



N 30TH ST

E VAN BUREN ST

E VAN BUREN ST



.24 ACRES  
AVAILABLE

N 29TH ST

N 30TH ST

FOR SALE | INDUSTRIAL-AUTOMOTIVE-FLEX

# 2901 E VAN BUREN ST

Phoenix, AZ 85008

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# 2901 E Van Buren St

Phoenix, AZ 85008



## PROPERTY SUMMARY

Sale Price:	\$484,000
Lot Size:	0.24 Acres
Zoning:	C-3   A-1
Cross Streets:	Van Buren St & 30th St

## PROPERTY OVERVIEW

Freestanding commercial space located along Van Buren Street, offering excellent street exposure and a highly visible presence in a well-traveled area. The property features prime Van Buren frontage with strong access and signage opportunities, making it ideal for businesses seeking daily traffic and easy customer visibility. Flexible zoning allows for a variety of commercial uses, creating opportunities for both owner-users and value-add investors. Positioned in an infill Phoenix location, the site benefits from close proximity to Downtown Phoenix, Sky Harbor International Airport, and major transportation routes, enhancing long-term demand and redevelopment potential.

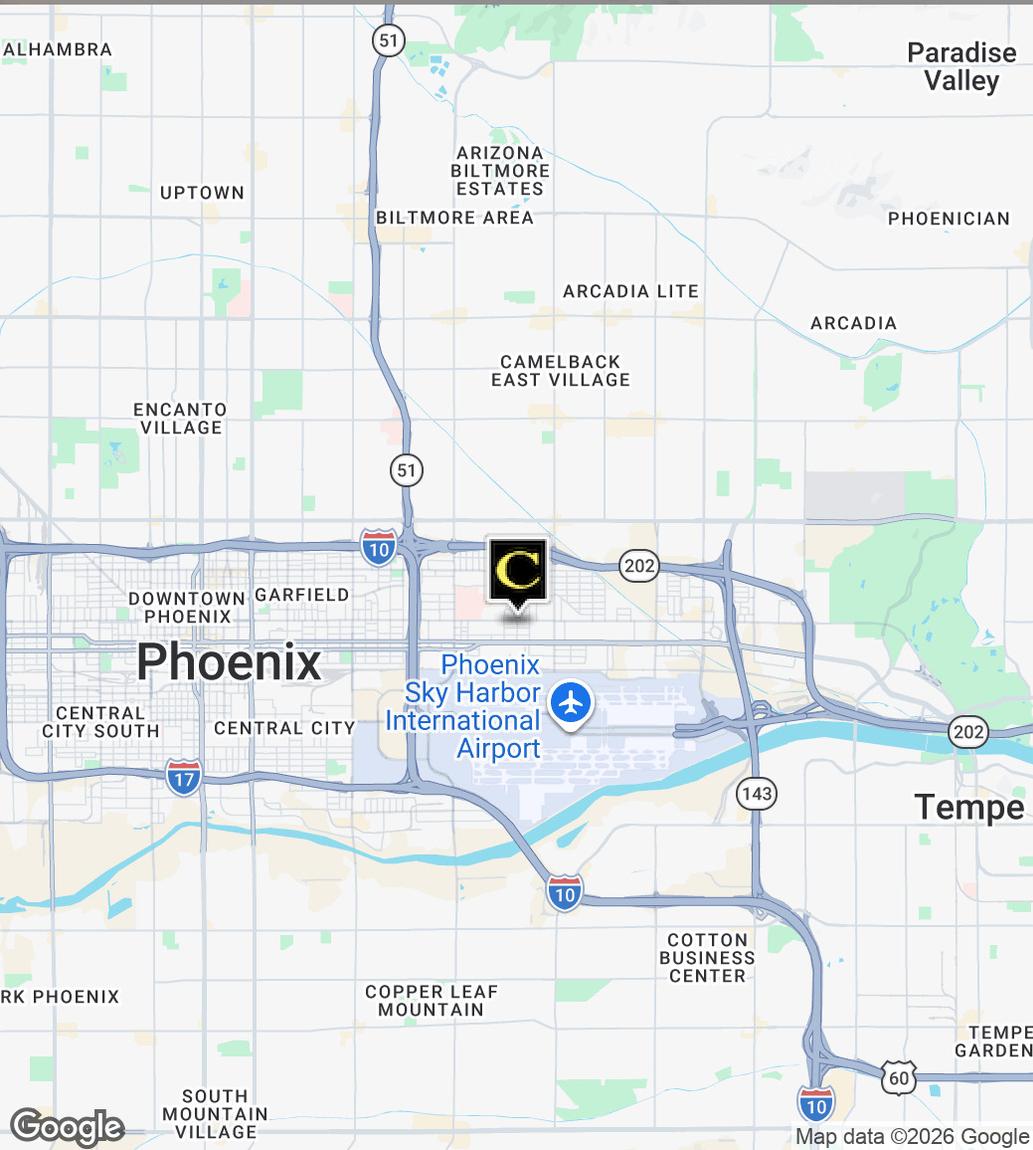
## PROPERTY HIGHLIGHTS

- Prime Van Buren frontage
- Freestanding building
- Strong visibility and access
- Ideal for owner-user or value-add investor
- Infill Phoenix location

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,847	112,155	303,331
Average Age	33	35	37
Average Age (Male)	33	35	37
Average Age (Female)	33	36	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,754	44,380	129,230
# of Persons per HH	3.3	2.5	2.3
Average HH Income	\$64,742	\$77,543	\$92,409
Average House Value	\$284,624	\$426,576	\$513,696

Demographics data derived from AlphaMap

