

2802 E VAN BUREN ST

PHOENIX, ARIZONA 85008

AVAILABLE FOR SALE



Property Overview

Parcel: 121-68-065
Zoning: Phoenix C-3 General Commercial
Lot Size: 92,347 sqft / 2.12 acres
Building sqft: 6,847 sqft

Property Highlights

- C-3 General Commercial <https://phoenix.municipal.codes/ZO/624>
- Fully Fenced Property
- Multiple uses
- Easy access to I-10, 202 and I-17
- Proximity to Downtown Phoenix

**C-3
zoned**

ASKING \$2,950,000

2.12 ACRES 6,847 SQFT BUILDING

US Investment Realty | Confidential Marketing Brochure | 2026 N 27th Ave, Phoenix, AZ 85009



US INVESTMENT
REALTY

Sam Vigil

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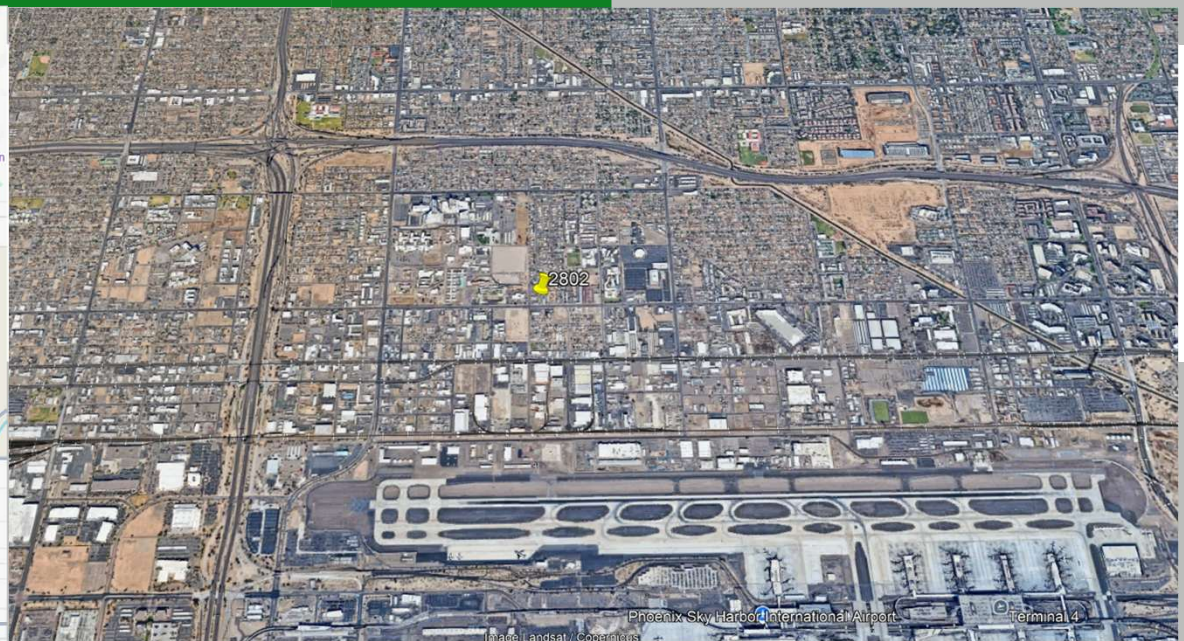
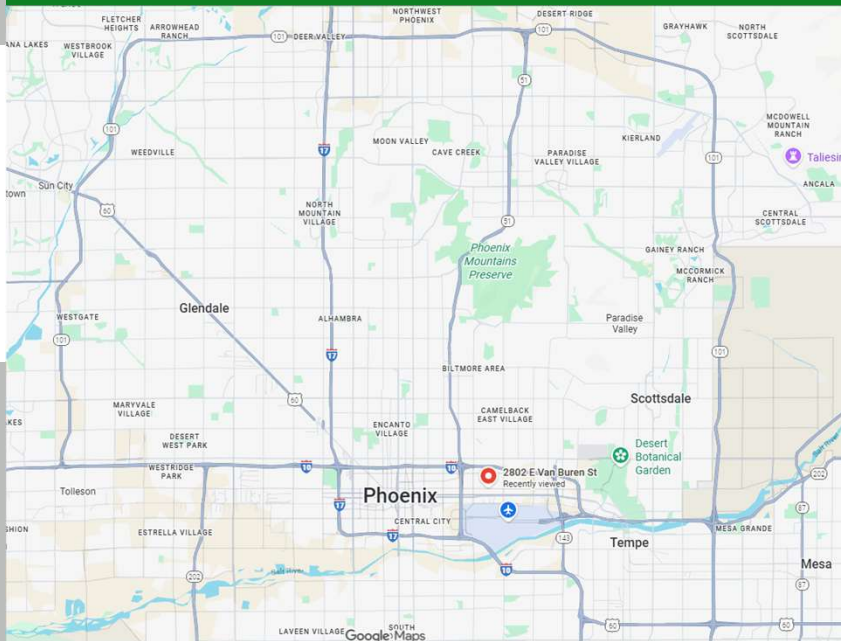
SamVigilRealtor@gmail.com



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Location



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Site Plan/ Floor Plan



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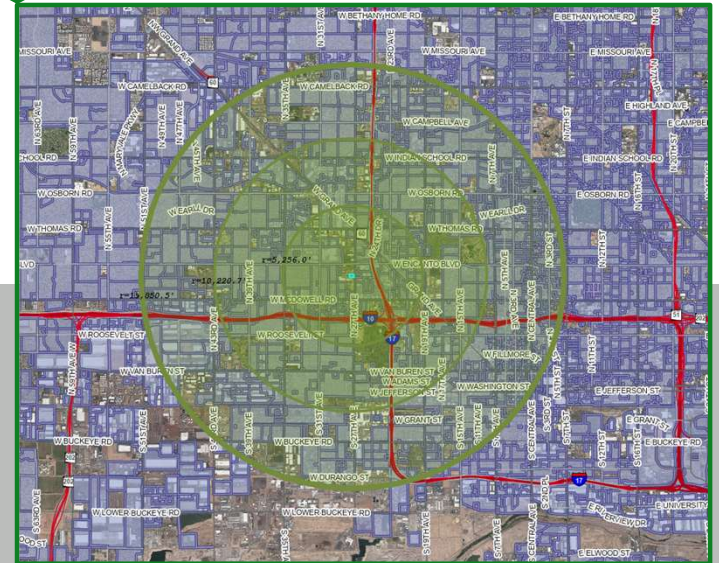


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Demographics

Metric	1 Mile	3 Mile	5 Mile
2024 Total Population	8,750	167,376	409,129
2029 Forecast Population	9,329	180,680	442,463
Average Age	34	34	34
2024 Total Households	2,629	58,368	143,211
Median Household Income	\$48,540	\$48,590	\$50,271
Average Household Size	3.1	2.6	2.7
Median Home Value	\$277,173	\$277,790	\$277,157
Median Year Built	1962	1968	1970



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C-3 COMMERCIAL PROPERTY

Disclaimer

The information in this brochure is provided for general guidance and is believed to be accurate, but it is not guaranteed. All details, including property information, availability, and pricing, are subject to change without notice. Prospective buyers and tenants are encouraged to verify all information independently and to consult with appropriate professionals regarding zoning, legal, or financial matters. This brochure is intended for marketing purposes only and does not constitute an offer or agreement.

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