



# 1201 EAST VAN BUREN

±2,410 SF RETAIL BUILDING FOR SALE: \$1,200,000  
1201 E. Van Buren Street, Phoenix, AZ 85006

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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

# OBLIQUE



## Downtown Phoenix



**Mason Oliver  
(292 Units)**



**Camden Copper Square  
(332 Units)**

**Broadstone Van Buren  
(336 Units)**

**McCarty on Monroe  
(69 Units)**

**VB on 12th Street  
(235 Units)**



12TH ST.

VAN BUREN AVE. ±17,515 VPD



# OBLIQUE



**Monroe Garden  
(78 Units)**

**Montessori School  
(466 Students)**

**DOLLAR  
GENERAL**

VAN BUREN AVE. 447,515 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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