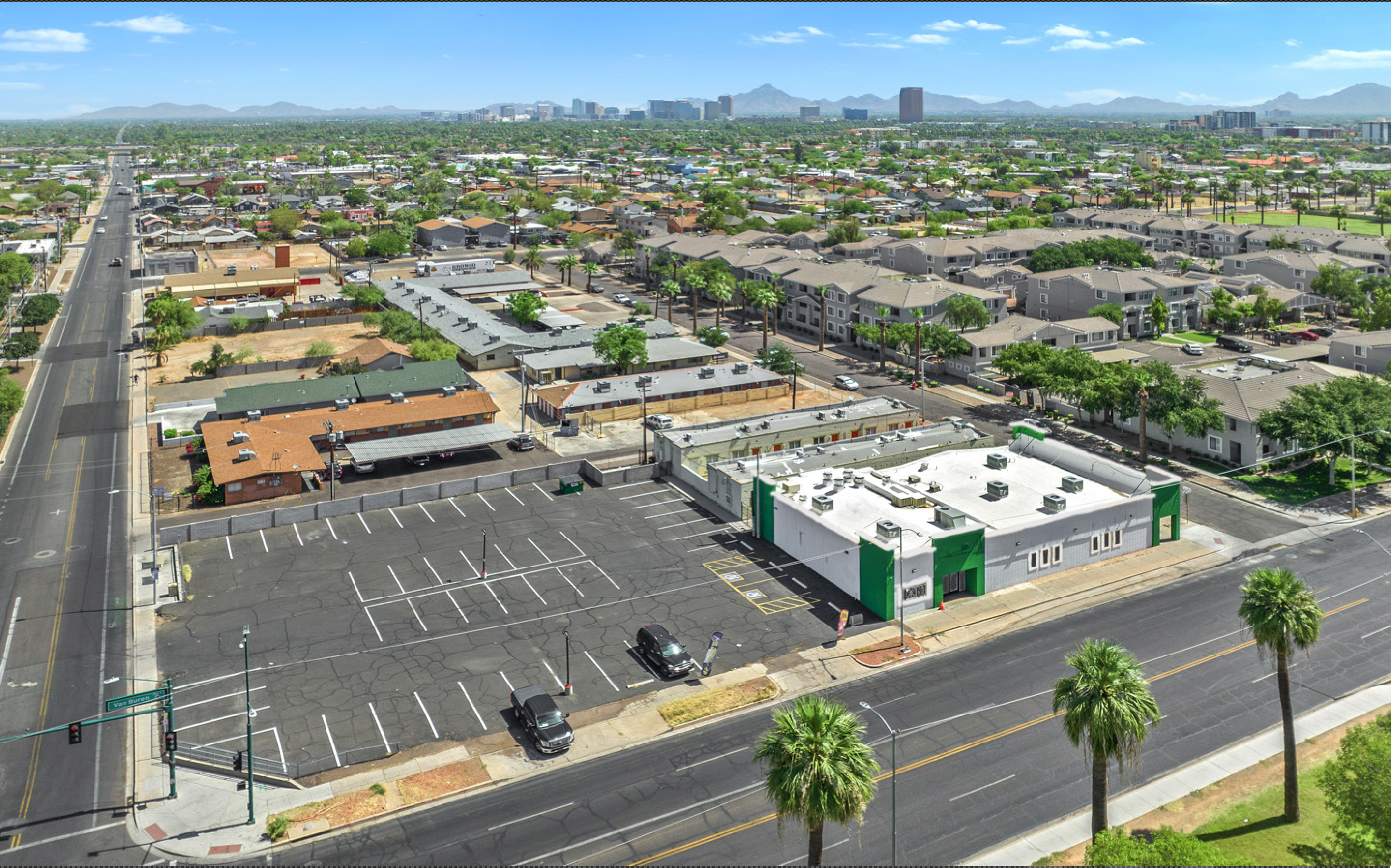
±5,937 SF TURN KEY RESTAURANT BUILDING ON ±25,840 SF FOR SALE

NEC 15TH AVE AND VAN BUREN ST | 1402 W VAN BUREN ST, PHOENIX, AZ 85007



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PROPERTY OVERVIEW

±5,937 SF
Building Size

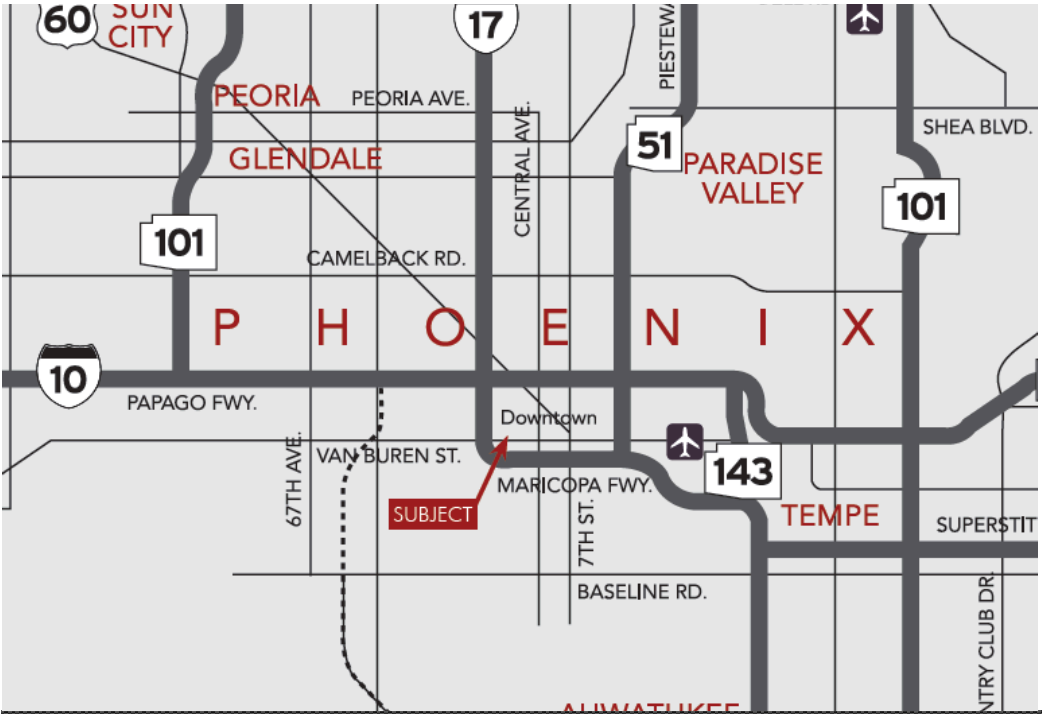
±25,840 SF
Site Size

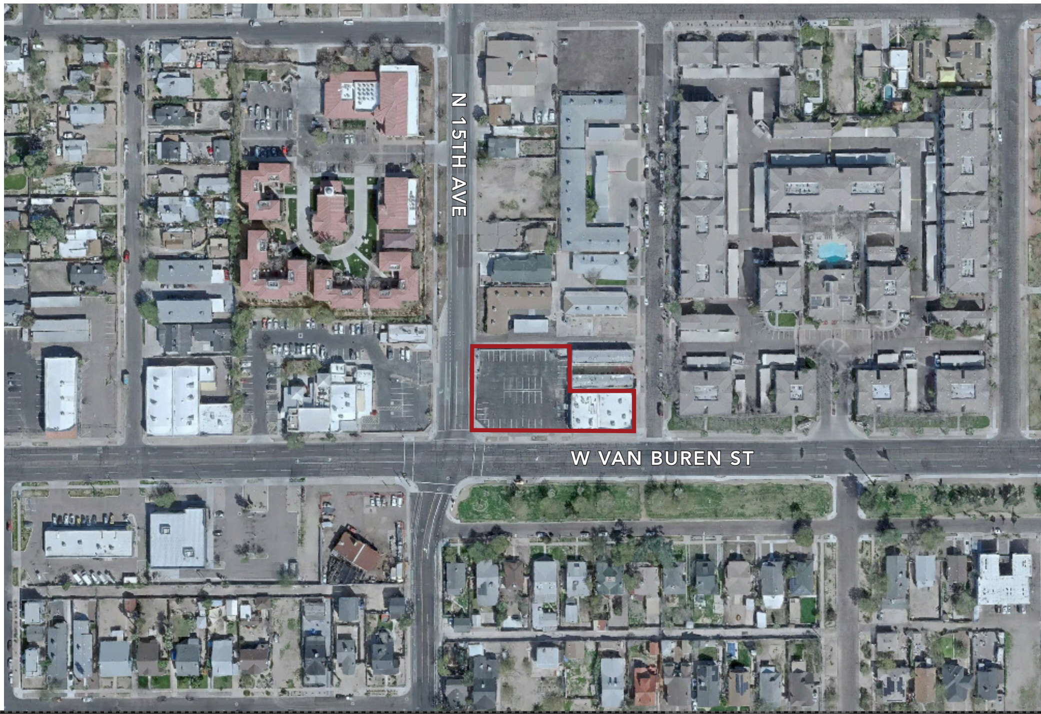
C-3 Zoning, City of Phoenix
Zoning

$2,250,000
Sales Price

PROPERTY HIGHLIGHTS

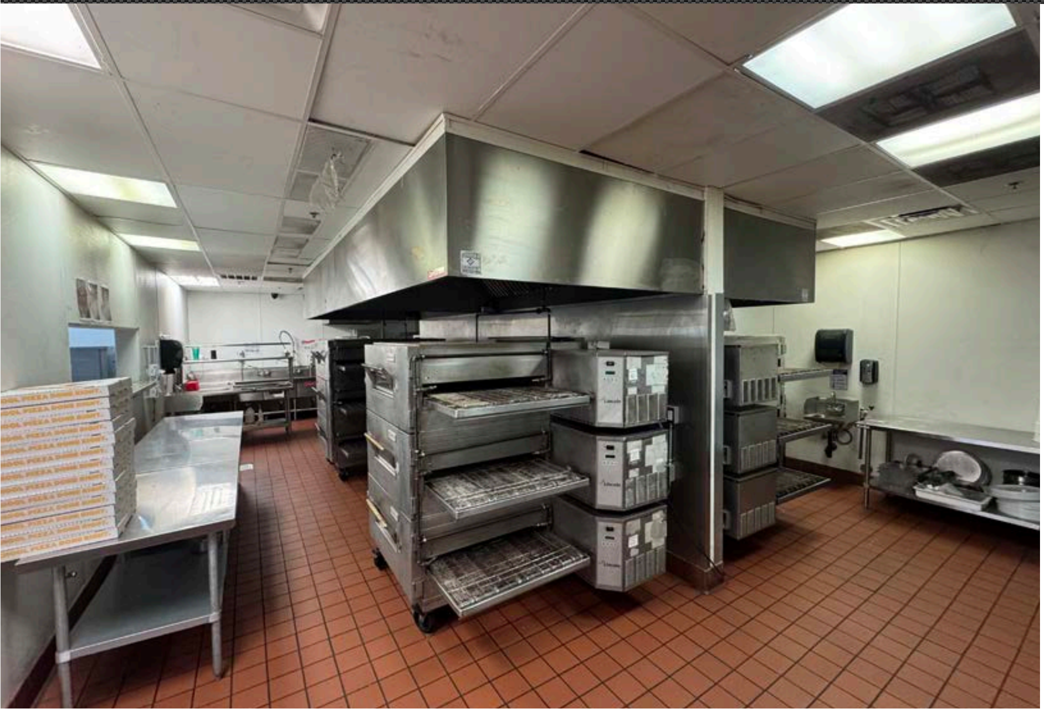
- Turn-key restaurant building
- Large well-appointed kitchen
- Over 25,000 VPD at intersection
- More than 377,000 residents within a 5-mile radius
- Proximity to I-10 and I-17 Freeways, Downtown Phoenix, and State Capitol
- Excellent Visibility
- Lots of parking

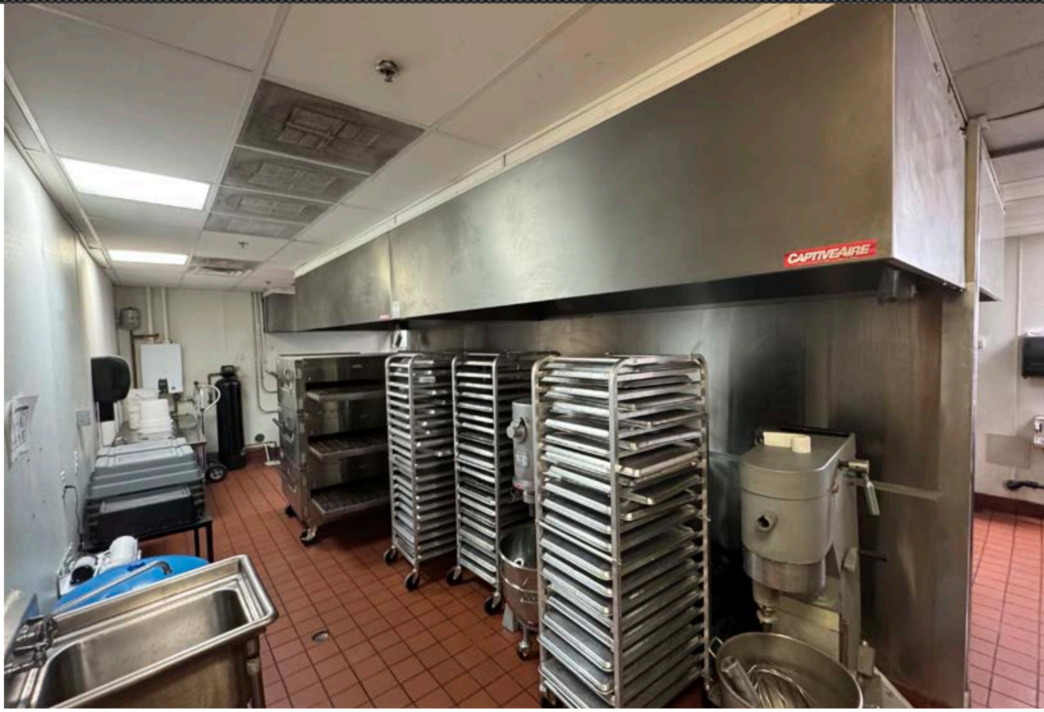


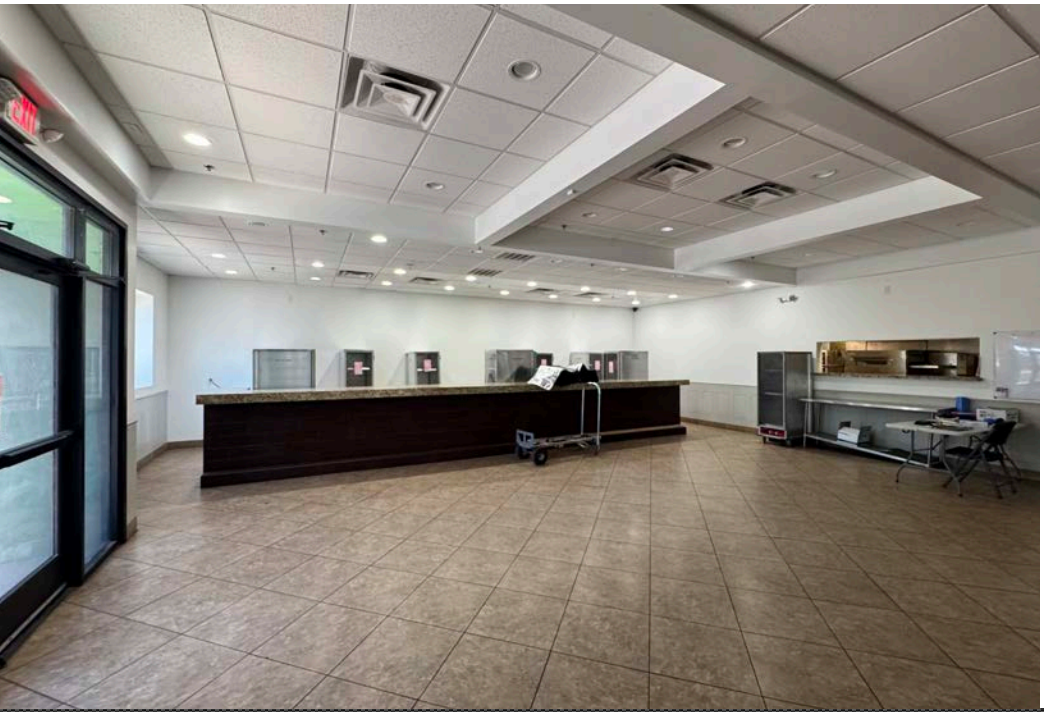


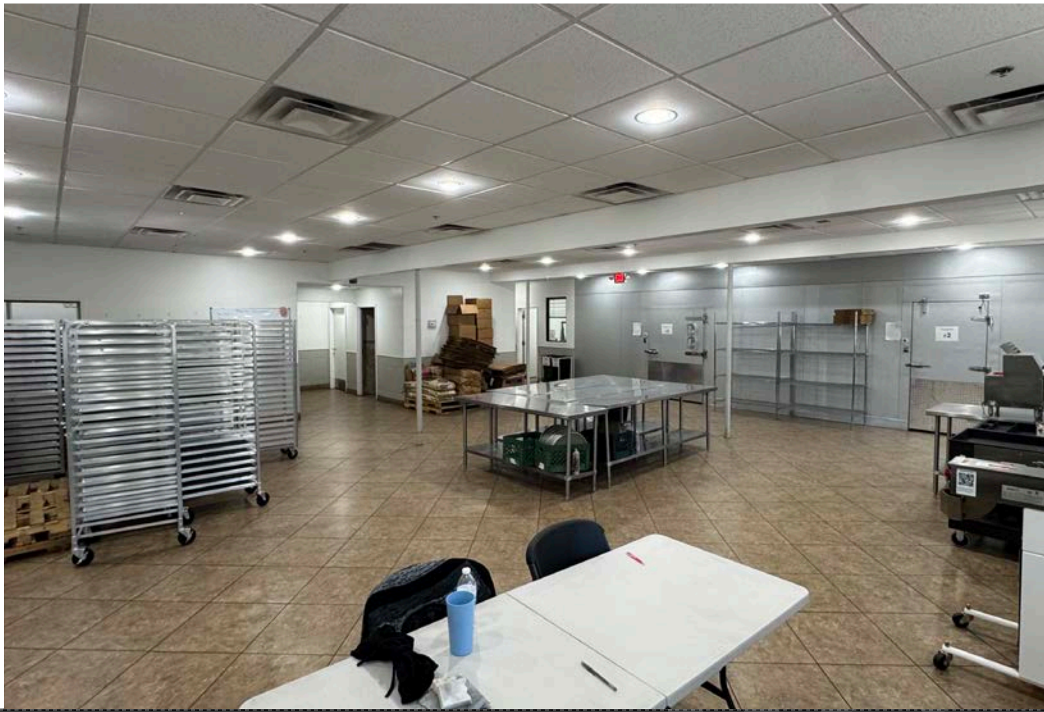
JAKE **ERTLE** NIC **CHAVIRA**

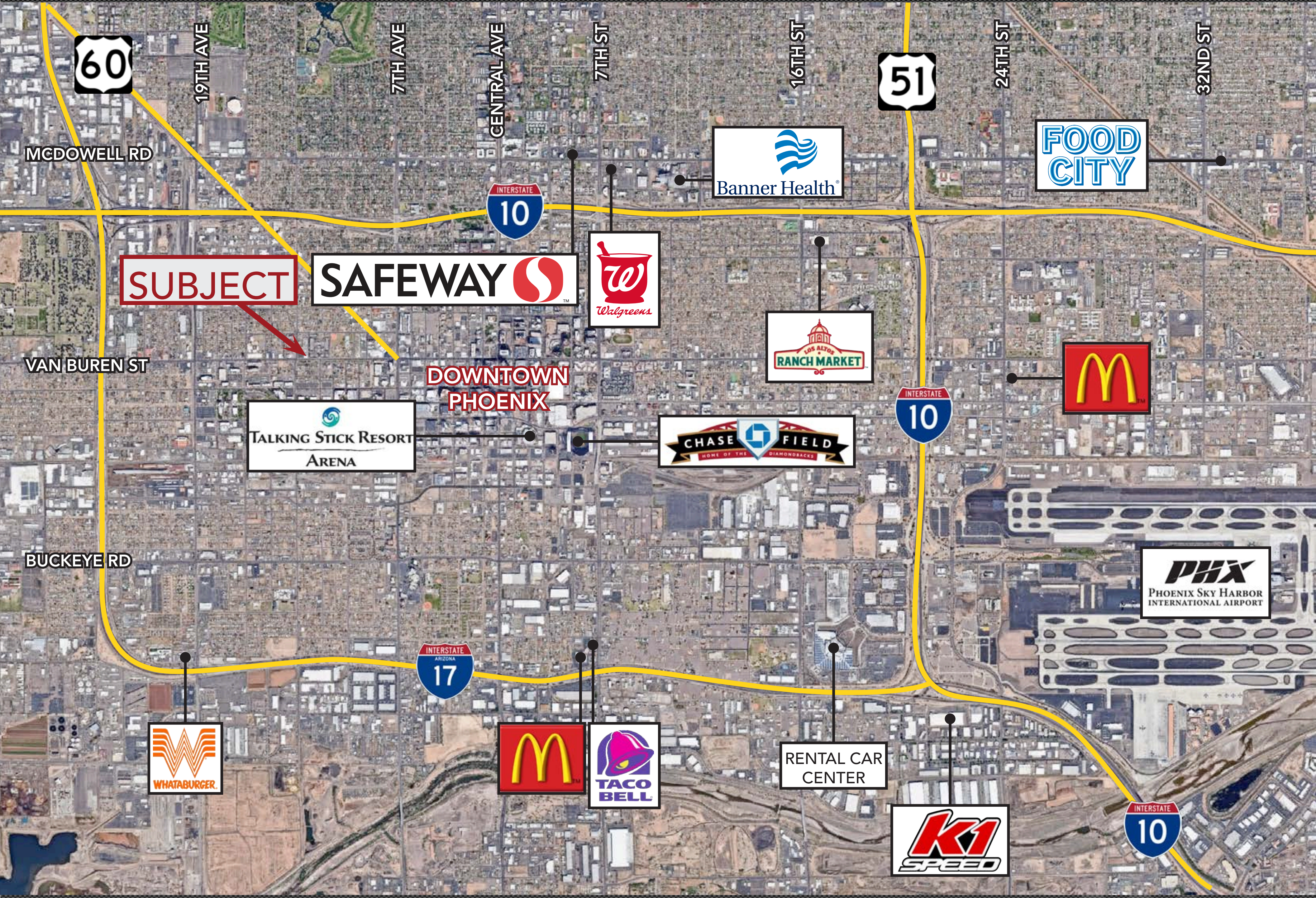
	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	20,815	117,976	393,716
2025 Estimate	19,444	112,163	377,701
Growth 2025-2030	7.05%	5.18%	4.24%
HOUSEHOLDS			
2030 Projection	8,356	47,072	140,398
2025 Estimate	7,784	44,575	134,234
Growth 2025-2030	7.35%	5.60%	4.59%
INCOME			
2025 Average HH Income	$69,104	$83,499	$82,089
2025 Median HH Income	$48,056	$59,572	$60,645




CAPTIVEAIRE






60
19TH AVE
7TH AVE
CENTRAL AVE
7TH ST
16TH ST
51
24TH ST
32ND ST
MCDOWELL RD
Banner Health
FOOD CITY
10
SUBJECT
SAFEWAY
Walgreens
RANCH MARKET
VAN BUREN ST
DOWNTOWN PHOENIX
TALKING STICK RESORT ARENA
CHASE FIELD
HOME OF THE DIAMONDBACKS
BUCKEYE RD
PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
17
WHATABURGER
TACO BELL
RENTAL CAR CENTER
K1 SPEED

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