



3820 E Ray Road | NEC Ray Road & Ranch Circle North

Mountain Park Pavilions

6,000 SF Former Angry Crab Shack

2nd Generation Restaurant Space



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Availability

- 6,000 sf - former restaurant

Opportunity

- Enhance sales with the strong consumer traffic from Fry's Food Stores, UFC Gym fitness facility, and The Melting Pot
- Grow profits by developing strong relationships with consumers in the affluent neighborhoods of Ahwatukee
- Reduce expenses with more affordable rental rates than regional power center sites along Ray Road corridor

Traffic Counts

- Ray Road: ±21,409 CPD
- Ranch Circle North: ±8,044 CPD

Notable Tenants



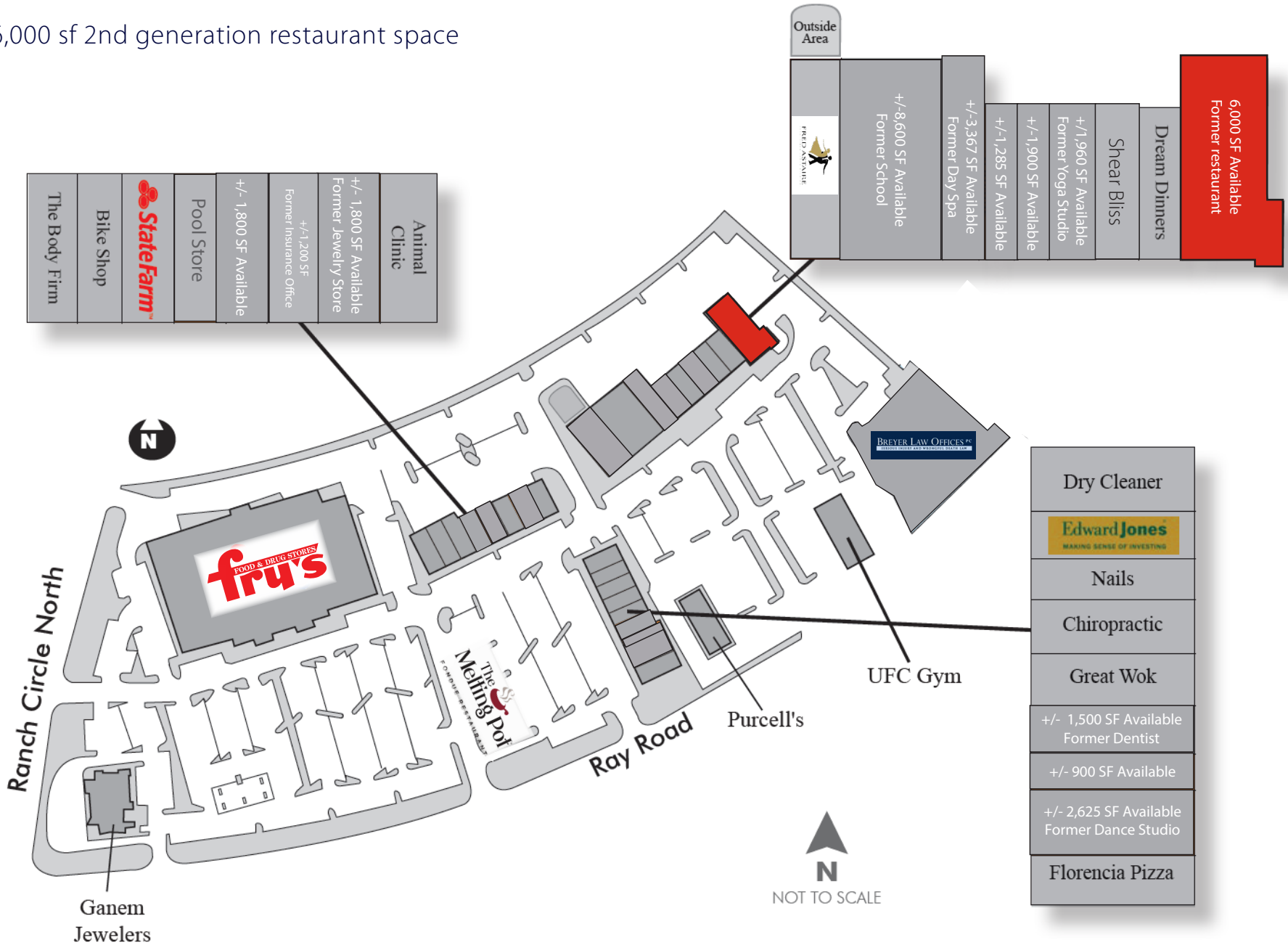
2019 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	17,504	77,912	183,571
Avg. Household Income	\$118,317	\$120,287	\$112,802
Daytime Employment	5,349	52,695	89,448







■ 6,000 sf 2nd generation restaurant space





Calculated using Weighted Block Centroid from Block Groups

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Lat/Lon: 33.32/-111.9922

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E Ray Rd & E Ranch Cir Dr N			
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	17,504	77,912	183,571
Projected Population (2024)	19,090	85,014	200,339
Census Population (2010)	16,661	69,557	165,059
Census Population (2000)	16,664	71,370	163,550
Projected Annual Growth (2019 to 2024)	1,586 1.8%	7,102 1.8%	16,768 1.8%
Historical Annual Growth (2010 to 2019)	843 0.5%	8,355 1.2%	18,512 1.1%
Historical Annual Growth (2000 to 2010)	-3 -	-1,813 -0.3%	1,509 -
Estimated Population Density (2019)	5,575 psm	2,757 psm	2,338 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	7,539	32,600	73,538
Projected Households (2024)	7,901	34,160	77,154
Census Households (2010)	7,091	28,886	65,421
Census Households (2000)	6,674	27,689	61,443
Estimated Households with Children (2019)	2,329 30.9%	10,161 31.2%	23,336 31.7%
Estimated Average Household Size (2019)	2.31	2.39	2.49
Average Household Income			
Estimated Average Household Income (2019)	\$118,317	\$120,287	\$112,802
Projected Average Household Income (2024)	\$137,160	\$139,183	\$129,582
Estimated Average Family Income (2019)	\$151,880	\$148,936	\$136,543
Median Household Income			
Estimated Median Household Income (2019)	\$93,340	\$92,643	\$89,002
Projected Median Household Income (2024)	\$106,997	\$106,481	\$102,328
Estimated Median Family Income (2019)	\$112,175	\$114,819	\$107,478
Per Capita Income			
Estimated Per Capita Income (2019)	\$50,989	\$50,345	\$45,212
Projected Per Capita Income (2024)	\$56,794	\$55,940	\$49,926
Estimated Per Capita Income 5 Year Growth	\$5,805 11.4%	\$5,596 11.1%	\$4,714 10.4%
Estimated Average Household Net Worth (2019)	\$1,079,846	\$1,176,862	\$1,101,721
Daytime Demos (2019)			
Total Businesses	578	3,851	6,799
Total Employees	5,349	52,695	89,448
Company Headquarter Businesses	-	50 1.3%	75 1.1%
Company Headquarter Employees	-	5,788 11.0%	7,646 8.5%
Employee Population per Business	9.3	13.7	13.2
Residential Population per Business	30.3	20.2	27.0

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E Ray Rd & E Ranch Cir Dr N					
	1 mi radius	3 mi radius	5 mi radius		
Race & Ethnicity					
White (2019)	12,225 69.8%	56,329 72.3%	124,531 67.8%		
Black or African American (2019)	1,702 9.7%	6,130 7.9%	15,446 8.4%		
American Indian or Alaska Native (2019)	343 2.0%	1,390 1.8%	4,892 2.7%		
Asian (2019)	1,426 8.1%	6,448 8.3%	14,368 7.8%		
Hawaiian or Pacific Islander (2019)	47 0.3%	172 0.2%	416 0.2%		
Other Race (2019)	831 4.7%	3,597 4.6%	15,311 8.3%		
Two or More Races (2019)	930 5.3%	3,846 4.9%	8,608 4.7%		
Not Hispanic or Latino Population (2019)	14,228 81.3%	63,405 81.4%	140,412 76.5%		
Hispanic or Latino Population (2019)	3,276 18.7%	14,507 18.6%	43,159 23.5%		
Not Hispanic or Latino Population (2024)	15,377 80.5%	68,500 80.6%	151,932 75.8%		
Hispanic or Latino Population (2024)	3,713 19.5%	16,514 19.4%	48,407 24.2%		
Not Hispanic or Latino Population (2010)	14,260 85.6%	60,099 86.4%	131,078 79.4%		
Hispanic or Latino Population (2010)	2,401 14.4%	9,459 13.6%	33,981 20.6%		
Not Hispanic or Latino Population (2000)	15,067 90.4%	64,586 90.5%	137,391 84.0%		
Hispanic or Latino Population (2000)	1,597 9.6%	6,784 9.5%	26,159 16.0%		
Projected Hispanic Annual Growth (2019 to 2024)	437 2.7%	2,007 2.8%	5,247 2.4%		
Historic Hispanic Annual Growth (2000 to 2019)	1,679 5.5%	7,723 6.0%	17,000 3.4%		
Age Distribution (2019)					
Age Under 5	1,011 5.8%	4,136 5.3%	10,303 5.6%		
Age 5 to 9 Years	1,067 6.1%	4,497 5.8%	10,982 6.0%		
Age 10 to 14 Years	1,217 7.0%	5,300 6.8%	12,521 6.8%		
Age 15 to 19 Years	1,075 6.1%	5,070 6.5%	12,323 6.7%		
Age 20 to 24 Years	1,133 6.5%	5,038 6.5%	13,043 7.1%		
Age 25 to 29 Years	1,669 9.5%	6,441 8.3%	15,453 8.4%		
Age 30 to 34 Years	1,442 8.2%	5,883 7.6%	13,687 7.5%		
Age 35 to 39 Years	1,303 7.4%	5,423 7.0%	12,682 6.9%		
Age 40 to 44 Years	1,170 6.7%	5,122 6.6%	11,905 6.5%		
Age 45 to 49 Years	1,289 7.4%	6,040 7.8%	13,625 7.4%		
Age 50 to 54 Years	1,223 7.0%	5,858 7.5%	13,298 7.2%		
Age 55 to 59 Years	1,094 6.2%	5,378 6.9%	12,541 6.8%		
Age 60 to 64 Years	819 4.7%	4,099 5.3%	9,783 5.3%		
Age 65 to 74 Years	1,155 6.6%	5,663 7.3%	12,910 7.0%		
Age 75 to 84 Years	624 3.6%	2,920 3.7%	6,274 3.4%		
Age 85 Years or Over	213 1.2%	1,045 1.3%	2,240 1.2%		
Median Age	35.6	37.6	36.3		
Gender Age Distribution (2019)					
Female Population	8,974 51.3%	39,714 51.0%	92,927 50.6%		
Age 0 to 19 Years	2,046 22.8%	9,134 23.0%	22,426 24.1%		
Age 20 to 64 Years	5,830 65.0%	25,300 63.7%	58,760 63.2%		
Age 65 Years or Over	1,098 12.2%	5,280 13.3%	11,740 12.6%		
Female Median Age	36.8	38.4	37.2		
Male Population	8,530 48.7%	38,198 49.0%	90,644 49.4%		
Age 0 to 19 Years	2,324 27.2%	9,869 25.8%	23,703 26.1%		
Age 20 to 64 Years	5,311 62.3%	23,981 62.8%	57,258 63.2%		
Age 65 Years or Over	895 10.5%	4,348 11.4%	9,684 10.7%		
Male Median Age	34.4	36.6	35.5		

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E Ray Rd & E Ranch Cir Dr N						
	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2019)						
HH Income \$200,000 or More	646	8.6%	3,587	11.0%	7,352	10.0%
HH Income \$150,000 to \$199,999	904	12.0%	3,605	11.1%	7,796	10.6%
HH Income \$100,000 to \$149,999	1,688	22.4%	6,740	20.7%	13,869	18.9%
HH Income \$75,000 to \$99,999	1,249	16.6%	5,247	16.1%	11,483	15.6%
HH Income \$50,000 to \$74,999	1,370	18.2%	5,667	17.4%	13,652	18.6%
HH Income \$35,000 to \$49,999	706	9.4%	3,276	10.0%	7,843	10.7%
HH Income \$25,000 to \$34,999	383	5.1%	1,740	5.3%	4,221	5.7%
HH Income \$15,000 to \$24,999	299	4.0%	1,433	4.4%	3,727	5.1%
HH Income Under \$15,000	294	3.9%	1,303	4.0%	3,595	4.9%
HH Income \$35,000 or More	6,563	87.1%	28,123	86.3%	61,995	84.3%
HH Income \$75,000 or More	4,487	59.5%	19,180	58.8%	40,500	55.1%
Housing (2019)						
Total Housing Units	7,705		33,459		75,739	
Housing Units Occupied	7,539	97.8%	32,600	97.4%	73,538	97.1%
Housing Units Owner-Occupied	3,880	51.5%	19,272	59.1%	44,162	60.1%
Housing Units, Renter-Occupied	3,659	48.5%	13,327	40.9%	29,376	39.9%
Housing Units, Vacant	166	2.2%	859	2.6%	2,201	3.0%
Marital Status (2019)						
Never Married	4,771	33.6%	20,982	32.8%	53,439	35.7%
Currently Married	6,478	45.6%	29,752	46.5%	65,942	44.0%
Separated	540	3.8%	2,155	3.4%	6,052	4.0%
Widowed	595	4.2%	2,649	4.1%	5,827	3.9%
Divorced	1,825	12.8%	8,441	13.2%	18,506	12.4%
Household Type (2019)						
Population Family	13,689	78.2%	62,325	80.0%	147,411	80.3%
Population Non-Family	3,761	21.5%	15,464	19.8%	35,568	19.4%
Population Group Quarters	54	0.3%	123	0.2%	593	0.3%
Family Households	4,565	60.5%	20,370	62.5%	46,412	63.1%
Non-Family Households	2,975	39.5%	12,230	37.5%	27,126	36.9%
Married Couple with Children	1,384	21.4%	6,561	22.1%	14,699	22.3%
Average Family Household Size	3.0		3.1		3.2	
Household Size (2019)						
1 Person Households	2,293	30.4%	9,279	28.5%	20,148	27.4%
2 Person Households	2,614	34.7%	11,329	34.8%	24,784	33.7%
3 Person Households	1,261	16.7%	5,372	16.5%	12,110	16.5%
4 Person Households	920	12.2%	4,300	13.2%	9,752	13.3%
5 Person Households	308	4.1%	1,586	4.9%	4,031	5.5%
6 or More Person Households	143	1.9%	734	2.3%	2,713	3.7%
Household Vehicles (2019)						
Households with 0 Vehicles Available	331	4.4%	1,104	3.4%	2,867	3.9%
Households with 1 Vehicles Available	2,343	31.1%	11,111	34.1%	24,850	33.8%
Households with 2 or More Vehicles Available	4,865	64.5%	20,385	62.5%	45,822	62.3%
Total Vehicles Available	14,067		61,380		138,420	
Average Vehicles Per Household	1.9		1.9		1.9	

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E Ray Rd & E Ranch Cir Dr N						
	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	13,990		62,901		147,336	
Estimated Civilian Employed	10,496	75.0%	45,067	71.6%	104,127	70.7%
Estimated Civilian Unemployed	192	1.4%	1,262	2.0%	3,443	2.3%
Estimated in Armed Forces	3	-	33	-	33	-
Estimated Not in Labor Force	3,300	23.6%	16,539	26.3%	39,733	27.0%
Unemployment Rate	1.4%		2.0%		2.3%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	10,496		45,067		104,127	
Management, Business, Financial Operations	2,132	20.3%	9,947	22.1%	21,174	20.3%
Professional, Related	2,515	24.0%	12,043	26.7%	27,173	26.1%
Service	1,358	12.9%	5,141	11.4%	13,365	12.8%
Sales, Office	3,212	30.6%	12,398	27.5%	27,723	26.6%
Farming, Fishing, Forestry	14	0.1%	46	0.1%	146	0.1%
Construct, Extraction, Maintenance	479	4.6%	2,188	4.9%	5,711	5.5%
Production, Transport Material Moving	785	7.5%	3,304	7.3%	8,835	8.5%
White Collar Workers	7,859	74.9%	34,389	76.3%	76,070	73.1%
Blue Collar Workers	2,636	25.1%	10,678	23.7%	28,057	26.9%
Consumer Expenditure (2019)						
Total Household Expenditure	\$596.84 M		\$2.61 B		\$5.6 B	
Total Non-Retail Expenditure	\$315.26 M	52.8%	\$1.38 B	52.9%	\$2.96 B	52.8%
Total Retail Expenditure	\$281.58 M	47.2%	\$1.23 B	47.1%	\$2.64 B	47.2%
Apparel	\$21.33 M	3.6%	\$93.35 M	3.6%	\$199.98 M	3.6%
Contributions	\$19.8 M	3.3%	\$87.74 M	3.4%	\$187.06 M	3.3%
Education	\$18.9 M	3.2%	\$83.64 M	3.2%	\$178.06 M	3.2%
Entertainment	\$34.29 M	5.7%	\$150.23 M	5.8%	\$321.32 M	5.7%
Food and Beverages	\$87.36 M	14.6%	\$381.59 M	14.6%	\$819.26 M	14.6%
Furnishings and Equipment	\$21.3 M	3.6%	\$93.26 M	3.6%	\$199.46 M	3.6%
Gifts	\$15.01 M	2.5%	\$66.81 M	2.6%	\$142.12 M	2.5%
Health Care	\$49.23 M	8.2%	\$215.7 M	8.3%	\$463.24 M	8.3%
Household Operations	\$23.51 M	3.9%	\$103.39 M	4.0%	\$221.3 M	4.0%
Miscellaneous Expenses	\$11.33 M	1.9%	\$49.6 M	1.9%	\$106.21 M	1.9%
Personal Care	\$8.03 M	1.3%	\$35.12 M	1.3%	\$75.22 M	1.3%
Personal Insurance	\$4.33 M	0.7%	\$19.1 M	0.7%	\$40.7 M	0.7%
Reading	\$1.3 M	0.2%	\$5.7 M	0.2%	\$12.21 M	0.2%
Shelter	\$126.1 M	21.1%	\$549.82 M	21.0%	\$1.18 B	21.1%
Tobacco	\$3.34 M	0.6%	\$14.52 M	0.6%	\$31.53 M	0.6%
Transportation	\$109.24 M	18.3%	\$476.8 M	18.3%	\$1.02 B	18.3%
Utilities	\$42.45 M	7.1%	\$185.72 M	7.1%	\$400.33 M	7.1%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	12,000		53,871		124,399	
Elementary (Grade Level 0 to 8)	167	1.4%	505	0.9%	2,601	2.1%
Some High School (Grade Level 9 to 11)	285	2.4%	1,504	2.8%	5,368	4.3%
High School Graduate	1,699	14.2%	7,237	13.4%	19,780	15.9%
Some College	2,537	21.1%	11,679	21.7%	26,765	21.5%
Associate Degree Only	1,583	13.2%	5,879	10.9%	11,613	9.3%
Bachelor Degree Only	3,406	28.4%	16,312	30.3%	34,840	28.0%
Graduate Degree	2,322	19.4%	10,755	20.0%	23,432	18.8%

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RF5

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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	13,990		62,901		147,336	
Estimated Civilian Employed	10,496	75.0%	45,067	71.6%	104,127	70.7%
Estimated Civilian Unemployed	192	1.4%	1,262	2.0%	3,443	2.3%
Estimated in Armed Forces	3	-	33	-	33	-
Estimated Not in Labor Force	3,300	23.6%	16,539	26.3%	39,733	27.0%
Unemployment Rate	1.4%		2.0%		2.3%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	10,496		45,067		104,127	
Management, Business, Financial Operations	2,132	20.3%	9,947	22.1%	21,174	20.3%
Professional, Related	2,515	24.0%	12,043	26.7%	27,173	26.1%
Service	1,358	12.9%	5,141	11.4%	13,365	12.8%
Sales, Office	3,212	30.6%	12,398	27.5%	27,723	26.6%
Farming, Fishing, Forestry	14	0.1%	46	0.1%	146	0.1%
Construct, Extraction, Maintenance	479	4.6%	2,188	4.9%	5,711	5.5%
Production, Transport Material Moving	785	7.5%	3,304	7.3%	8,835	8.5%
White Collar Workers	7,859	74.9%	34,389	76.3%	76,070	73.1%
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Consumer Expenditure (2019)						
Total Household Expenditure	\$596.84 M		\$2.61 B		\$5.6 B	
Total Non-Retail Expenditure	\$315.26 M	52.8%	\$1.38 B	52.9%	\$2.96 B	52.8%
Total Retail Expenditure	\$281.58 M	47.2%	\$1.23 B	47.1%	\$2.64 B	47.2%
Apparel	\$21.33 M	3.6%	\$93.35 M	3.6%	\$199.98 M	3.6%
Contributions	\$19.8 M	3.3%	\$87.74 M	3.4%	\$187.06 M	3.3%
Education	\$18.9 M	3.2%	\$83.64 M	3.2%	\$178.06 M	3.2%
Entertainment	\$34.29 M	5.7%	\$150.23 M	5.8%	\$321.32 M	5.7%
Food and Beverages	\$87.36 M	14.6%	\$381.59 M	14.6%	\$819.26 M	14.6%
Furnishings and Equipment	\$21.3 M	3.6%	\$93.26 M	3.6%	\$199.46 M	3.6%
Gifts	\$15.01 M	2.5%	\$66.81 M	2.6%	\$142.12 M	2.5%
Health Care	\$49.23 M	8.2%	\$215.7 M	8.3%	\$463.24 M	8.3%
Household Operations	\$23.51 M	3.9%	\$103.39 M	4.0%	\$221.3 M	4.0%
Miscellaneous Expenses	\$11.33 M	1.9%	\$49.6 M	1.9%	\$106.21 M	1.9%
Personal Care	\$8.03 M	1.3%	\$35.12 M	1.3%	\$75.22 M	1.3%
Personal Insurance	\$4.33 M	0.7%	\$19.1 M	0.7%	\$40.7 M	0.7%
Reading	\$1.3 M	0.2%	\$5.7 M	0.2%	\$12.21 M	0.2%
Shelter	\$126.1 M	21.1%	\$549.82 M	21.0%	\$1.18 B	21.1%
Tobacco	\$3.34 M	0.6%	\$14.52 M	0.6%	\$31.53 M	0.6%
Transportation	\$109.24 M	18.3%	\$476.8 M	18.3%	\$1.02 B	18.3%
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Associate Degree Only	1,583	13.2%	5,879	10.9%	11,613	9.3%
Bachelor Degree Only	3,406	28.4%	16,312	30.3%	34,840	28.0%
Graduate Degree	2,322	19.4%	10,755	20.0%	23,432	18.8%

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