



Van Buren St & Central/1st Ave Station

Station Area Destinations and Development Opportunities

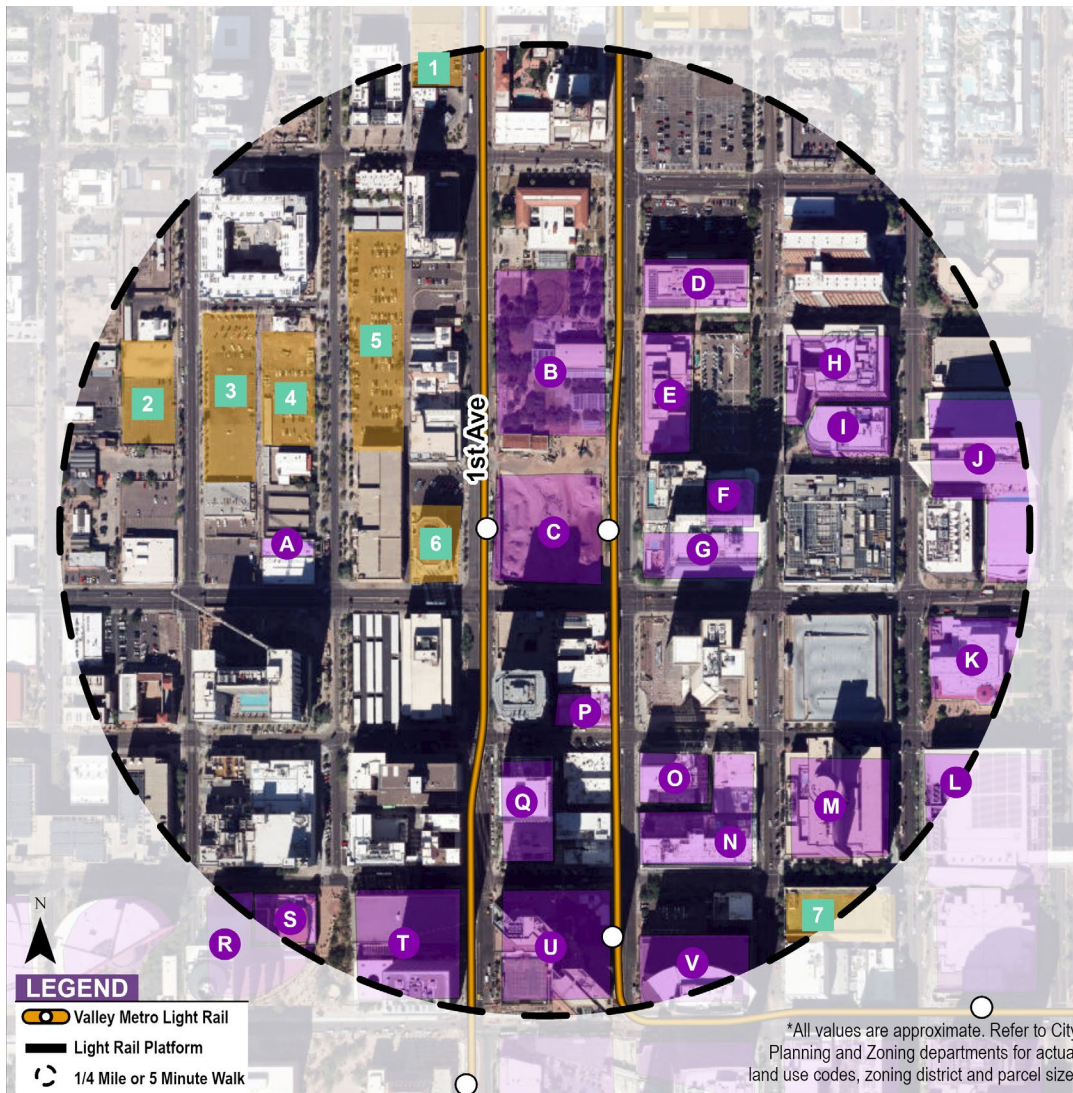
Development Opportunities*

- 1 Surface Parking | 0.9 acres | DTC - Downtown Gateway - Max HT 525'
- 2 Surface Parking | 0.9 acres | DTC - Van Buren - Max HT 540'
- 3 Surface Parking | 1.5 acres | DTC - Business Core - Max HT 540'

- 4 Surface Parking | 1 acres | DTC - Business Core - Max HT 525'
- 5 Surface Parking | 2.1 acres | DTC - Business Core - Max HT 550'
- 6 302 N 1st Ave
- 7 109 E Adams St

Destinations

- A Crescent Ballroom
- B Civic Space Park
- C Central Station Redevelopment Site
- D ASU Downtown- Cronkite Building
- E ASU Downtown- UCENT
- F Hampton Inn
- G Freeport McMoran Tower
- H ASU College of Law
- I ASU Thunderbird School of Global Management
- J Sheraton Phoenix Hotel
- K Herberger Theater
- L Phoenix Convention Center - West Building
- M Hyatt Regency Hotel
- N Renaissance Marriott Hotel
- O Hilton Garden Inn
- P San Carlos Hotel
- Q 101 N. Central Office Tower
- R Phoenix City Hall
- S Orpheum Theater
- T Future Phoenix PD HQ Building
- U Renaissance Towers
- V One North Central Office Tower



Development Opportunities

- » 1. High-Rise Mixed-Use Residential
- » 2. Commercial Retail
- » 3. Office

*All values are approximate. Refer to City Planning and Zoning departments for actual land use codes, zoning district and parcel size.

Light Rail Route

- PHOENIX
- Metro Parkway
- Mountain View/25th Ave
- 25th Ave/Dunlap
- 19th Ave/Dunlap
- Northern/19th Ave
- Glendale/19th Ave
- 19th Ave/Montebello
- 19th Ave/Camelback
- 7th Ave/Camelback
- Central Ave/Camelback
- Campbell/Central Ave
- Indian School/Central Ave
- Osborn/Central Ave
- Thomas/Central Ave
- Encanto/Central Ave
- McDowell/Central Ave
- Roosevelt/Central Ave
- Van Buren/Central Ave
- Van Buren/1st Ave
- Washington/Central Ave
- Jefferson/1st Ave
- 3rd St/Washington
- 3rd St/Jefferson
- 12th St/Washington
- 24th St/Washington
- 24th St/Jefferson
- 38th St/Washington
- TEMPE
- 44th St/Washington
- 50th St/Washington
- Priest Dr/Washington
- Center Pkwy/Washington
- Mill Ave/Third St
- Veterans Way/College Ave
- University Dr/Rural
- Dorsey Ln/Apache Blvd
- McClintock Dr/Apache Blvd
- Smith-Martin/Apache Blvd
- Price-101 Fwy/Apache Blvd
- MESA
- Sycamore/Main St
- Alma School/Main St
- Country Club/Main St
- Center/Main St
- Mesa/Main St
- Stapley Dr/Main St
- Gilbert Rd/Main St

- LEGEND**
- Featured Station
 - Station
 - Park-and-Ride
 - Transit Center

- » Central Station
- » Route 7
- » Route 10
- » Route 8

Major Employers

- » City of Phoenix
- » Snell & Wilmer
- » Quarles & Brady
- » Arizona State University - Downtown Campus
- » Quicken Loans
- » US Bankruptcy Court
- » The Arizona Republic
- » Freeport McMoran
- » Upgrade
- » Spaces Co-Working

Existing Retail/Services

- » Sheraton Grand Phoenix
- » Renaissance Hotel
- » Hyatt Regency
- » Westin Hotel
- » Hilton Garden Inn
- » San Carlos Hotel
- » Hampton Inn
- » US Post Office
- » Lincoln Family YMCA
- » U.S. Bankruptcy Court
- » Downtown Phoenix Dental

Existing Dining / Entertainment

- » Crescent Ballroom
- » The Van Buren
- » Valley Bar
- » Herberger Theater
- » Motomoto
- » Cornish Pastry Company
- » Seamus McCaffrey's Pub
- » Centrico
- » Hanny's
- » Melinda's Alley
- » Harumi Sushi
- » Ramen Kagawa
- » Loaded Weiner
- » Zen Thai Cafe
- » Thai Basil
- » Anheho
- » State 48 Brewery
- » Hidden Track Cafe
- » Starbucks
- » Chick Fil A
- » Pizza Hut
- » Subway
- » Press Coffee
- » Huss Brewpub
- » Gus's World Famous Fried Chicken
- » Quartz Cocktail Bar
- » Boba Cutea Cafe

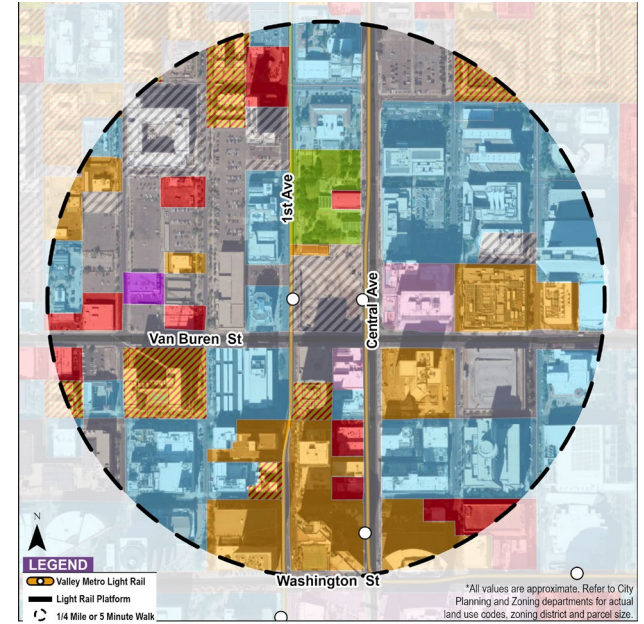
Demographics

Population	2,609 people
Station's Population Density Ratio	2.32 times more dense than rest of the City
Jobs within 1/3 sq mi.	16,033
Station's Job Density Ratio	32.37 times more dense than rest of the City
Median HH Income	\$14,844
Median Age	19

Transit Station Attributes

- Intersecting Bus Routes
- » GAL
 - » Route 3
 - » Route 514
 - » Route 521
 - » Route 522
 - » Route 531
 - » Route 533
 - » Route 535
 - » SME
 - » Route 542
 - » Route 563
 - » Route I10E
 - » Route I 10 W
 - » Route I17
 - » Route SR51

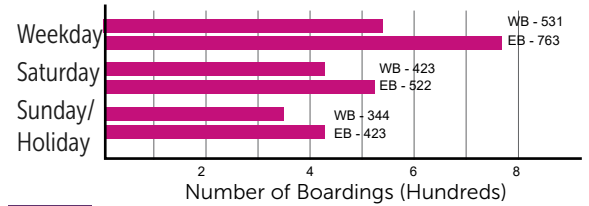
Land Use (1/4 mile)



GENERAL PLAN LAND USE MAP LEGEND

Green	Parks/Open Space	Yellow	Residential 1 to 2 du/acre
Grey	Industrial	Light Yellow	Residential 3.5 to 5 du/acre
Red	Commercial	Orange	Residential 5 to 10 du/acre
Blue	Public/Quasi-public	Dark Orange	Residential 10 to 15 du/acre
Pink	Mixed Use	Brown	Residential 15+ du/acre

Station Boardings Daily Average



- LEGEND**
- Featured Station

Recent New Development

- » (2021) AC Marriott Hotel - 199 rooms
- » (2021) Kennect - 320 unit multi-family
- » (2021) Fusion on First, ASU - 532 residents
- » (2021) ASU Thunderbird School
- » (2022) X Phoenix - Phase 1 - 330 unit multi-family
- » (2022) Ave Phoenix Terra - 329 unit multi-family
- » (2023) The Rey - 322 unit multi-family

Planned Nearby Development

- » Aspire Fillmore - 249 unit multi-family (under construction)
- » Central Station - 517 unit multi-family (under construction)
- » X Phoenix - Phase 2 - 352 unit multi-family (under construction)
- » The Fillmore - Phase 2 - 353 unit multi-family
- » 601 N Central - 747 unit multi-family (under construction)