

**Leasing Incentive -  
 Suite 106 & 108**

For any qualified tenants on a 36-month Lease Term, the landlord will offer the Base Rent Incentive. The Lease transaction must be executed on or before March 31, 2026:

**Suite 106 (2,005 SF)**

- Year 1 - \$13.50/NNN
- Year 2 - \$18.00/NNN
- Year 3 - \$19.50/NNN

**Suite 108 (2,069 SF)**

- Year 1 - \$14.50/NNN
- Year 2 - \$19.00/NNN
- Year 3 - \$20.50/NNN



# 7430 SOUTH 48TH STREET

PHOENIX, ARIZONA 85042

Retail PAD Building Across from Fry's Food Store

Beautiful Wood Flooring

Strong Traffic Counts

Great Street Visibility and Frontage

Close Proximity to I-10 & Phoenix Sky Harbor

Centrally Located Near Arizona Grand Resort, In-N-Out Burger, and Starbucks

Adjacent to 7-Brew Coffee (Final Permit Stage) and Take 5 Oil Change (Now Open)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	36.7	33.5	32.3
POPULATION:	14,359	96,835	277,872
AVERAGE HH INCOME:	\$85,324	\$96,862	\$108,906

TRAFFIC COUNTS	VPD
S 48TH STREET:	50,266
E BASELINE ROAD:	64,128

YEAR BUILT	1999
ZONING	C-2
APN	123-19-001R

**Matt Harper, CCIM**

Senior Vice President

623.692.9435

matt@citywidecre.com

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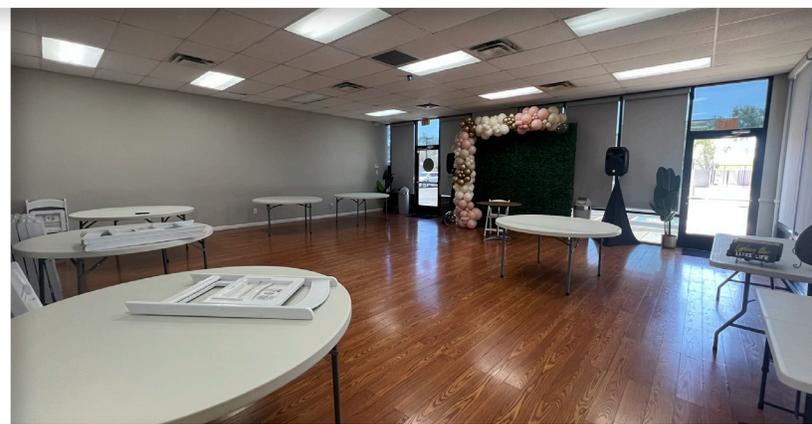
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**SUITE 108**



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**SUITE 106**



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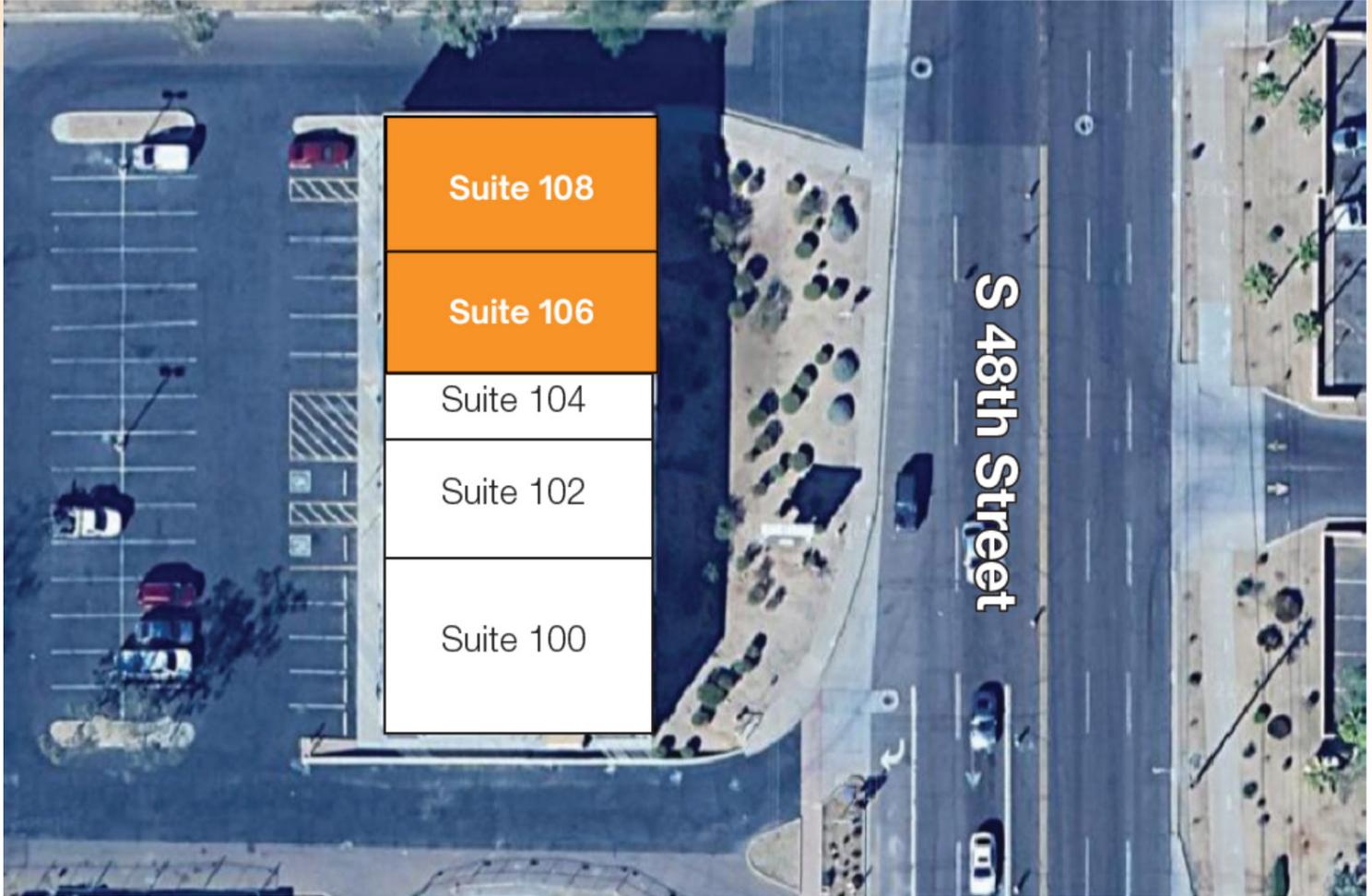
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SUITE	TENANT	SF	RATE
100	CASH TIME	3,167 SF	
102	BARBER	1,820 SF	
104	NEW HOPE OF ARIZONA	1,008 SF	
<b>106</b>	<b>AVAILABLE</b>	<b>2,005 SF</b>	<b>\$14.00 + NNN</b>
<b>108 (ENDCAP)</b>	<b>AVAILABLE</b>	<b>2,069 SF</b>	<b>\$15.00 + NNN</b>
<b>106-108</b>	<b>AVAILABLE</b>	<b>4,074 SF</b>	<b>\$15.00 + NNN</b>

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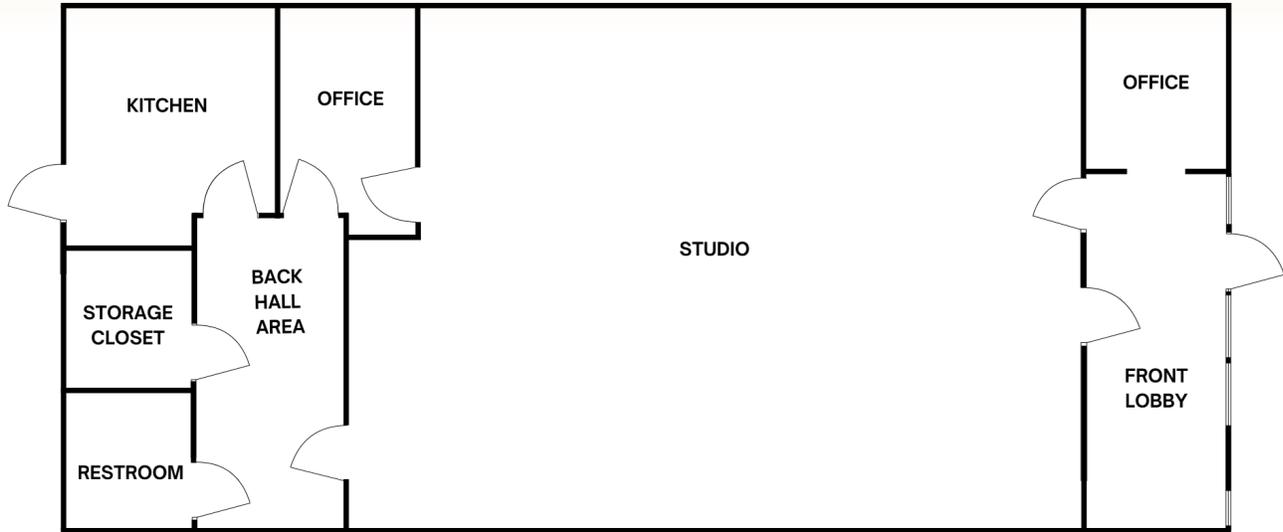
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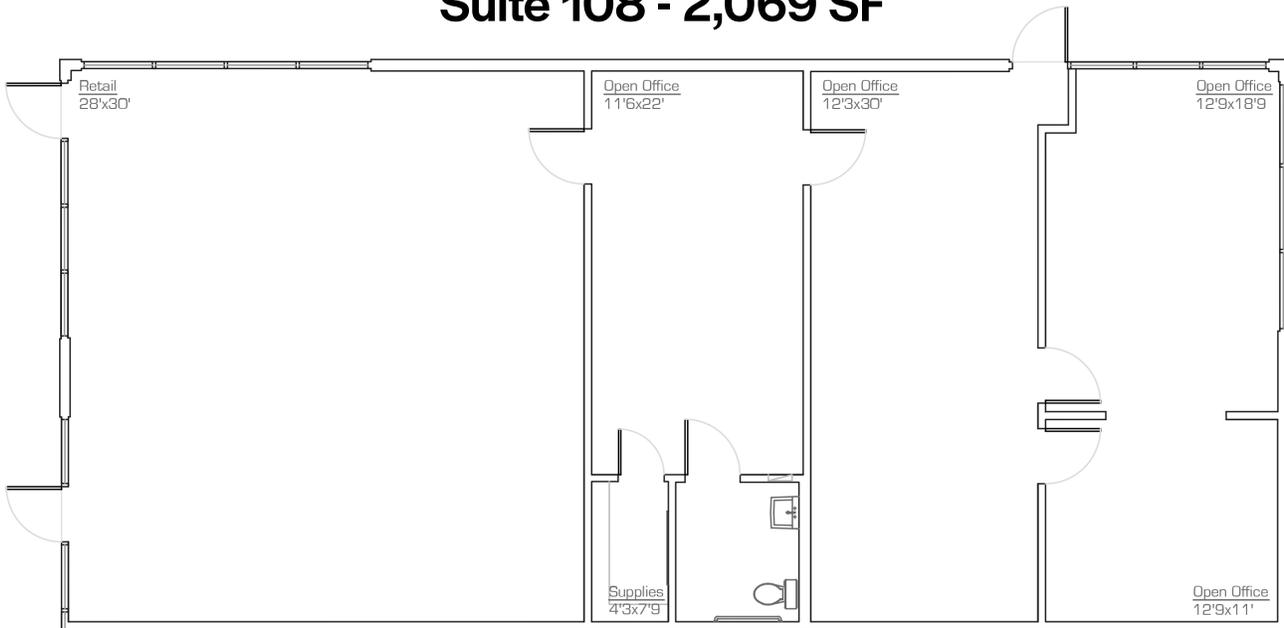
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