



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



coberealestate.com

FOR SUBLEASE | RETAIL

West Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338



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 1.5 Miles 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

TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

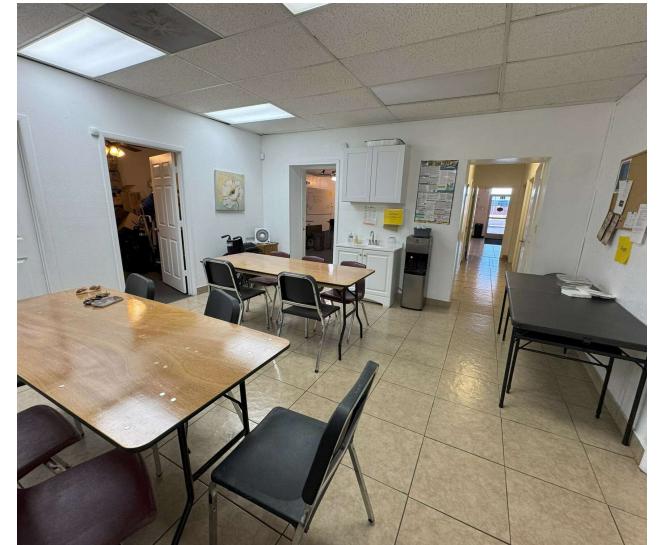
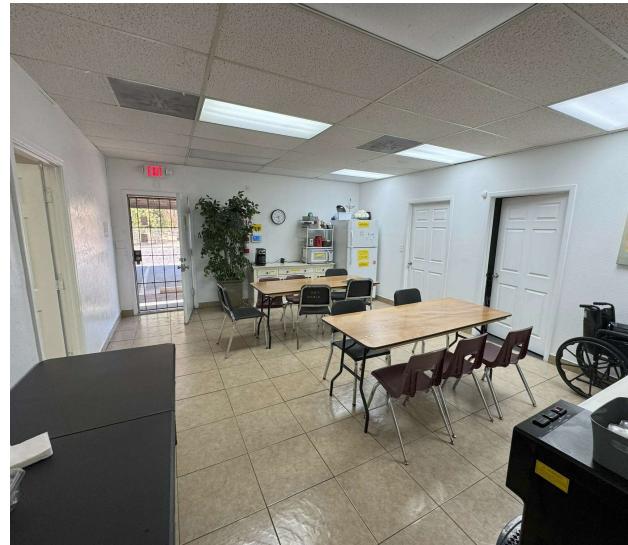
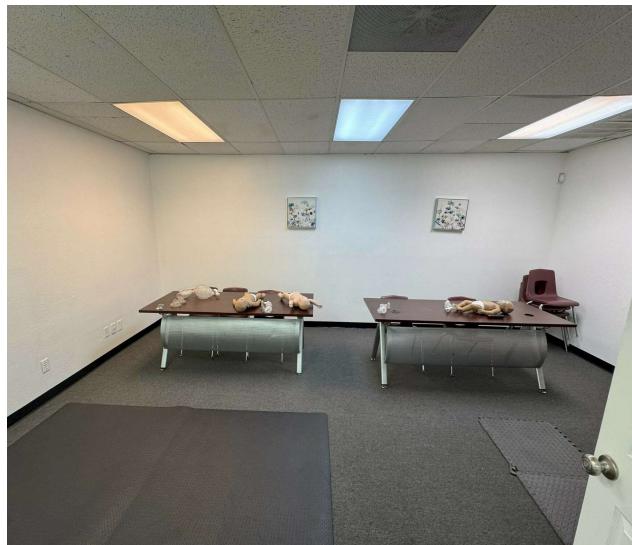
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

For Sublease | Retail

FOR SUBLEASE | RETAIL

West Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

For **SUB**Lease | Retail

FOR SUBLICENSE | RETAIL

West Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

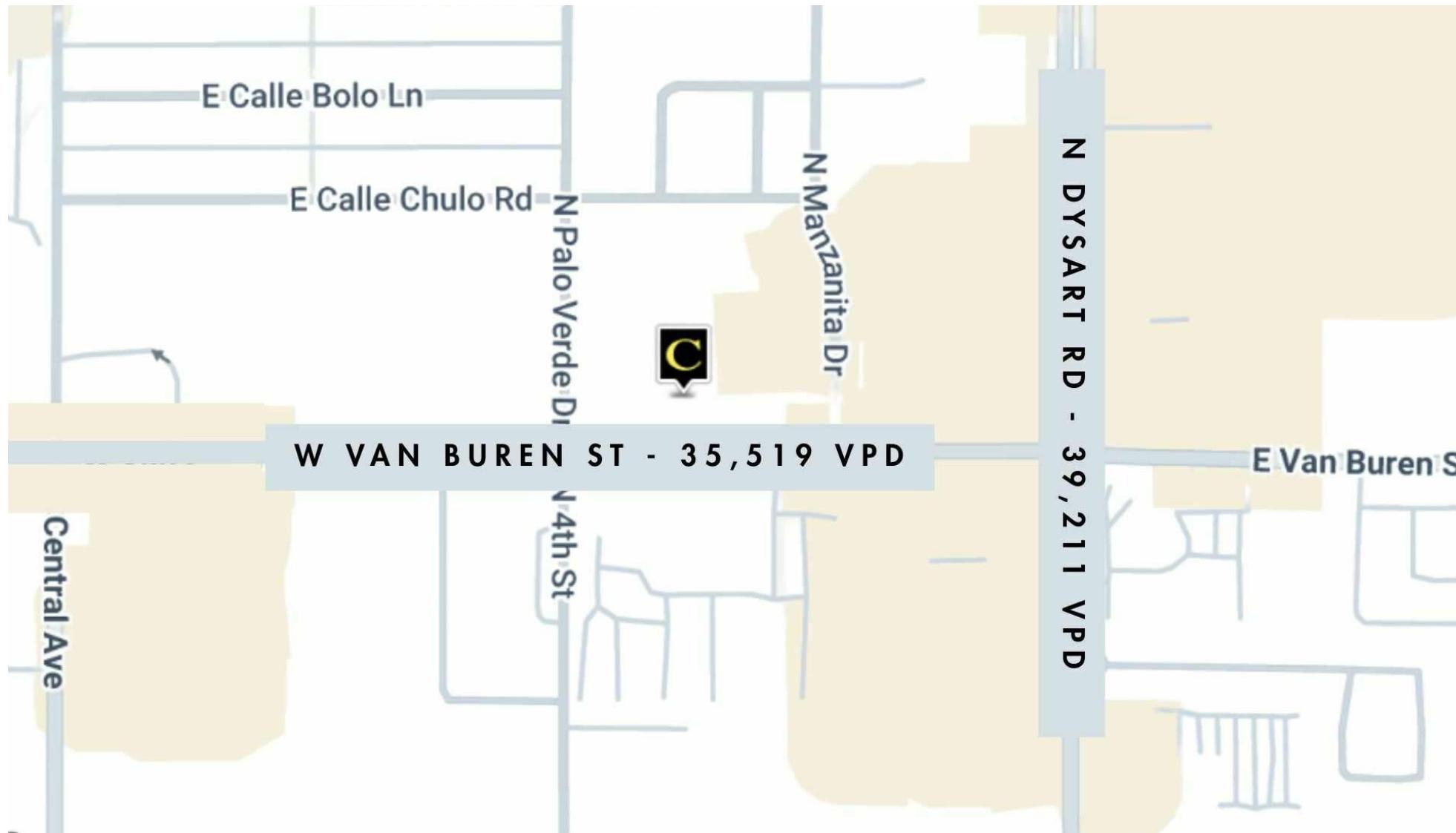
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

For Sublease | Retail

FOR SUBLEASE | RETAIL

West Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

For Sublease | Retail

FOR SUBLEASE | RETAIL

West Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
--	-----------	-----------	--------

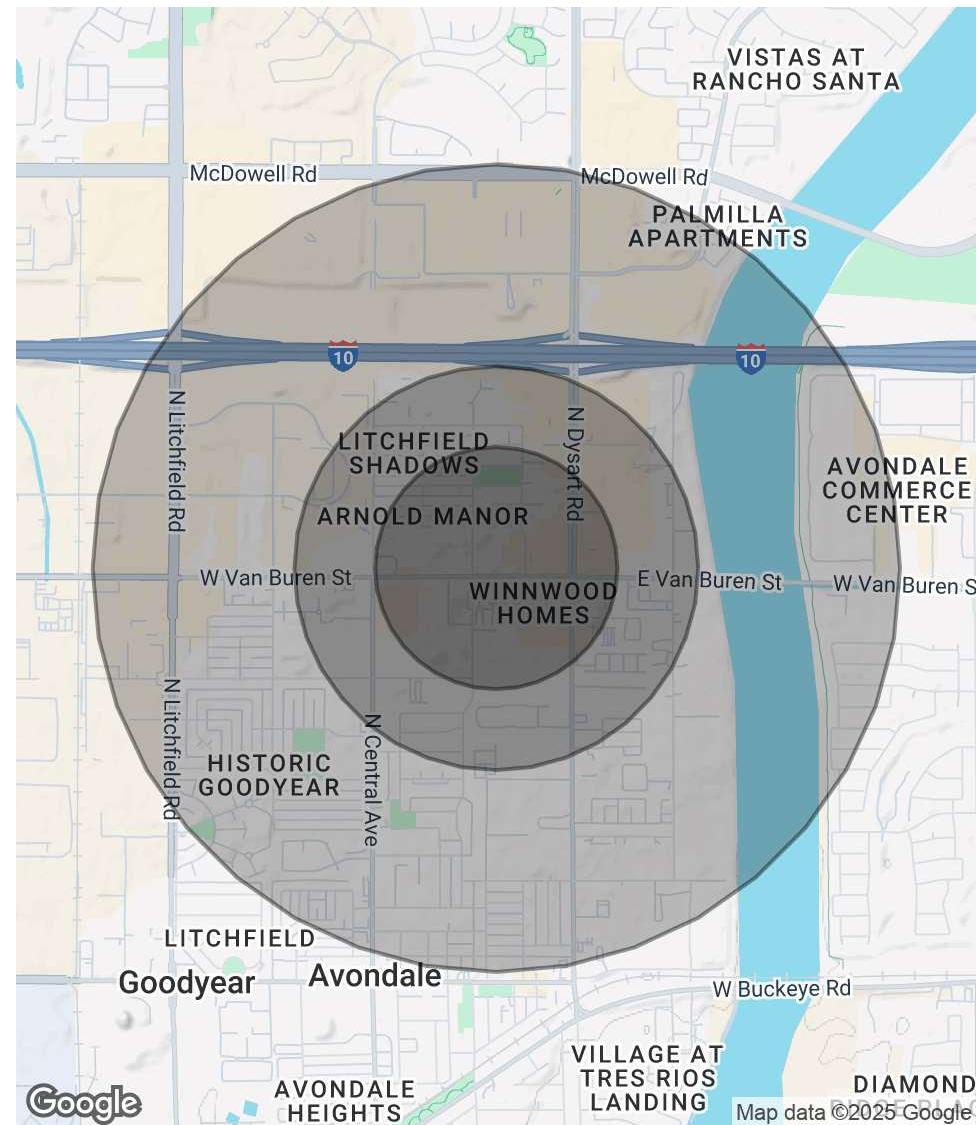
Total Population	1,432	3,690	11,580
Average Age	34	34	34
Average Age (Male)	32	32	33
Average Age (Female)	35	35	35

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



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

For Sublease | Retail

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

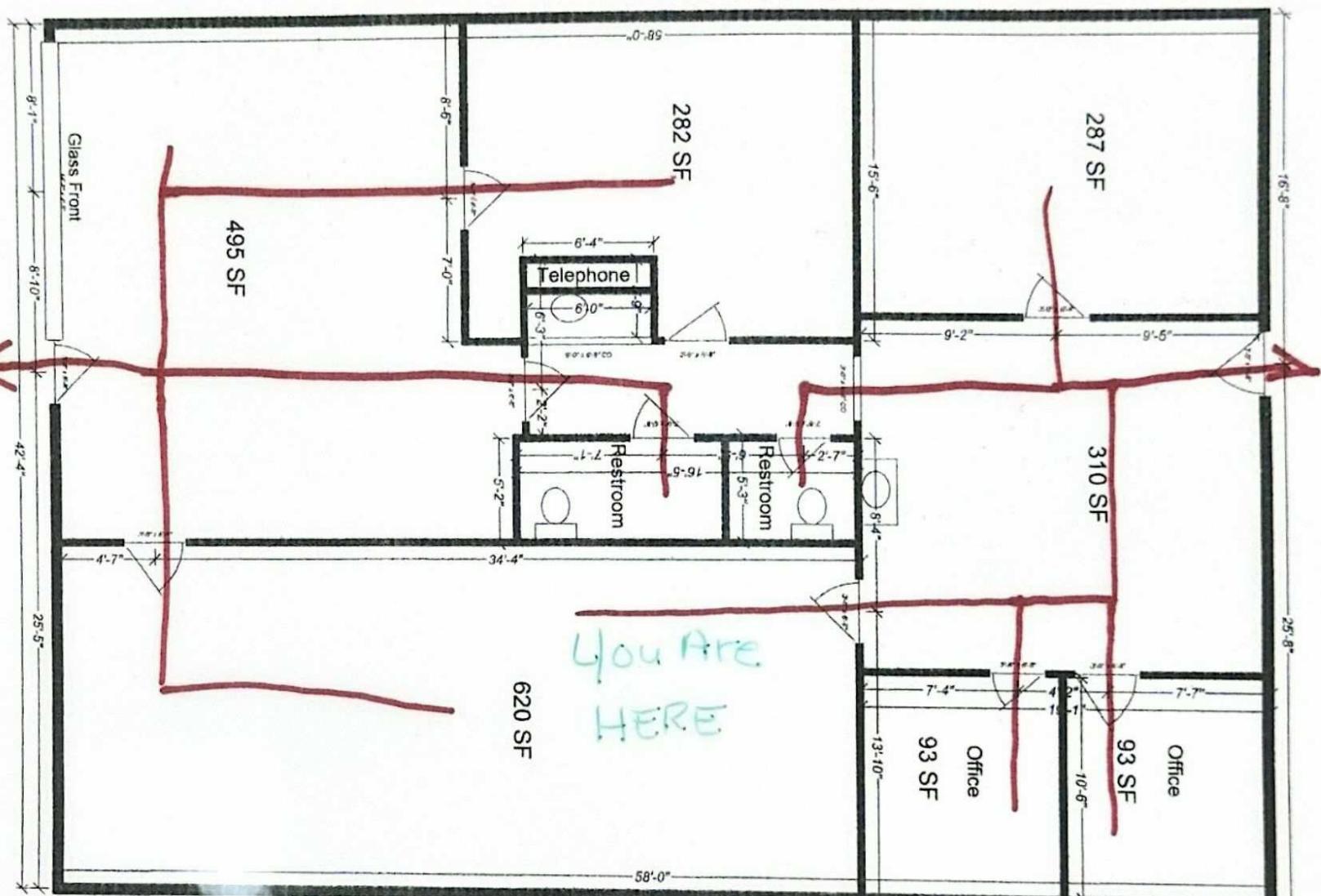
FOR LEASE | RETAIL

W Van Buren Plaza

13250 W Van Buren St, Goodyear, AZ 85338

CoBE[®]
REAL ESTATE

RTH



TJ Zaharis, Partner & Designated Broker | P: 480.610.2400 | C: 480.628.6363 | tj@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.