

SINALOA PLAZA

3020 & 3024 W Van Buren St | Phoenix, AZ 85009

Join a vibrant community of established businesses at **Sinaloa Plaza**, a bustling retail strip center on W Van Buren St. With a track record of success and high tenant retention, Sinaloa Plaza offers a proven location for businesses seeking a loyal customer base and strong brand visibility.

For More Information,
Please Contact an
Exclusive Listing Agent

Craig Trbovich

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PROPERTY SUMMARY

Property Address	3020 & 3024 W Van Buren St Phoenix, AZ 85009
Total Size	±23,239 SF
Year Built	2008
Tenancy	Multiple
Zoning	C-3, City of Phoenix
Frontage	Van Buren St
Parking	75 Surface Spaces

Property Highlights

- Great location with W Van Buren Signage
- Many long-term tenants prove the value of this center
- Access to I-10 and I-17 freeways

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.

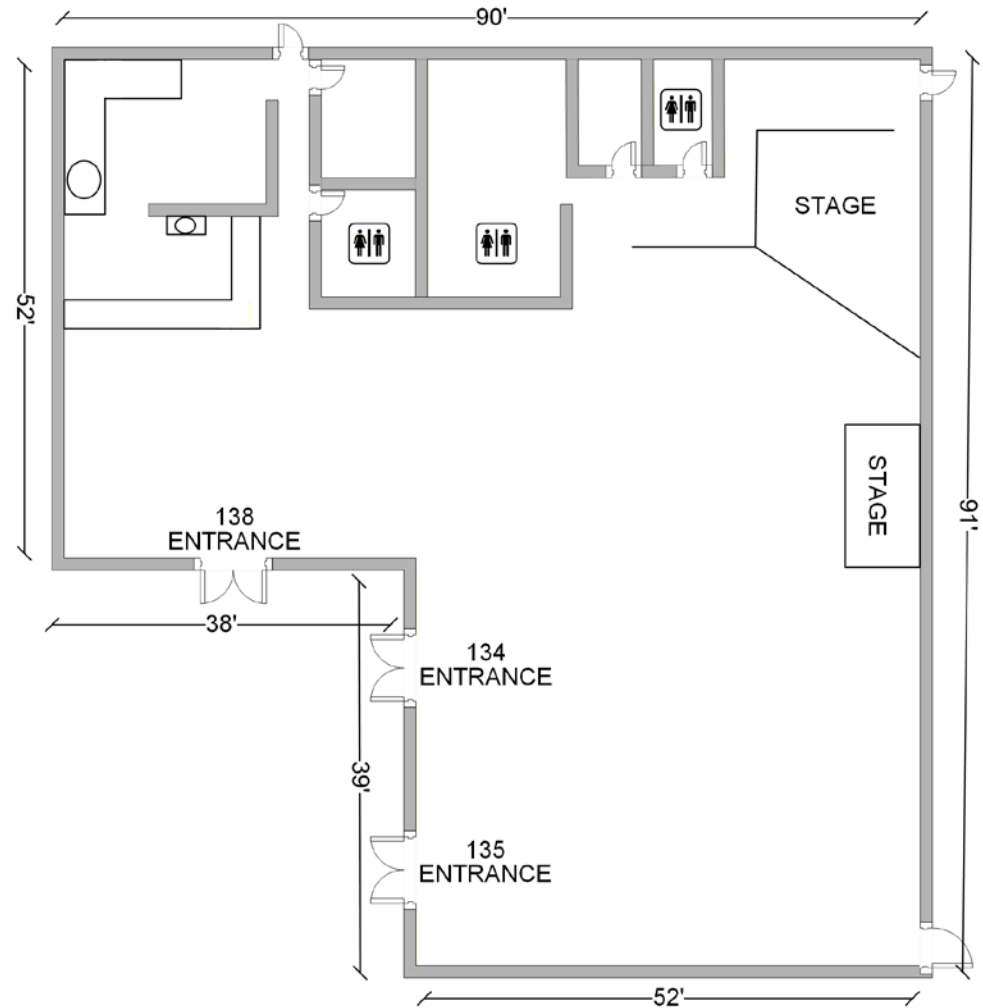
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AVAILABLE FOR LEASE

Suite 134-138
±7,155 SF | \$14.00 NNN

Excellent Opportunity for
a Reception Hall, Church,
Event Venue, or Similar
Business

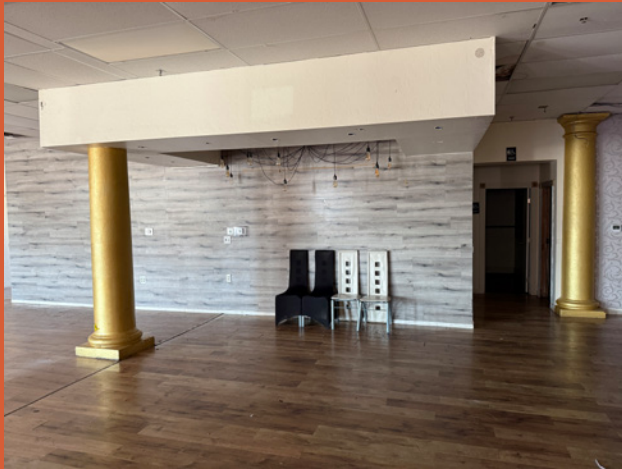


This site plan is provided for illustrative purposes only. It is not to scale and may not accurately depict the orientation or existence of interior walls or offices within the premises.

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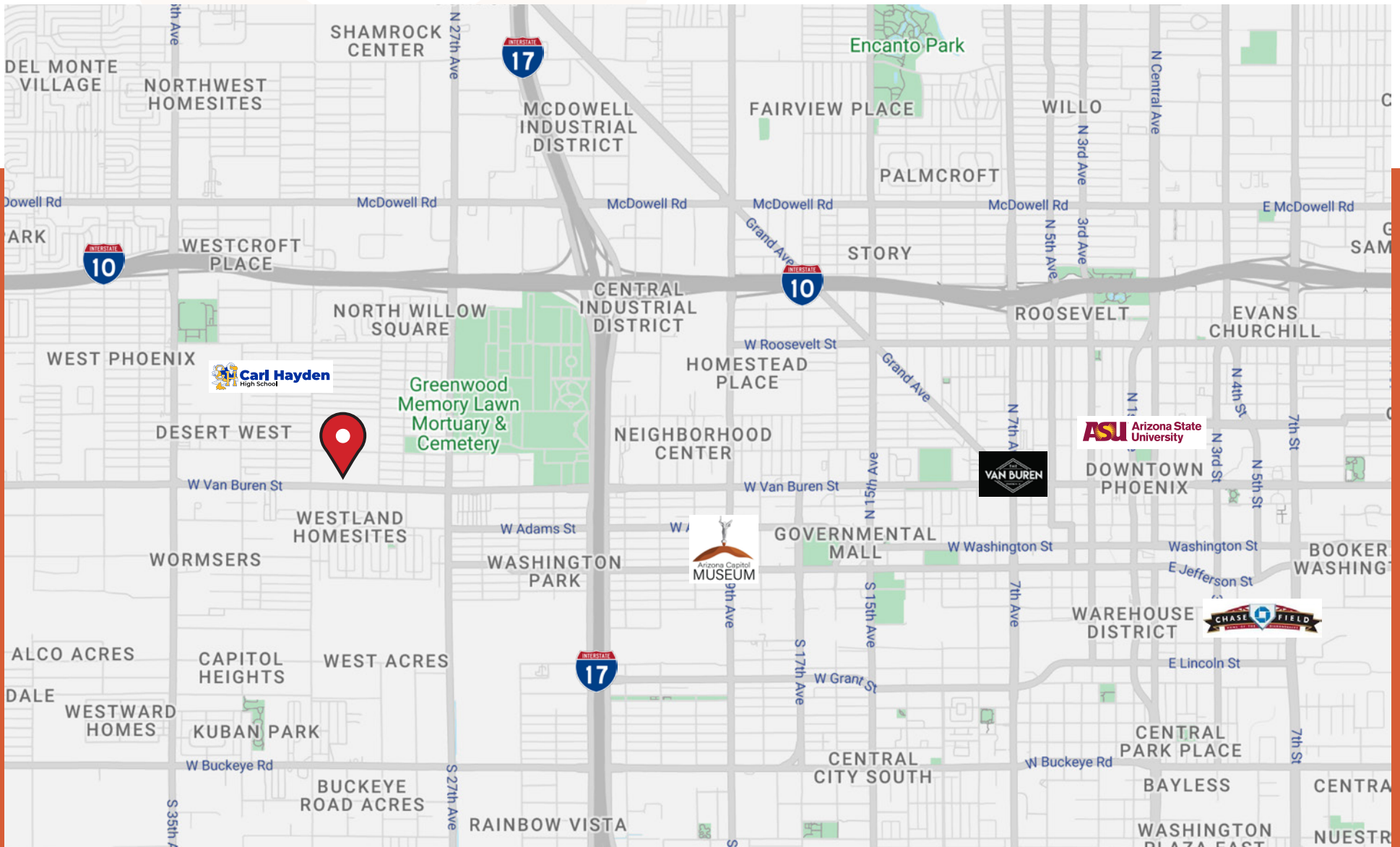
W VAN BUREN ST

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Prime Location

Situated on the corner of W Van Buren St and 35th Ave in West Phoenix, Sinaloa Plaza enjoys excellent visibility and accessibility. The surrounding area is a vibrant mix of residential, commercial, and industrial businesses, providing a diverse customer base.

Easy Freeway Access

Conveniently located near the I-10 and I-17 freeways, ensuring easy access for customers and employees from all parts of the Phoenix metropolitan area.

Densely Populated Area

The surrounding area boasts a dense population of over 100,000 people within a 3-mile radius, providing a strong potential customer base for your business.

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