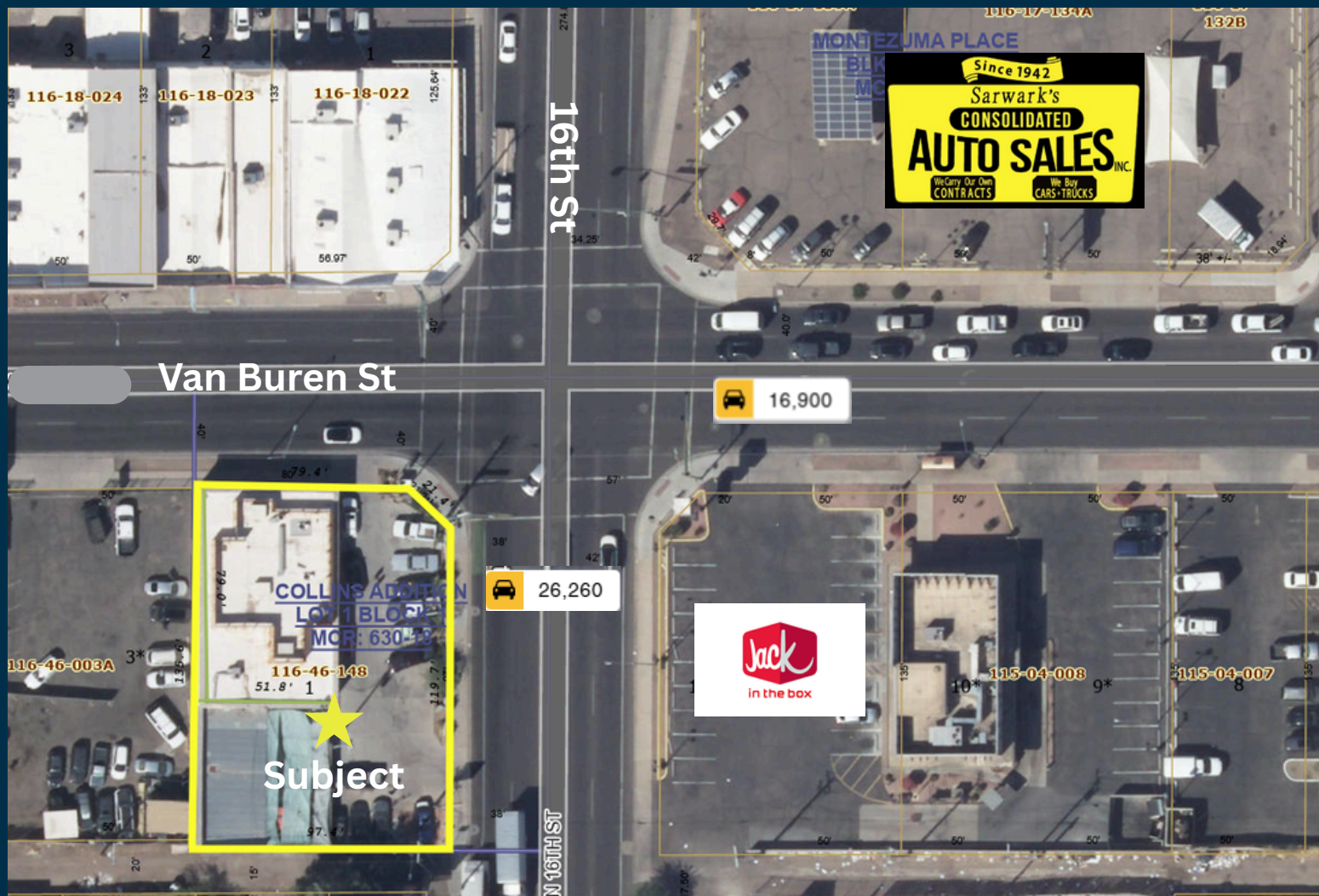
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Aerial Map



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