

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



HOUSEHOLDS



AVG HH INCOME



TOTAL BUSINESSES

1 MI	13,954	6,055	\$79,557	1,110
3 MI	122,498	52,762	\$89,866	10,687
5 MI	367,690	151,313	\$100,341	27,448

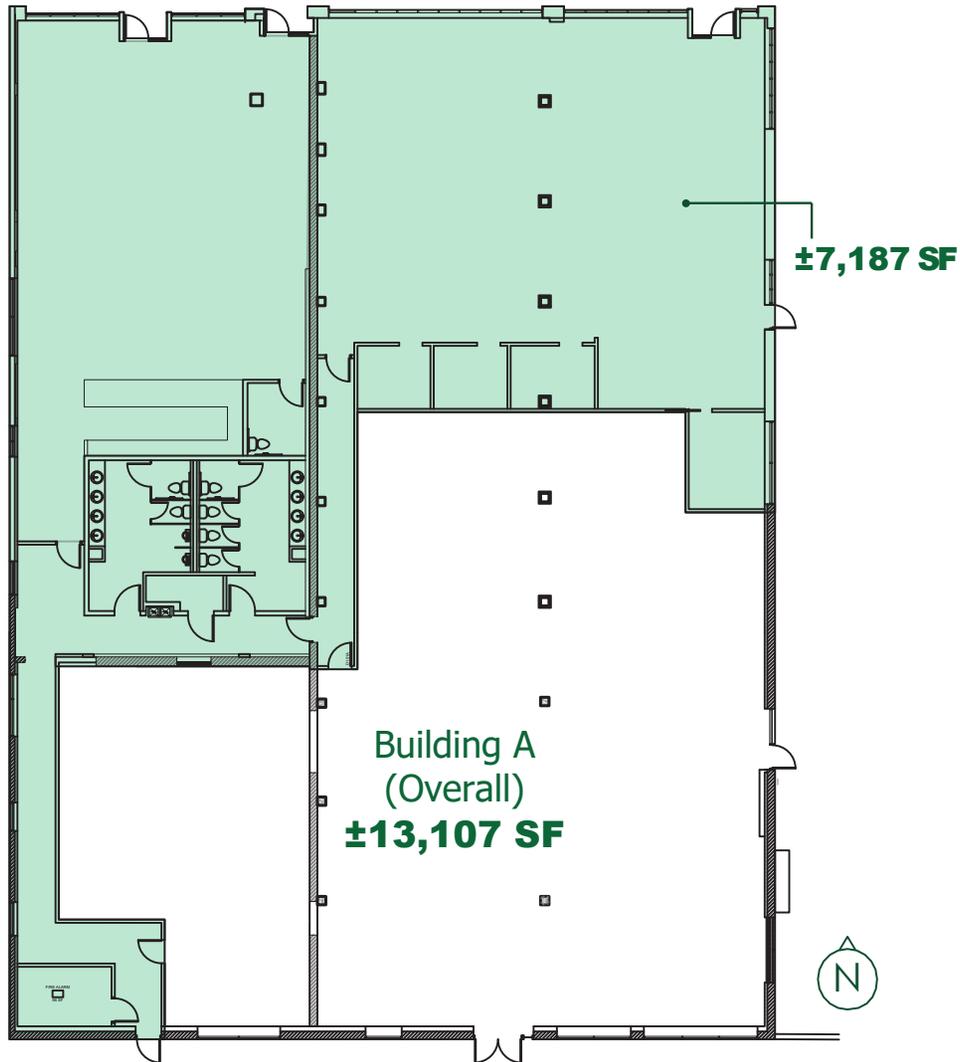
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Floor Plan Building A

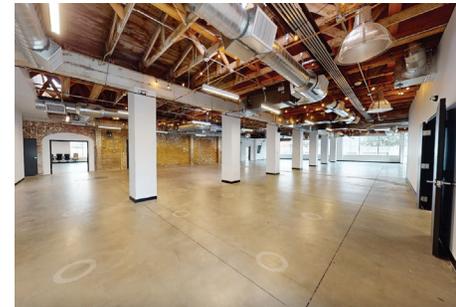
THE PICKLE HOUSE NORTH

E Van Buren Street

N 14th Street



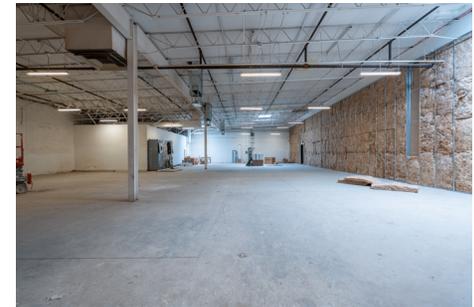
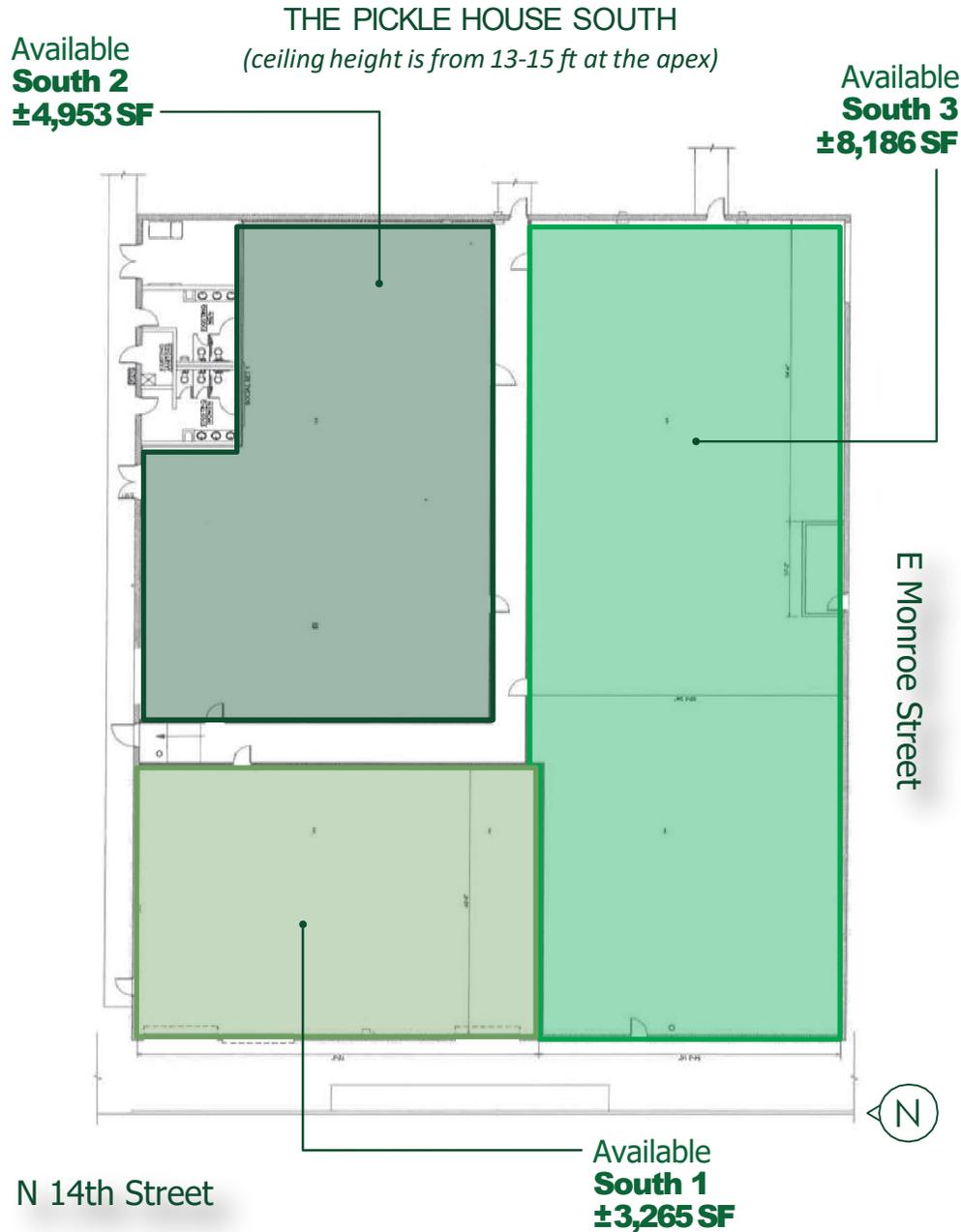
[CLICK FOR BUILDING A VIRTUAL TOUR](#)



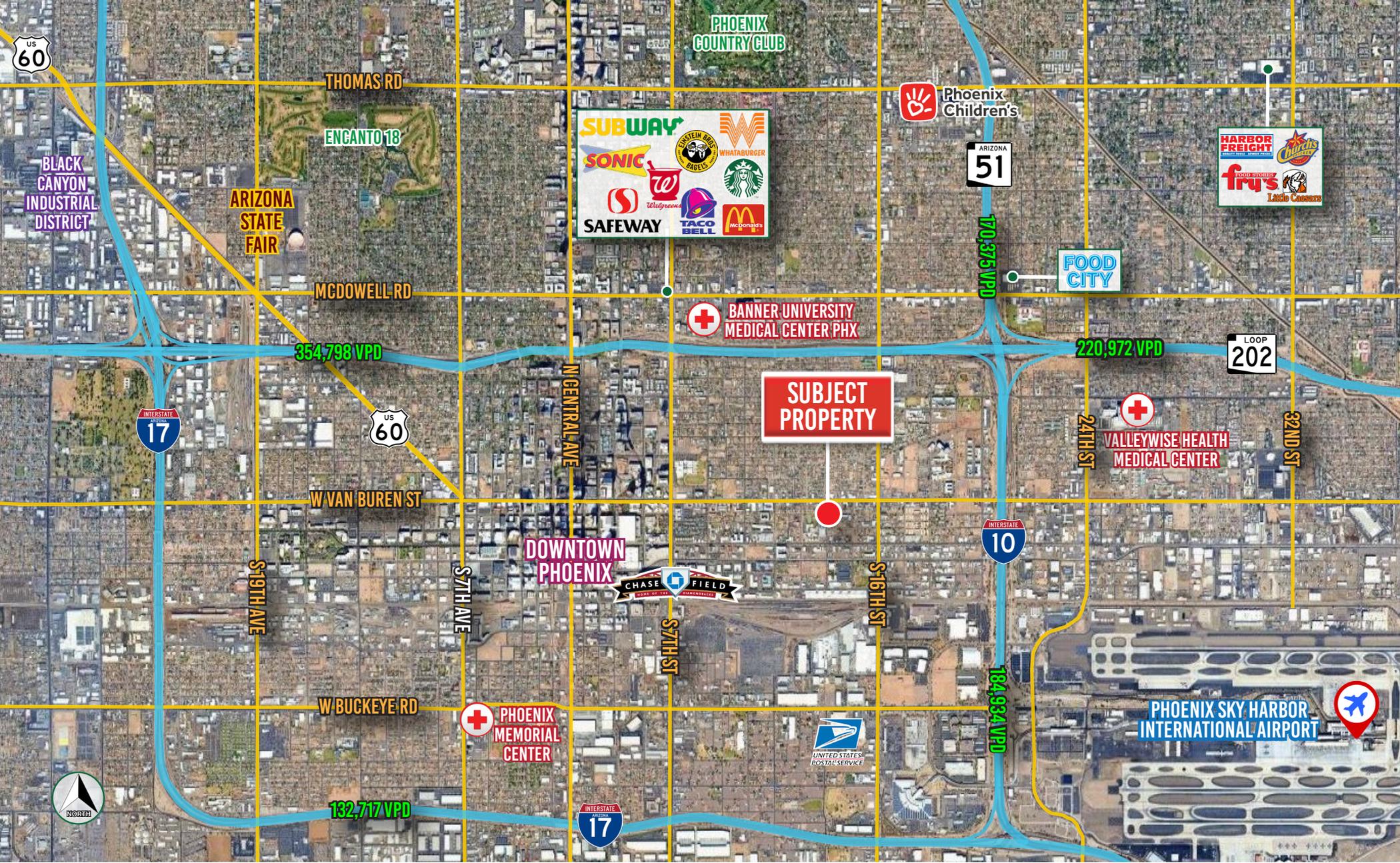
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Floor Plan Building B

[CLICK FOR BUILDING B VIRTUAL TOUR](#)



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