

SPACE AVAILABLE

Project Address: 965 E. Van Buren; Avondale, AZ

**3,211 SF
'Restaurant'
Space
AVAILABLE**



Steve Fisher

Brian Fisher

602-522-9100

Fisher Commercial
2415 E. Camelback Rd.
Suite #700
Phoenix, AZ 85016
fishercommercial.com

E of SEC Dysart & Van Buren

- 3,211 SF Available (Former Restaurant)
- Great Lease Rate!
- Close to I-10 Freeway
- Near Major Retailers such as Home Depot, Sam's Club, Ashley Furniture, Walgreens, Crispy Crème, Golden Coral, Quick Trip, McDonalds
- Strong Downtown Avondale Neighborhood
- Zoning C-2, City of Avondale; Project Size: 41,900SF



Traffic Counts:
28,000 vpd - Van Buren

Population
12,800 - 1 mile radius
66,500 - 3 mile radius
165,100 - 5 mile radius

Average HH Income
\$43,600 - 1 mile radius
\$68,400 - 3 mile radius
\$78,100 - 5 mile radius





Van Buren St

**3,211 SF
AVAILABLE**

- 128-130

- 126-127

- 123
3,211 SF
AVAILABLE
FORMER
RESTAURANT

- 121-122

- 120

- 119

- 116-118

- 114-115

- 111-113

100

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Roster

- 128-130.....Alterations
- 126-127..... Barber
- 123.....**AVAILABLE**
- 3,211 SF
- 121-122 ..Mexican Food
- 120.....Staffing Co.
- 119.....Nails
- 116-118.....Gaming
- 114-115.....Gym
- 111-113.....Church
- 100....Dept of Child Srvs