



FOR SUBLEASE | RETAIL

WEST VAN BUREN PLAZA

13250 W Van Buren St, Goodyear, AZ 85338

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF:	2,558 SF
Lease Rate:	\$13.10/SF/YR NNN
Lot Size:	1.06 Acres
Building Size:	9,390 SF
Year Built:	1978
Zoning:	C-2
Cross Streets:	West Van Buren St/N Dysart Rd



PROPERTY OVERVIEW

Position your business for success in the heart of Goodyear with this 2,558 SF retail suite located at 13250 W Van Buren St, just 1.5 miles from freeway access. Zoned C-2 and designed for functionality, the space features five private offices, two restrooms, a breakroom, and a welcoming reception area. Benefit from high visibility and strong daily traffic counts, with over 35,000 vehicles passing by on Van Buren and nearly 40,000 on nearby Dysart Rd. Surrounded by a dense and growing population with household incomes averaging over \$100K within five miles, this sublease opportunity offers built-in market demand.

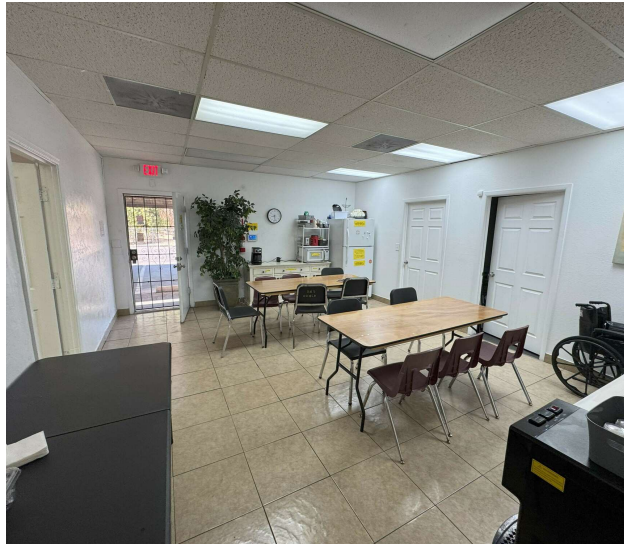
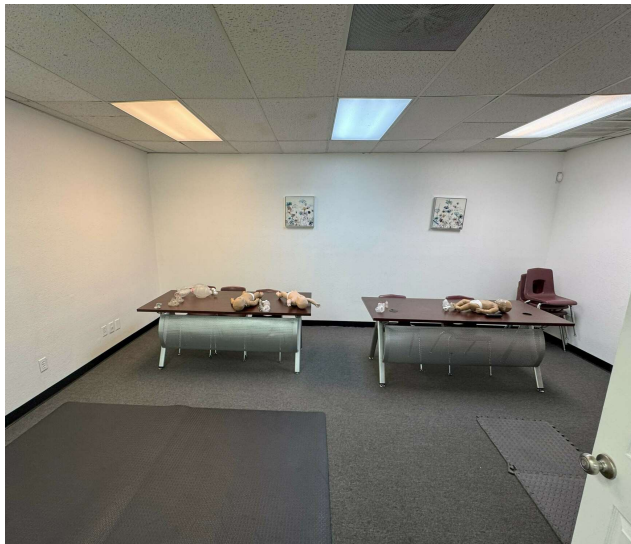
PROPERTY HIGHLIGHTS

- Located only 1.5Miles from I-10
- 5 offices, 2 restrooms, a breakroom, and a reception area
- Amazing visibility at 74,730 VPD Average household
- income within 5 miles is over \$100,000

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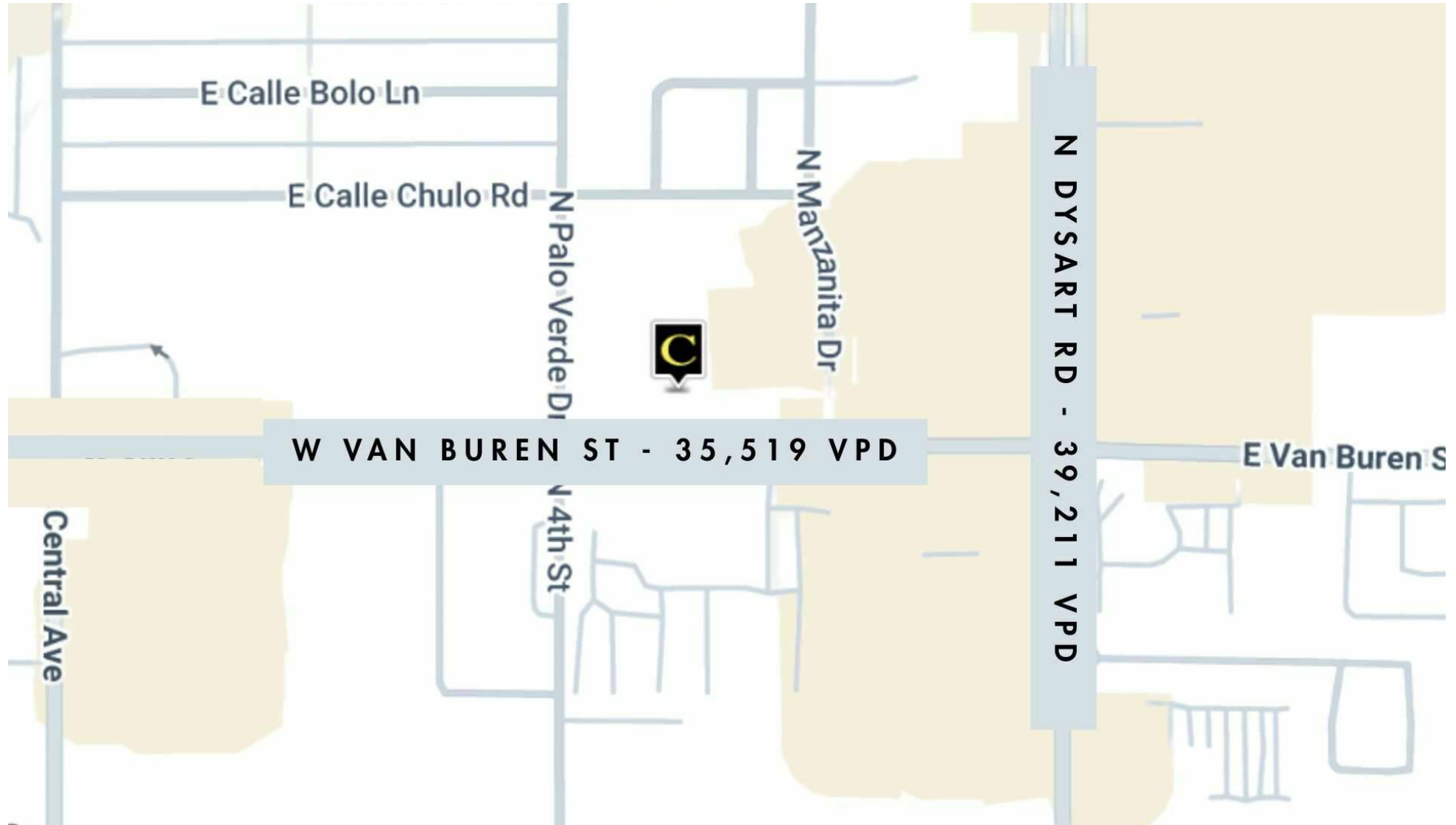
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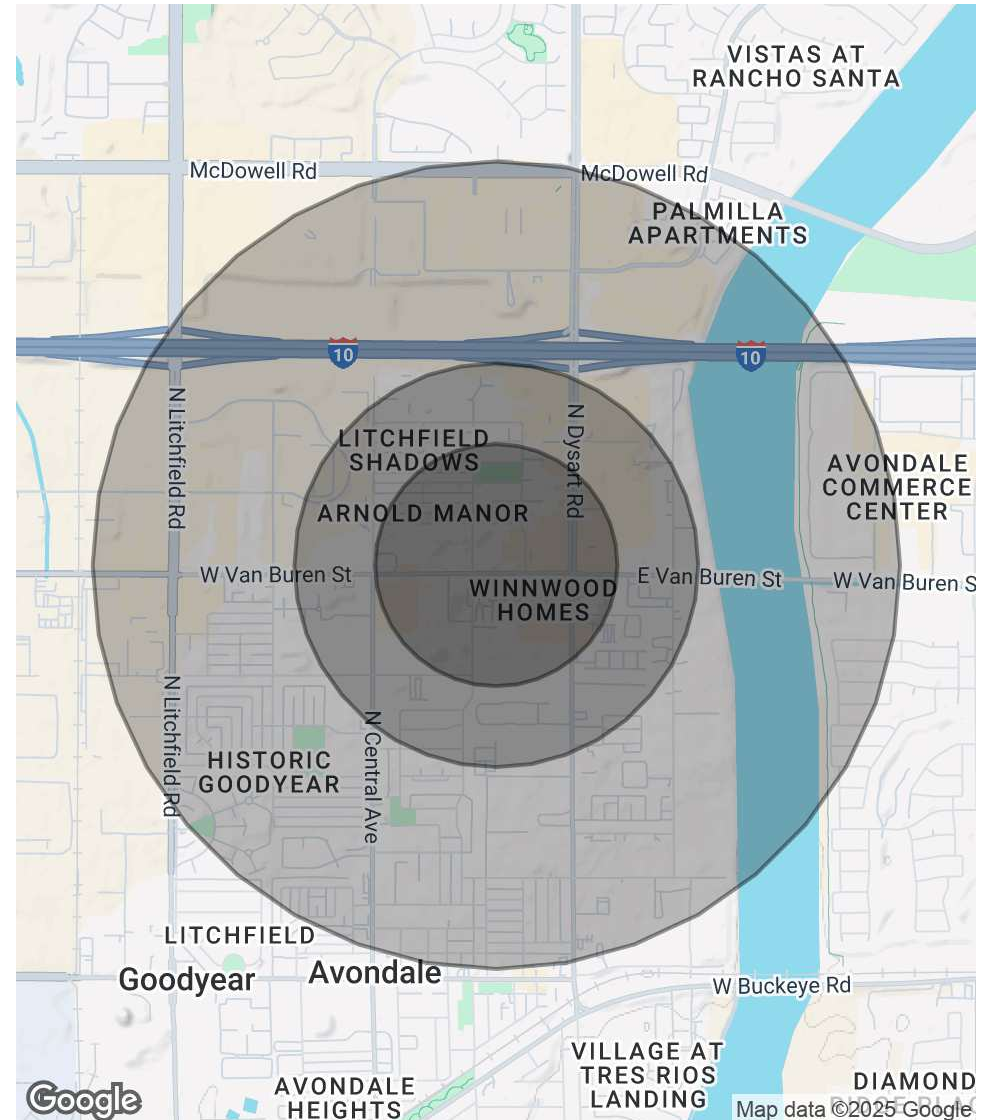
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,432	3,690	11,580
Average Age	34	34	34
Average Age (Male)	32	32	33
Average Age (Female)	35	35	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	473	1,219	3,801
# of Persons per HH	3	3	3
Average HH Income	\$55,904	\$54,969	\$66,614
Average House Value	\$307,739	\$278,652	\$281,599

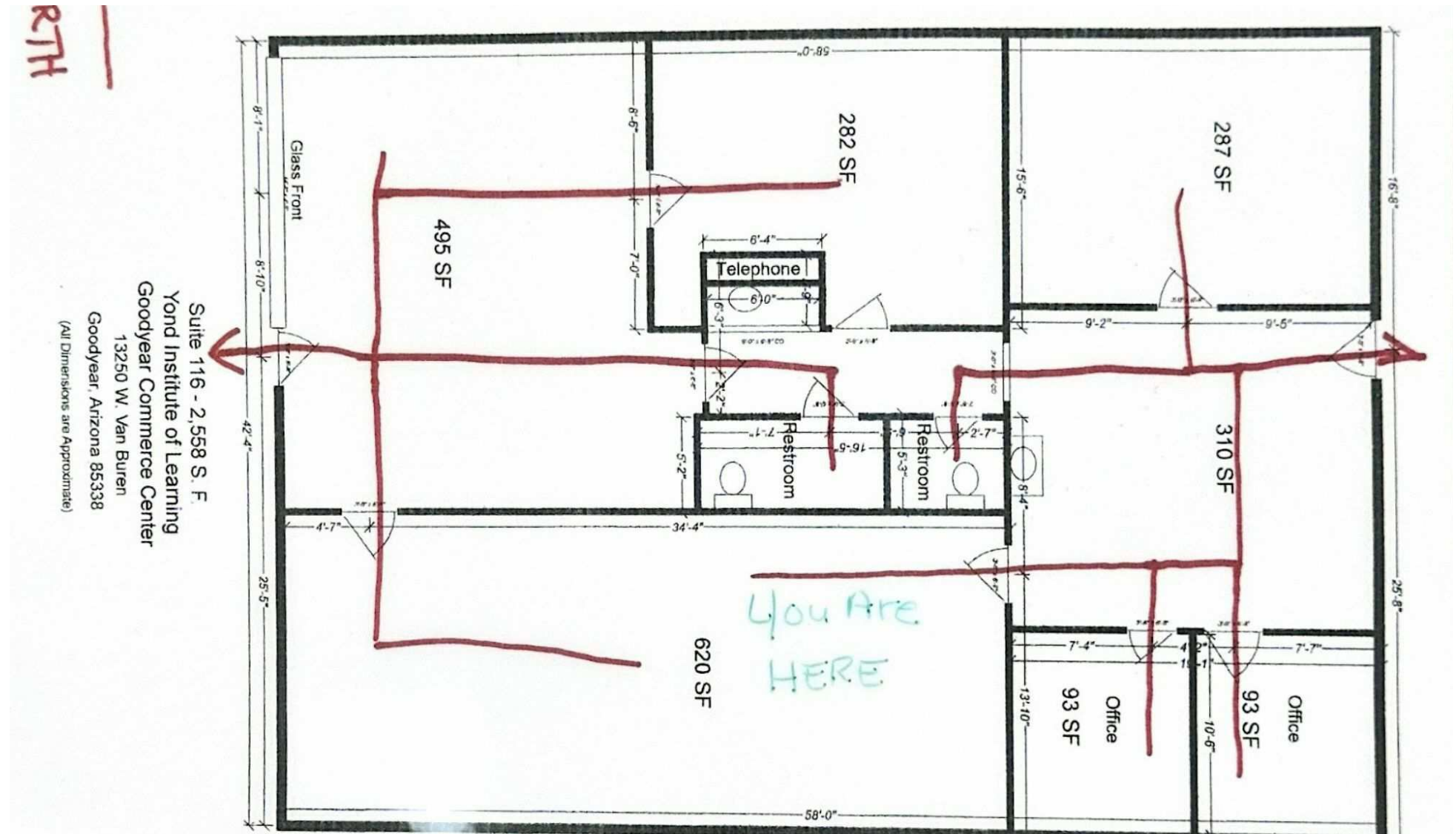
Demographics data derived from AlphaMap



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