



**OFFERING MEMORANDUM**

**1714 W VAN BUREN ST**

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Phoenix, AZ 85007

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$30.00/PSF NNN
<b>ESTIMATED NNN'S:</b>	\$3.21/PSF
<b>BUILDING SIZE:</b>	±3,400 SF
<b>PRICE / SF:</b>	Subject To Offer
<b>YEAR BUILT:</b>	1921
<b>ZONING:</b>	C-3
<b>APN:</b>	111-24-048

## PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for sale or lease, 1714 W Van Buren Street, a ±3,400 square foot freestanding retail building located in the heart of Downtown Phoenix. The property comes with a full second-generation restaurant buildout and outdoor dining area with excellent visibility from Van Buren Street. Situated on approximately 0.28 acres of land, the property offers additional storage space and refrigeration units.

## LOCATION OVERVIEW

SVN Desert Commercial Advisors is pleased to present a freestanding retail storefront building, approximately 3,401 square feet in near Downtown Phoenix. The property is located along Van Buren St, just west of 17th Avenue. The building is ideally located in close proximity to both the I-17 and I-10 Freeways. This densely populated area of Phoenix has nearly 400,000 residents living within a 5-mile radius. The property, home to the Oakland Historic Neighborhood, is surrounded by a multitude of small businesses and is easily accessible to clients/customers throughout the entire valley. The subject property is located within a stone's throw from the amenity-rich Downtown Phoenix CBD.

## OFFERING HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Rare Freestanding 2nd Gen Restaurant Building for Sale/Lease
- ±3,400 SF with Ample Indoor Dining Space
- Listed on the City of Phoenix Historical Property Register
- 0.28 Acre Lot Offers Plenty of Storage Space
- Full Kitchenette with Hood, Grease Trap, and Multiple Refrigeration Units
- Private Office
- Outdoor Dining Area
- Excellent Foot Traffic off Van Buren Street
- Across from the Arizona Department of Revenue and ASU Public Health Laboratory
- Close Proximity to I-17 and I-10 Freeways
- Direct Access to Downtown Phoenix Amenities

# RETAILER MAP



**ADDITIONAL INTERIOR PHOTOS**



**ADDITIONAL EXTERIOR PHOTOS**



# CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



**1.66M+**  
PEOPLE LIVE IN  
PHOENIX, AZ



**5<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**42**  
OPPORTUNITY ZONES  
IN 6 UNIQUE  
NEIGHBORHOOD



**4.95M+**  
PEOPLE LIVE IN THE  
GREATER PHOENIX  
METRO AREA



## City of Phoenix

### PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR  
MILLENNIALS TO LIVE IN**  
- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.  
5TH YEAR IN A ROW**  
- U.S. CENSUS BUREAU, 2020

**NO.7 BEST STARTUP CITY IN AMERICA**  
- AZBIGMEDIA, 2022

**#4 SMALL BUSINESS EMPLOYMENT GROWTH**  
- PAYCHEX, 2022

**RANKED #7 BEST PERFORMING CITY**  
- MILKEN INSTITUTE, 2021

**NO. 10 IN STEM JOB GROWTH**  
- RCLCO, 2020

# CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



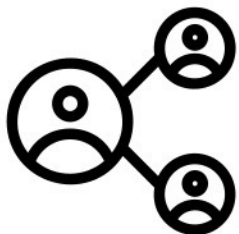
**70%**

**OF THE STATE'S  
WORKFORCE POPULATION  
LIVES WITHIN THE  
PHOENIX METRO**



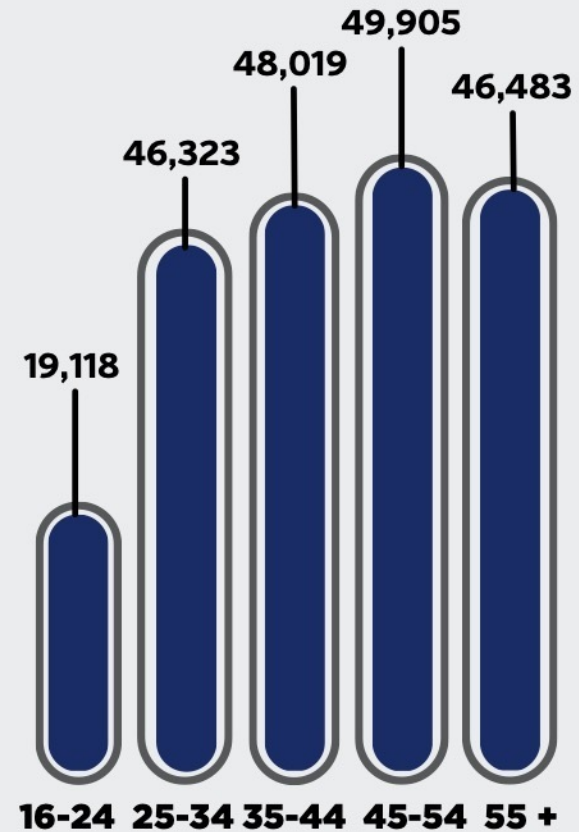
**33**

**MEDIAN AGE  
OF POPULATION**



**\$85,527**

**AVERAGE  
HOUSEHOLD INCOME**



**AGE OF WORKFORCE**



# CITY OF PHOENIX MAJOR EMPLOYERS

 Banner Health

**11,370+**

EMPLOYEES



**9,450+**

EMPLOYEES



**6,980+**

EMPLOYEES



**6,890+**

EMPLOYEES

 Phoenix Children's

**5,060+**

EMPLOYEES



**4,810+**

EMPLOYEES



**4,560+**

EMPLOYEES



**4,550+**

EMPLOYEES



**4,200+**

EMPLOYEES



**4,090+**

EMPLOYEES

## TOP 10 EMPLOYERS

The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree.

# CITY OF PHOENIX WORKFORCE & BUSINESS DEVELOPMENT

We understand the importance of attracting and retaining the best talent for companies. The City of Phoenix offers a number of unique programs and resources in support of the workforce and business development.

## THE CITY OF PHOENIX BUSINESS WORKFORCE DEVELOPMENT CENTER

We are the only city in the region to have an in-house team dedicated to workforce business solutions. The Center is located Downtown, offering talent acquisition, training and development, access to resources, and other accommodations for businesses.

## PHOENIX WORK4ORCE

Phoenix's Community and Economic Development Department and the city-located community colleges have created a strategic alliance surrounding the needs of the business community and its workforce. Connecting well-trained employees with employers.

## PHOENIX WORK4ORCE

 **PHOENIX IS HOT**

 **MARICOPA**  
COMMUNITY COLLEGES

 **PARADISE VALLEY  
COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE

 **GATEWAY  
COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE

 **PHOENIX COLLEGE**  
A MARICOPA COMMUNITY COLLEGE

 **SOUTH MOUNTAIN  
COMMUNITY COLLEGE**  
A MARICOPA COMMUNITY COLLEGE

# CITY OF PHOENIX HIGHER EDUCATION



## ARIZONA STATE UNIVERSITY

**TOTAL ENROLLMENT: 119,951**  
**PHOENIX ENROLLMENT: 11,500+**

- Supported 300+ students, faculty, alumni, and external startups over the past 10 years.
- The Phoenix campus creates strong learning and career connections for students with organizations in media, health care, corporate, and government.



## GRAND CANYON UNIVERSITY

**TOTAL ENROLLMENT: 102,000+**  
**#1 IN ARIZONA**

- GCU offers online and campus-based degree programs for both traditional students as well as working professionals.
- GCU has invested over \$1.6 billion into their state-of-the-art campus expansion over the past 10 years.
- 2021 USA Top 20



## UNIVERSITY OF ARIZONA

**TOTAL ENROLLMENT: 119,951**

- UA main campus is located in Tucson, with a satellite site in Downtown Phoenix. Programs in Phoenix include Eller College MBA and the College of Medicine at the Phoenix Bioscience Core.
- In 2022, there were 762 graduate students at the Phoenix Biomedical Campus.



## NORTHERN ARIZONA UNIVERSITY

**TOTAL ENROLLMENT: 30,736**

- NAU is partnered with University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs in Downtown Phoenix.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



## CREIGHTON UNIVERSITY

**TOTAL ENROLLMENT: 900 BY 2025**

- Creighton University opened the Health Sciences Campus in 2021 at Park Central.
- The campus spans 195K SF and offers 9 laboratories, 10 high fidelity simulation areas, a trauma simulation room, and 16 standardized patient simulation exam rooms.



## MARICOPA COUNTY COMMUNITY COLLEGES

**TOTAL ENROLLMENT: 114,775+**  
**PHOENIX ENROLLMENT: 28,000+**

- Of the 10 community colleges in the Greater Phoenix area, the 3 located in the immediate Phoenix area are Phoenix, Gateway & South Mountain.
- Gateway Community College, the Center for Entrepreneurial Innovation is a comprehensive business incubator for start-up companies.

# CITY OF PHOENIX ATTRACTIONS

## GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone Presidents, Hollywood luminaries and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



## MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.



## ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars and boutique shops, find larger than life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.



**PRESENTED BY:**

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