

LAND

INVESTMENT OPPORTUNITY

1501 W VAN BUREN ST
PHOENIX, AZ 85007

Highly desirable commercial lot available in the Capitol Mall

STRUCTURE ON SITE (±1,513 SF) • UTILITIES ON SITE • APN: 112-02-001A • ZONED C-3

**** \$835,000 ****



DEMOGRAPHICS	1 Mi	3 Mi	5 Mi
2019 Population	17,407	145,743	412,551
Average Age	35.90	34.40	33.50
2019 Households	5,875	49,375	134,128
Median HHI	\$26,649	\$36,311	\$37,003

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Traffic count & Demographic source: CoStar 2019 10/07/19

Kevin Spicer
D 480.522.2796
M 623.332.9664
kspicer@cpiaz.com

Phill Tomlinson
D 480.522.2800
M 480.330.8897
ptomlinson@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CARFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com