

FORMER CHEVRON STATION FOR SALE



Lender-Ordered Sale

3445 Van Buren, Phoenix , AZ 85009

- 15,000 square feet
- Located on a hard corner across the street from McDonald's and Taco Bell
- Busy intersection with excellent visibility
- Traffic Counts:

W. Van Buren: 26,000 cars daily

N. 35th Ave: 42,600 cars daily

- Demographics

	<u>1-mile</u>	<u>3-miles</u>	<u>5-miles</u>
Population	23,674	124,650	399,354
Income	\$36,095	\$37,318	\$41,328



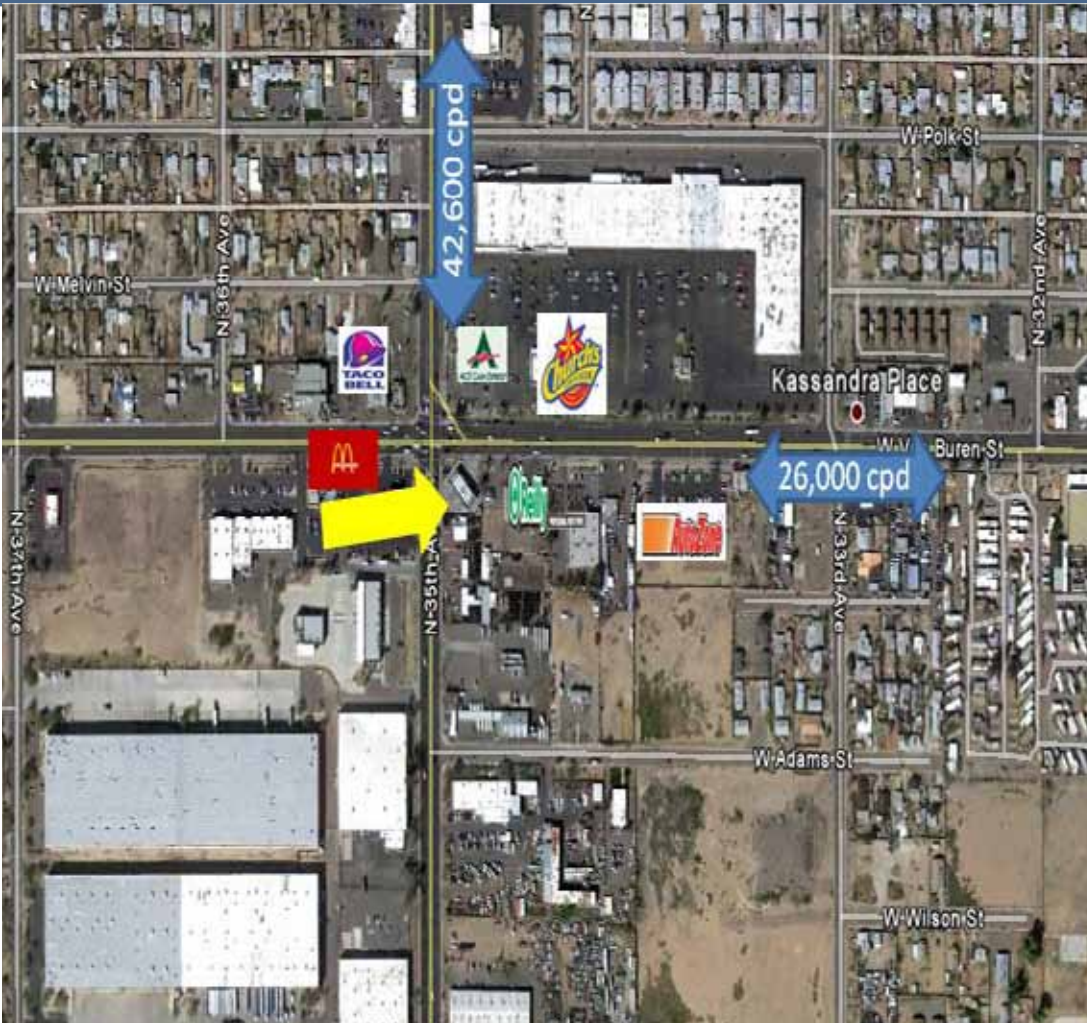
Former Chevron Station

3445 Van Buren, Phoenix, AZ 85009

Co-Listing Advisors

Jay Annand
ANNANDALE REAL ESTATE
President
17776 Preston Road, Suite 250
Dallas, TX 75252
214.207.9016 Cell
214.358.3975 Office
jay@annandaleco.com

Les Darnell
JOHN HALL & ASSOC.
9366 E. Raintree Rd #101
Scottsdale, AZ 85260
480.720.2725
lesdarnell1@cox.net



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears