

# HISTORIC PICKLE HOUSE REDEVELOPMENT

1401 E Van Buren St | Phoenix, AZ

Available for Lease

3,265 SF | 4,953 SF | 8,186 SF  
(can be combined to ± 16,478 SF)

[Click to view virtual tour!](#)



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# Property Highlights



## DEMOGRAPHICS 2025



### POPULATION

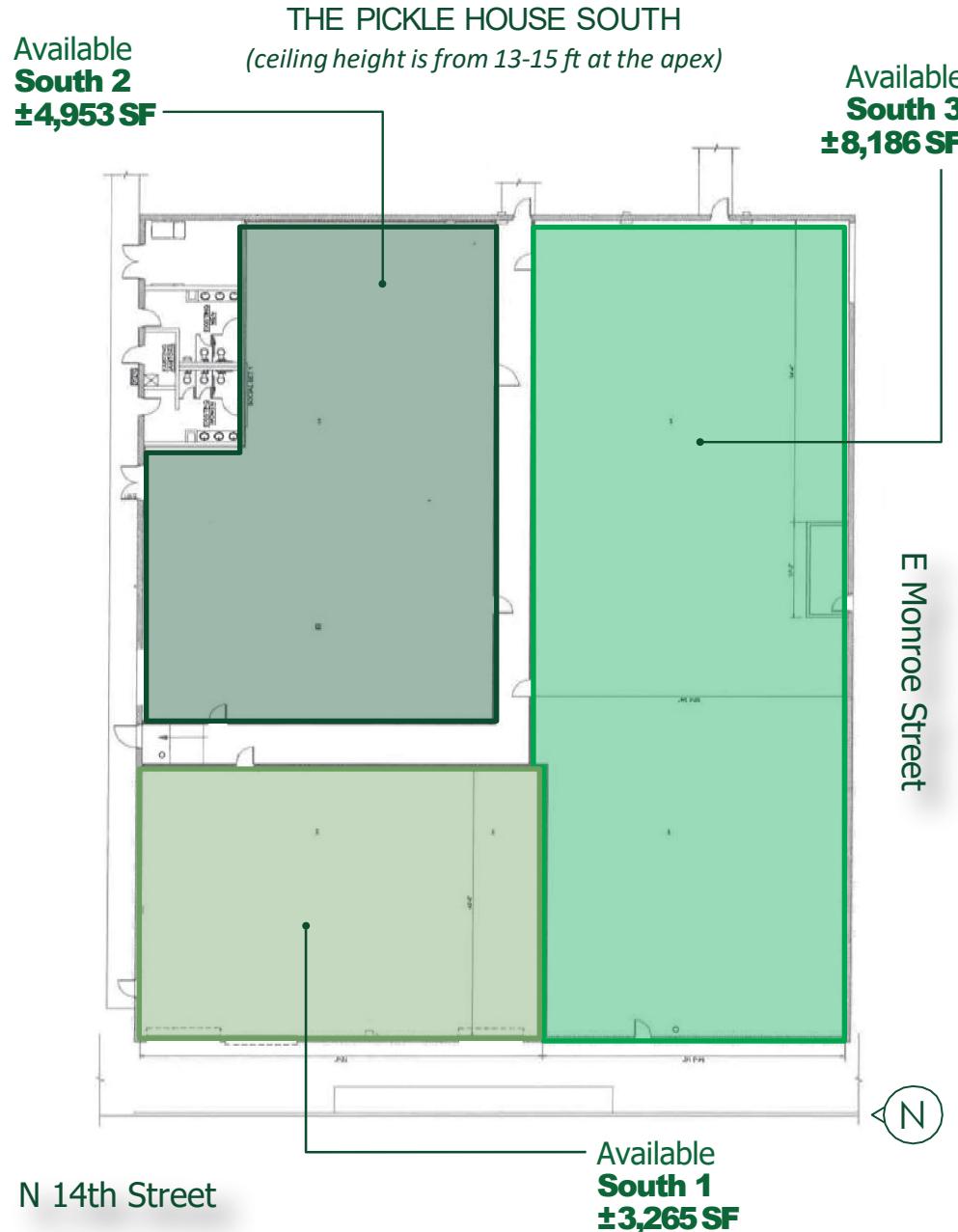
	1 MI	3 MI	5 MI	
POPULATION	13,954	122,498	367,690	
HOUSEHOLDS	6,055	52,762	151,313	
AVG HH INCOME	\$79,557	\$89,866	\$100,341	
TOTAL BUSINESSES	1,110	10,687	27,448	



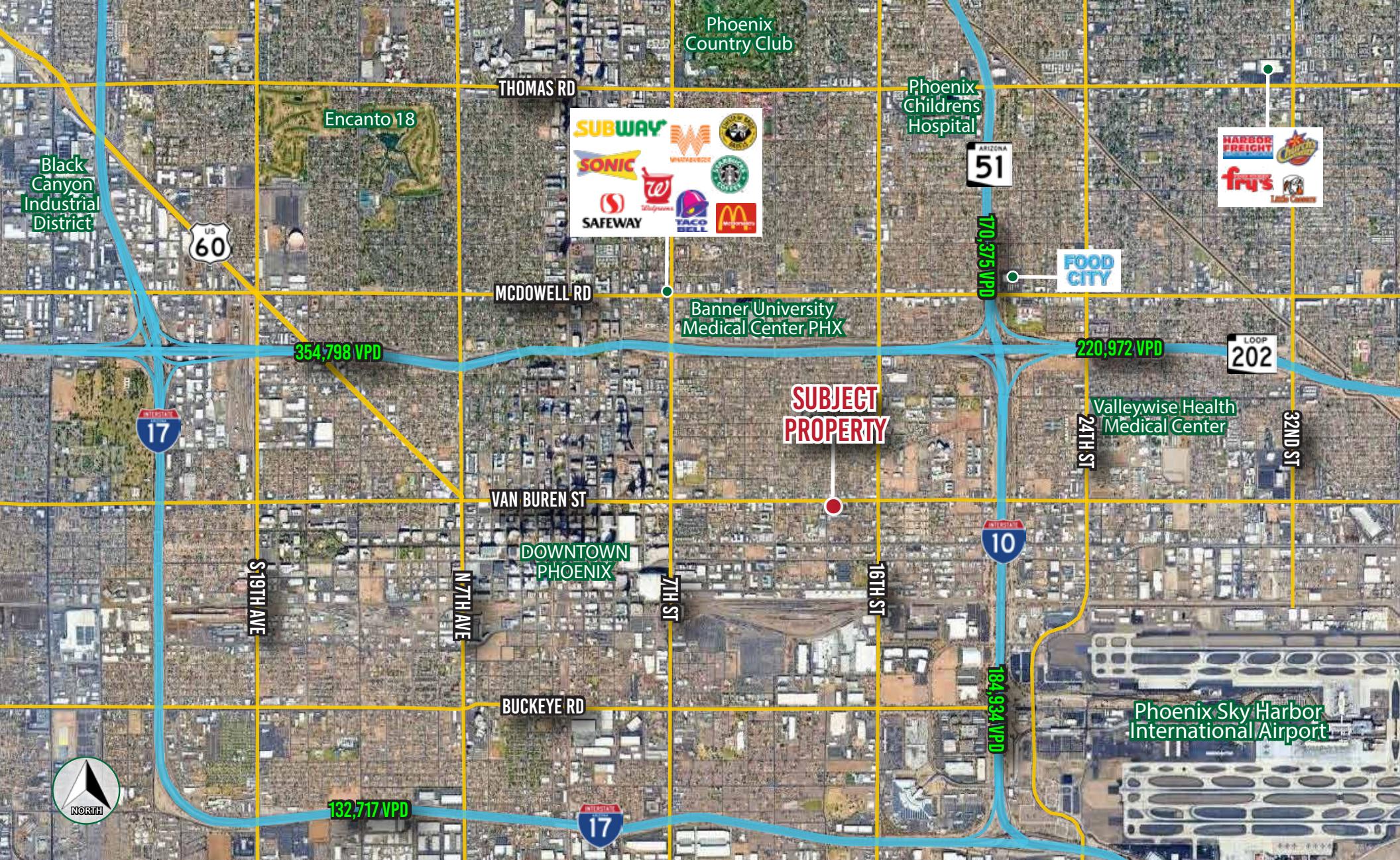
- Historic Adaptive Reuse:** Originally built in the 1920s as a family-owned pickle factory, this high-profile redevelopment blends industrial charm with modern functionality
- Versatile Space Options:** South Building is ideal for light industrial, warehousing, office, or flex use, with existing infrastructure in place
- Prime Downtown Location:** Located at Van Buren & 14th Street, with additional frontage on E. Monroe Street--excellent visibility and access
- Growing Market:** Rapidly revitalizing area with strong potential for incubator or makerspace users
- Creative Campus Environment:** Anchored by Archwood Market (13,107 SF), creating a vibrant small business community

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

# Floor Plan



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