

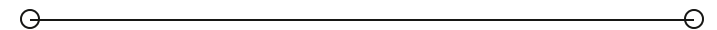


FOR LEASE

Historic Restaurant

1714 W VAN BUREN ST

Phoenix, AZ 85007



PRESENTED BY:

ELIJAH STEPHENS

O: 480.425.5513

elijah.stephens@svn.com

AZ #SA693314000

JONATHAN LEVY

O: 480.425.5538

jonathan.levy@svn.com

AZ #SA648012000

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE PSF:	\$28.00/PSF NNN
LEASE RATE:	±\$7,933/month
ESTIMATED NNN’S:	\$3.80/PSF
BUILDING SIZE:	±3,400 SF
YEAR BUILT:	1921
ZONING:	C-3
APN:	111-24-048

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present for sale or lease, 1714 W Van Buren Street, a ±3,400 square foot freestanding retail building located in the heart of Downtown Phoenix. The property comes with a full second-generation restaurant buildout and outdoor dining area with excellent visibility from Van Buren Street. Situated on approximately 0.28 acres of land, the property offers additional storage space and refrigeration units.

LOCATION OVERVIEW

SVN Desert Commercial Advisors is pleased to present a freestanding retail storefront building, approximately 3,401 square feet in near Downtown Phoenix. The property is located along Van Buren St, just west of 17th Avenue. The building is ideally located in close proximity to both the I-17 and I-10 Freeways. This densely populated area of Phoenix has nearly 400,000 residents living within a 5-mile radius. The property, home to the Oakland Historic Neighborhood, is surrounded by a multitude of small businesses and is easily accessible to clients/customers throughout the entire valley. The subject property is located within a stone’s throw from the amenity-rich Downtown Phoenix CBD.

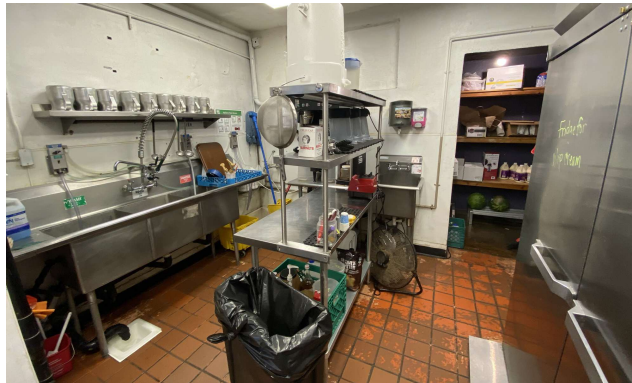
OFFERING HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Rare Freestanding 2nd Gen Restaurant Building for Lease
- ±3,400 SF with Ample Indoor Dining Space
- Listed on the City of Phoenix Historical Property Register
- 0.28 Acre Lot Offers Plenty of Storage Space
- Full Kitchenette with Hood, Grease Trap, and Multiple Refrigeration Units
- Private Office
- Outdoor Dining Area
- Excellent Foot Traffic off Van Buren Street
- Across from the Arizona Department of Revenue and ASU Public Health Laboratory
- Close Proximity to I-17 and I-10 Freeways
- Direct Access to Downtown Phoenix Amenities

ADDITIONAL INTERIOR PHOTOS



ADDITIONAL EXTERIOR PHOTOS



RETAILER MAP





PRESENTED BY:

Elijah Stephens

O: 480.425.5513
elijah.stephens@svn.com
AZ #SA693314000

Jonathan Levy

O: 480.425.5538
jonathan.levy@svn.com
AZ #SA648012000