

747

HISTORIC ART-DECO

IN THE HEART OF THE DTPHX MUSIC SCENE



747 W VAN BUREN ST, PHOENIX, AZ 85007



747



HISTORIC ART DECO BUILDING FOR SALE

ABOUT THE PROPERTY

747 W. Van Buren is a 2,821 SF historic Art Deco/Art Moderne building superbly located adjacent to some of Phoenix's most exciting music, entertainment and nightlife. Many of these venues, such as Crescent Ballroom, The Van Buren and The Valley Bar are located in historic adaptive-reuse projects, bringing a distinctive new personality to the area. 747 W. Van Buren brings a unique opportunity to add to the growing Downtown entertainment scene, with this rare sale.

Located just West of the Southwest corner of Van Buren and 7th Avenue, the location is within walking distance of both the Grand Avenue Arts District and the Roosevelt Row Arts District, as well as the Downtown ASU Campus. These areas continue to grow, and with many new multifamily projects having just been completed or currently under construction, the area is dense with young urban professionals and recent graduates.

As Downtown Phoenix continues to become a more walkable urban core filled with activity, restaurants, nightlife and tourism, this location is a rare opportunity to develop something extraordinary and make a permanent mark on the future of our city.



INTERSECTION OF VAN BUREN AND CENTRAL AVENUE



ART DECO DESIGN IN PHOENIX

(1925-1940s) Art Deco is a style of visual arts, architecture and design that first appeared in France just before World War I. Some examples of Art Deco Architecture in Phoenix include The Luhrs Tower, The City-County Building, The Orpheum Theatre and The Arizona Biltmore Hotel.

EXAMPLES OF ART DECO ARCHITECTURE IN PHOENIX



LOCATED AMONGST
PHOENIX'S MOST
EXCITING NIGHTLIFE,
MUSIC AND
ENTERTAINMENT
VENUES



WORLD-CLASS ENTERTAINMENT IN WALKING DISTANCE





- | | |
|--|---|
| 1. Crescent Ballroom | 11. Phoenix Center for the Arts |
| 2. The Van Buren | 12. Roosevelt Row Arts District |
| 3. University Park | 13. Herberger Theater |
| 4. Grand Avenue Brewing Co | 14. Symphony Hall |
| 5. Bikini Lounge | 15. Phoenix Convention Center |
| 6. Arizona Opera | 16. Arizona Science Center/
Heritage Square Park/
Phoenix Children's Museum |
| 7. Heard Museum/
Phoenix Art Museum/
Phoenix Theater Company | 17. Phoenix Suns Arena |
| 8. Burton Barr Central Library | 18. Chase Field |
| 9. Japanese Friendship Garden | 19. Valley Bar |
| 10. Margaret T. Hance Park | 20. CityScape Phoenix |
- - - ARTS DISTRICT
 ● ● ● LIGHT RAIL

Most densely populated intersection in Arizona



12

12

ROOSTER ROW ARTS DISTRICT

GRAND AVENUE ARTS DISTRICT

7TH AVENUE

CENTRAL AVENUE

MCDOWELL ROAD

GRAND AVENUE

ROOSEVELT STREET

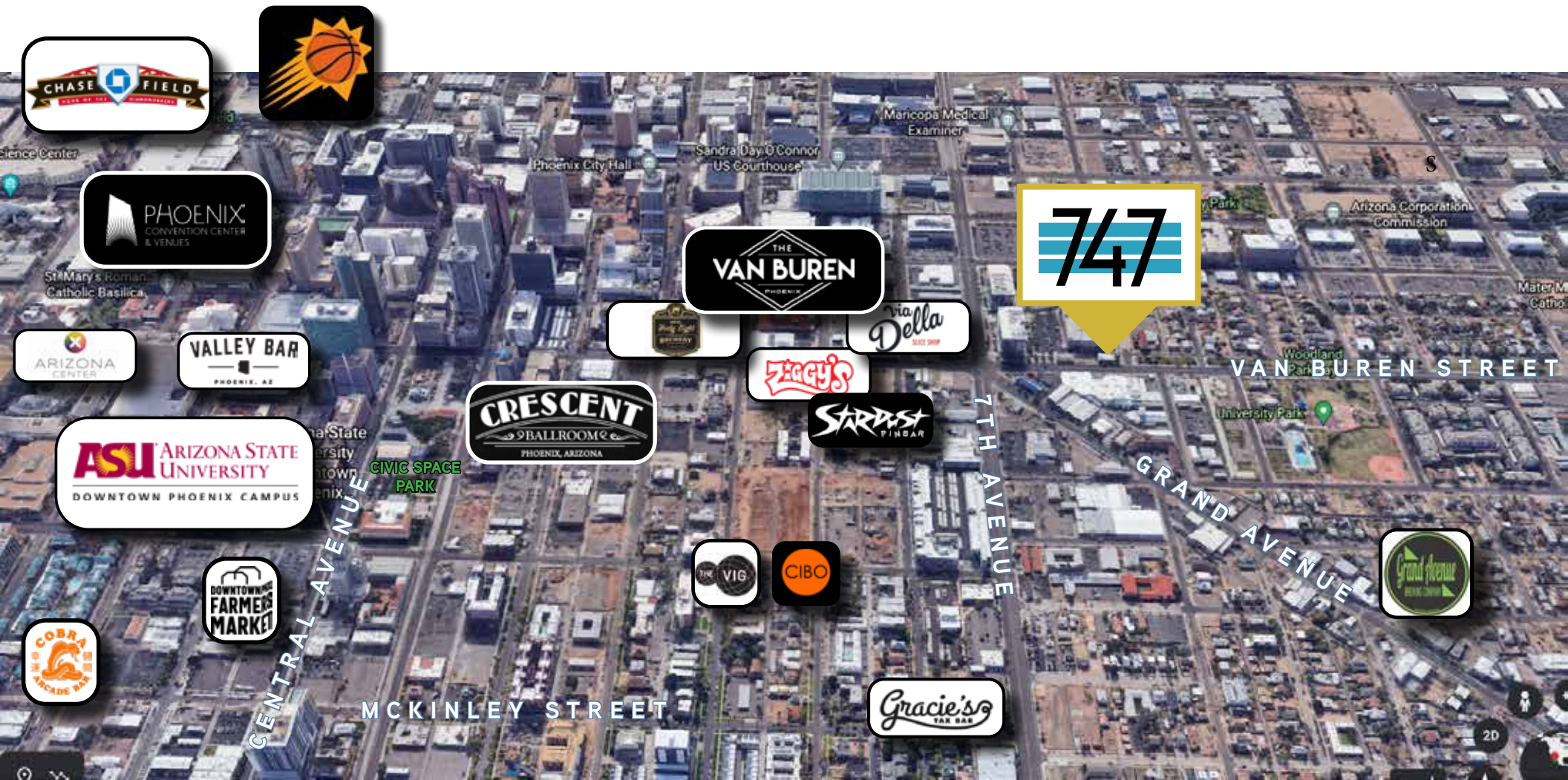
VAN BUREN STREET

VAN BUREN STREET

WASHINGTON STREET
JEFFERSON STREET



SURROUNDED BY WORLD CLASS AMENITIES



WALKABLE NIGHTLIFE AND WORLD-CLASS ENTERTAINMENT



OFFERING SUMMARY

Sale Price	\$500,000
Land Area	8,397 SF
Year Built	1949
Building Size	2,821 SF + 450 SF Basement
Zoning	DTC-VANB HP, Downtown Code Van Buren Historic Preservation
Price/SF	\$177

- Parking available
- Unfinished basement of approximately 450 square feet
- 12' ceiling
- Current use: single tenant office building
- APN: 112-03-095D
- Less than one mile to I-10
- ±1.5 miles to I-17
- .6 miles to Downtown Phoenix
- 1 mile to Downtown ASU Campus
- Many of DTPHX's popular music & entertainment venues within walking distance



MULTI-FAMILY CURRENTLY UNDER DEVELOPMENT



DENSE CLASS A MULTIFAMILY -- YOUNG PROFESSIONALS

FOR MORE INFORMATION CONTACT

BETH JO ZEITZER
President/Designated Broker
602.319.1326
bjz@roiproperties.com

BLAKE MALLERY
Commercial Associate
480.273.0718
bmallery@roiproperties.com

AARON SHAPIRO
Commercial Associate
480.340.9022
ashapiro@roiproperties.com



WWW.ROIPROPERTIES.COM



R.O.I. PROPERTIES | 2001 E CAMPBELL AVE | SUITE 202 | PHOENIX, AZ 85016

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