

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 - \$14.00/NNN
- Year 2 - \$18.00/NNN
- Year 3 - \$19.50/NNN

Suite 108 (2,069 SF)

- Year 1 - \$15.00/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

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

SUITE 108



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

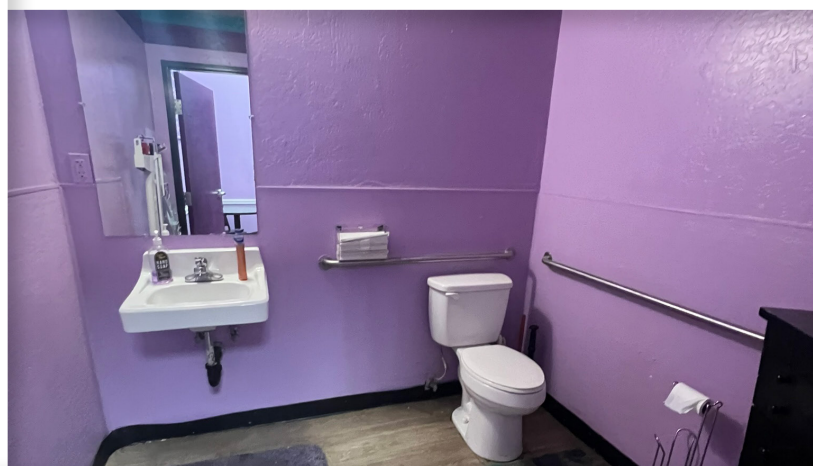
Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

SUITE 106



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

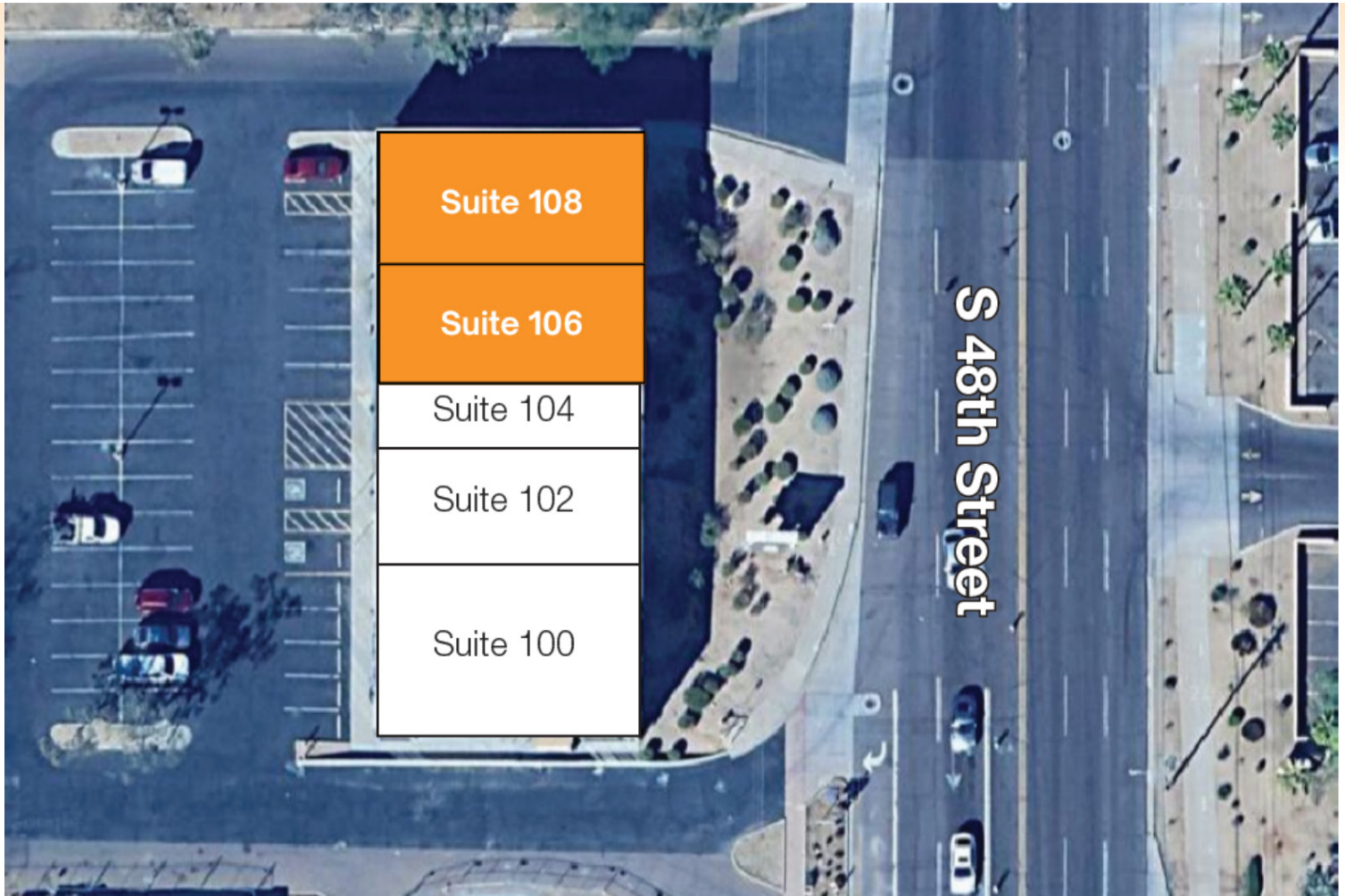
Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



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

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

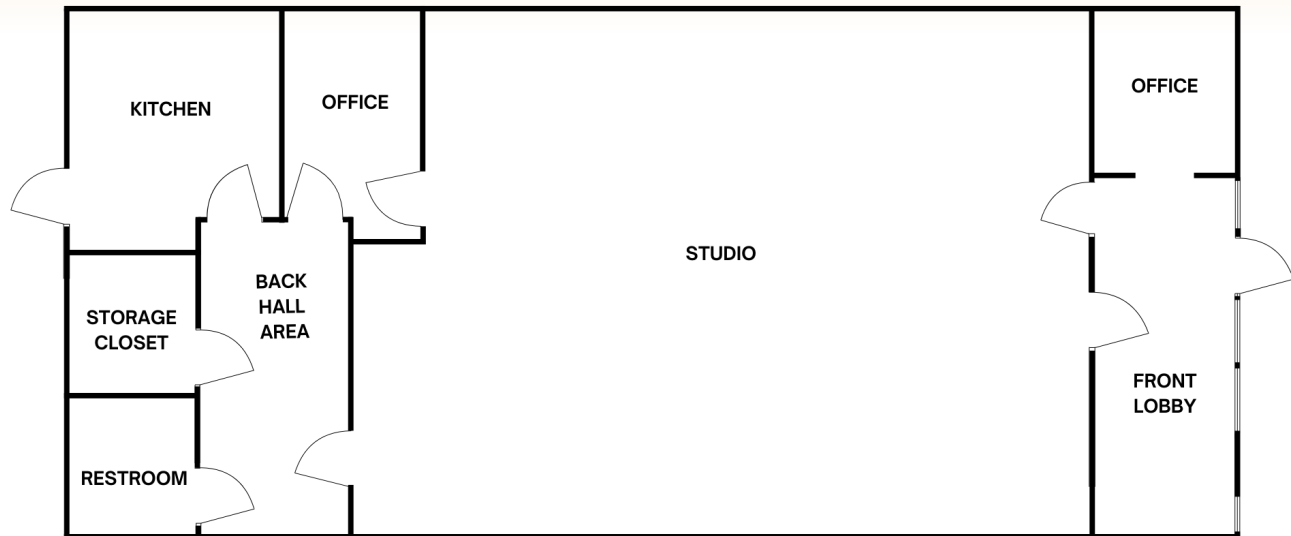
Senior Associate

602.423.3619

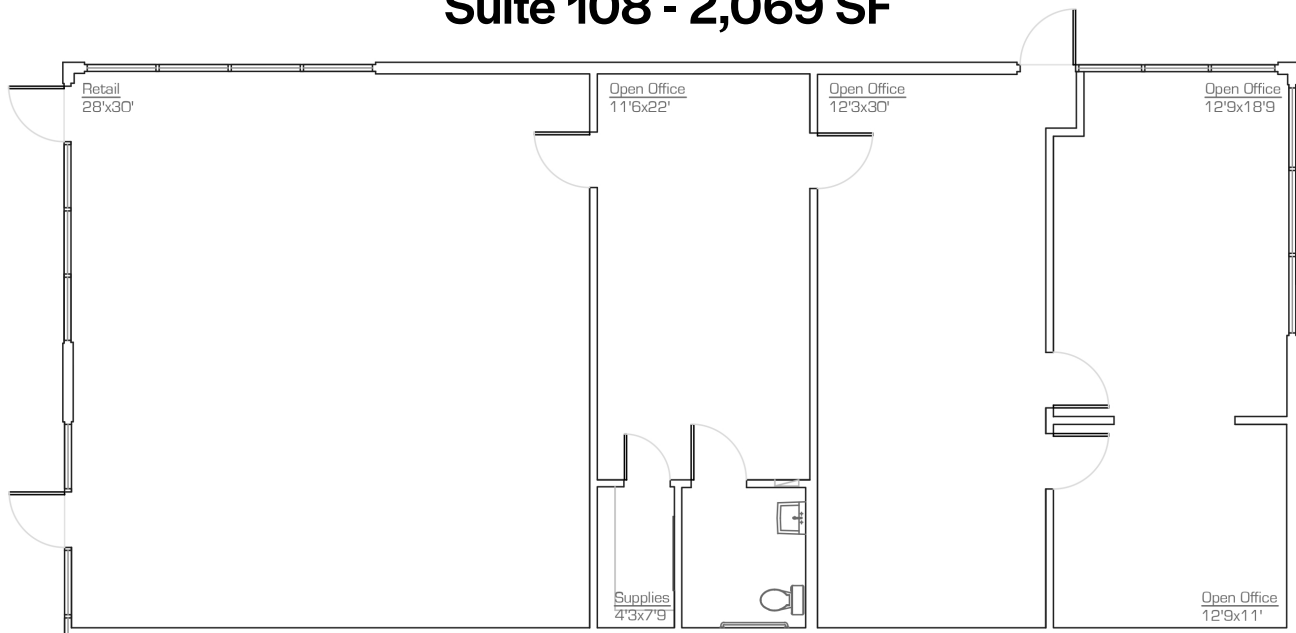
leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com

Suite 106 - 2,005 SF



Suite 108 - 2,069 SF



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com



Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

602.423.3619

leah@citywidecre.com

2122 East Highland Avenue, Suite 225 • Phoenix, Arizona 85016 • 602.313.1000 • citywidecre.com