



3,691 sf 2nd generation restaurant with patio available



Built in 1975 and completely
remodeled in 2016



Located near the Central Avenue and
Camelback Road Light Rail "park & ride" station



Large monument signage available



40+ parking spaces with side street parking
along Medlock Drive

Get more information

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

Alec Miller

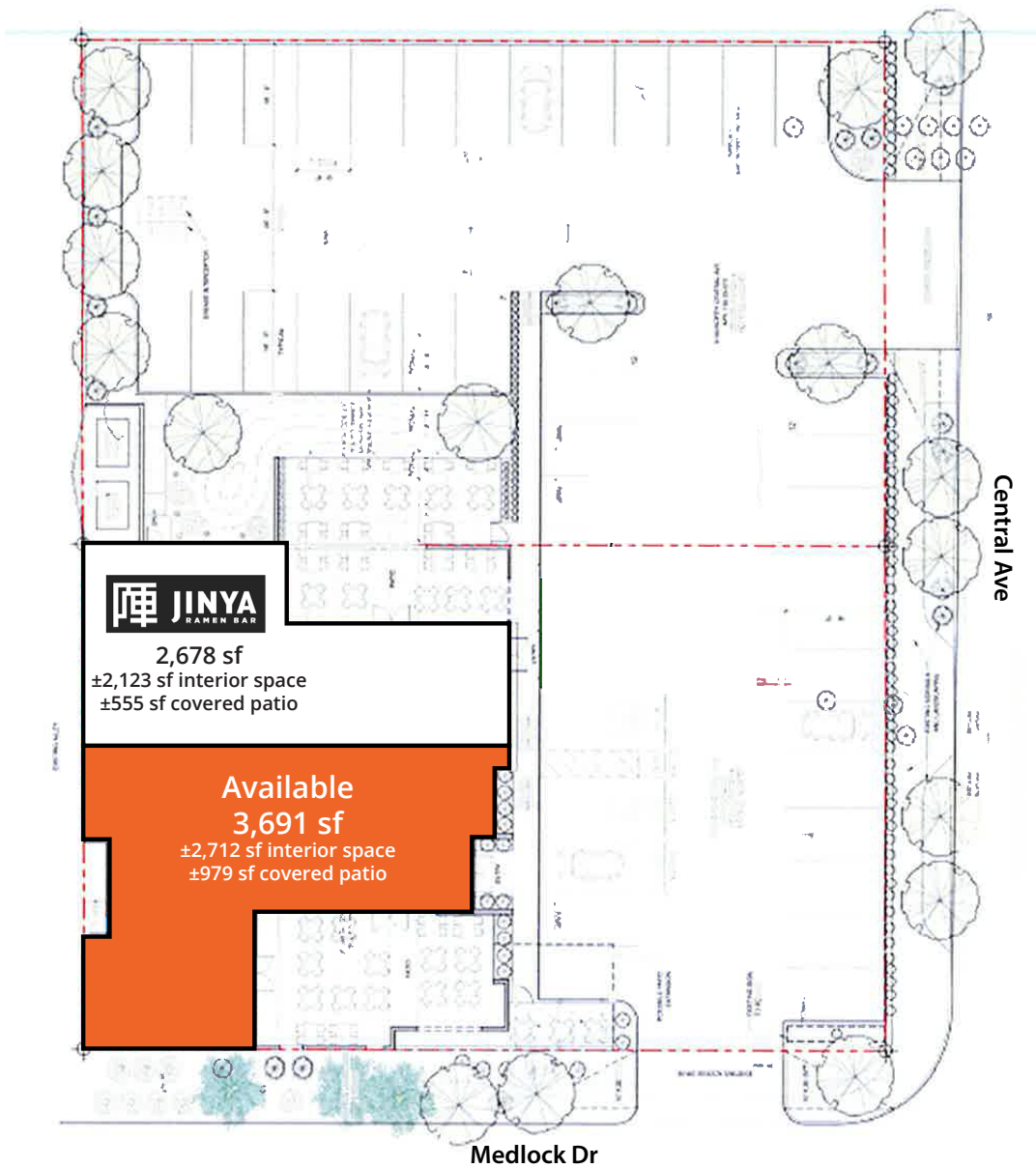
D 480 423 7955

C 480 531 0369

alec.miller@avisonyoung.com

Site plan & availability

2nd generation restaurant for lease
N/NWC Central Ave & Camelback Rd



| Tenant | Size |
|-----------------|-----------|
| Jinya Ramen bar | 2,678 sf |
| Internal space | ±2,123 sf |
| Covered patio | ±555 sf |
| Available | 3,691 sf |
| Internal space | ±2,712 sf |
| Covered patio | ±979 sf |

Location

2nd generation restaurant for lease
N/NWC Central Ave & Camelback Rd





Trade area


2nd generation restaurant for lease
N/NWC Central Ave & Camelback Rd





Demographics

| | | | |
|---|---------------|----------------|----------------|
|  | 1-mile | 3-miles | 5-miles |
| Population | 17,933 | 183,344 | 451,166 |


| | | | |
|---|-------------|-------------|-------------|
|  | 1-mile | 3-miles | 5-miles |
| Median age | 39.7 | 36.4 | 34.6 |

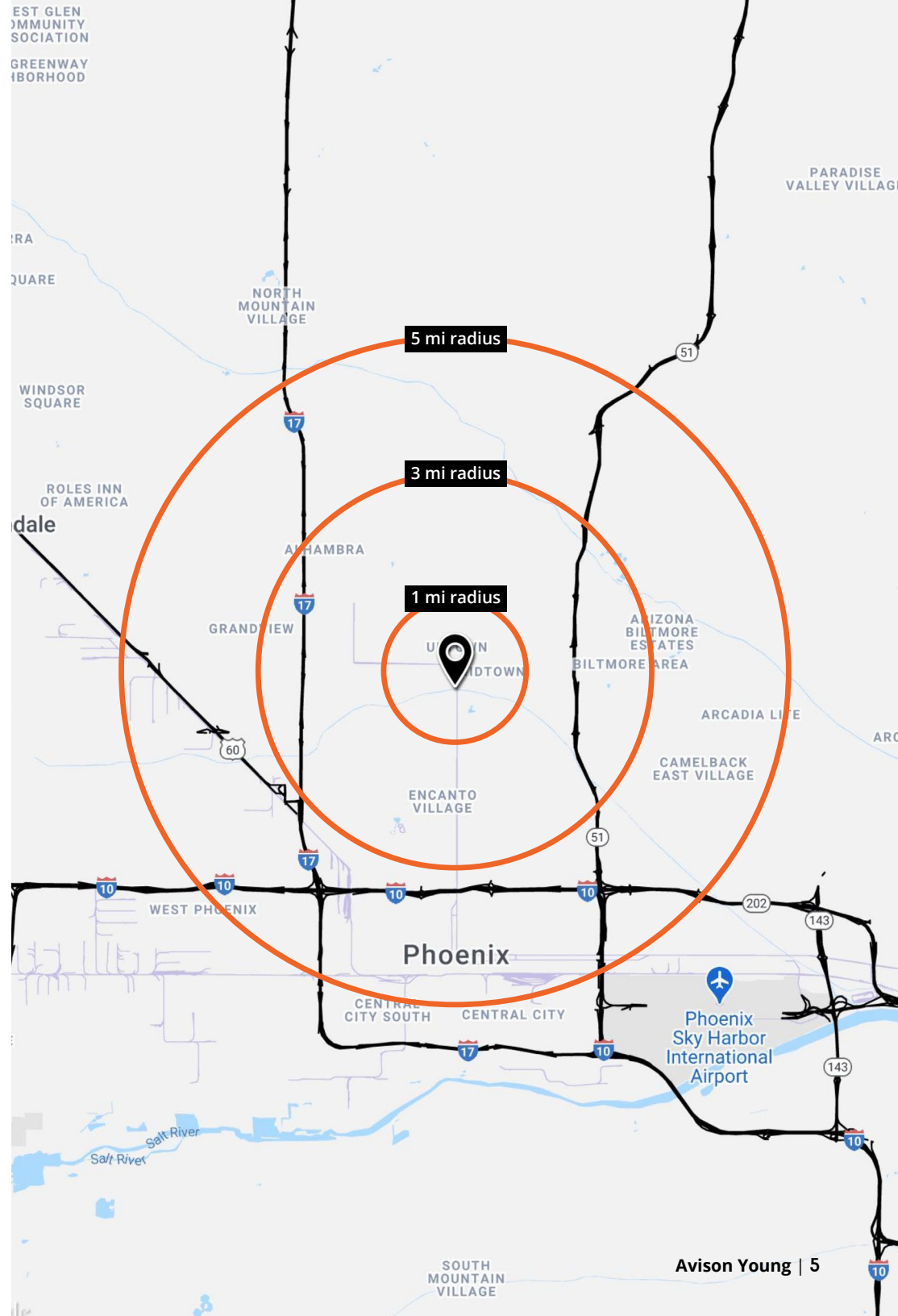
| | | | |
|---|---------------|----------------|----------------|
|  | 1-mile | 3-miles | 5-miles |
| Daytime employment | 12,104 | 140,123 | 333,705 |

| | | | |
|---|-----------------|-----------------|-----------------|
|  | 1-mile | 3-miles | 5-miles |
| Avg. HH income | \$87,053 | \$87,206 | \$82,484 |

| | | | |
|---|---------------|---------------|----------------|
|  | 1-mile | 3-miles | 5-miles |
| HH units | 10,258 | 88,088 | 196,855 |

Traffic counts

| | | |
|---|----------------|--------------------|
|  | Central Avenue | ±40,332 cpd |
| | Camelback Road | ±20,353 cpd |





Visit us online
avisonyoung.com

© 2022 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

**AVISON
YOUNG**