

SOUTH MOUNTAIN CENTER

7430 South 48th Street | Phoenix, AZ



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LEASE RATE

\$16/SF/year NNN

AVAILABLE SF

1,008 SF & 2,005 SF

BUILDING SIZE

10,068 SF

YEAR BUILT

1999

ZONING

C-2

CROSS STREETS

N/NWC 48th Street & Baseline Road

HIGHLIGHTS

- Just Minutes from Interstate-10 (156,000+ VPD)
- Superb Location Central to Workforce and Residents
- 8 Minute Drive to the Phoenix Sky Harbor International Airport
- Central Location to Phoenix, Tempe, and Ahwatukee
- Right Across from Popular Fry's Grocery Store (Kroger)







Phoenix has been among the country's fastest-growing cities for years, according to U.S. Census Bureau data — and it's **expected to double in size by 2040**, up from nearly 1.7 million people right now.

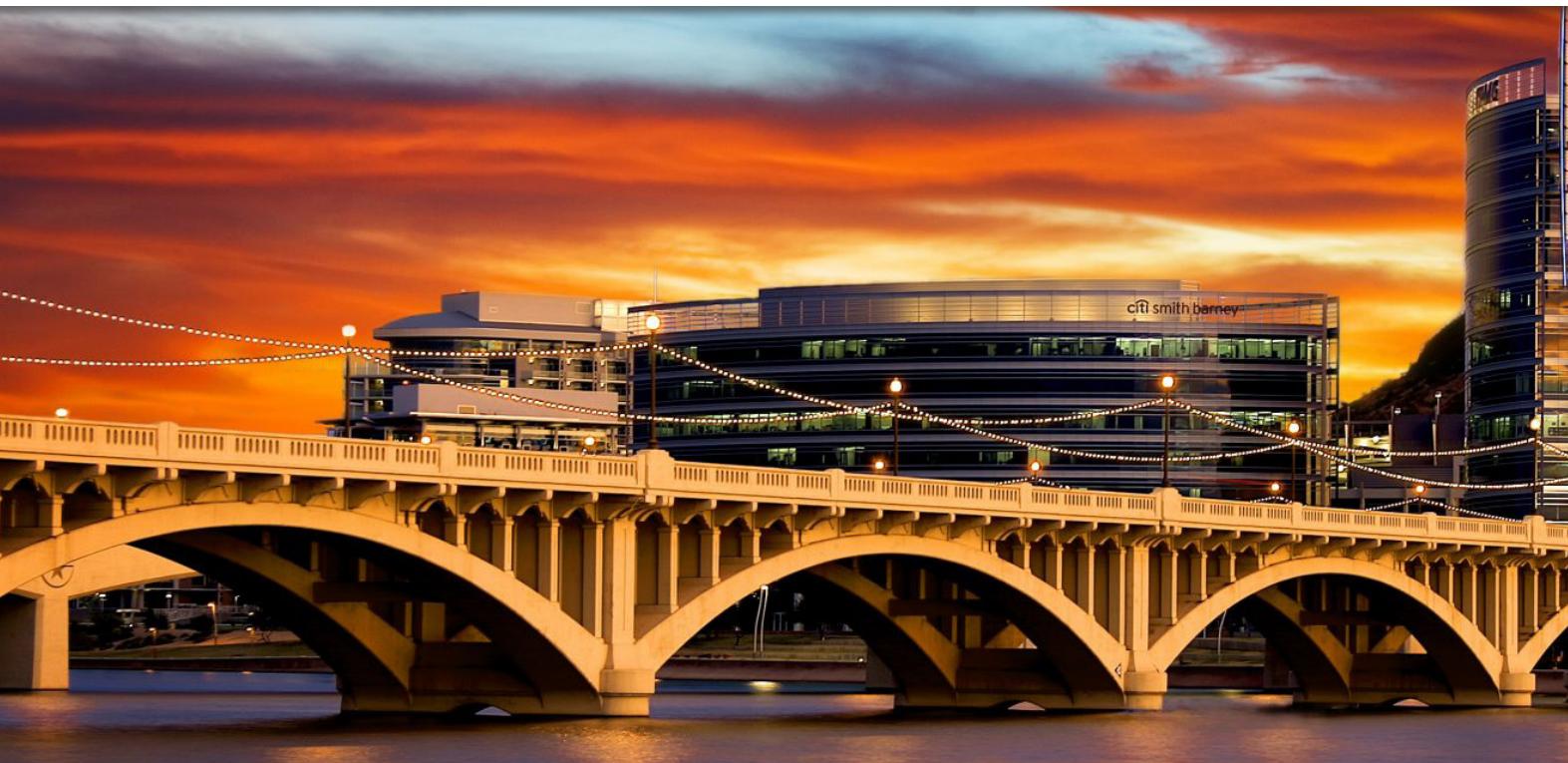


Phoenix is the capital and largest city of Arizona. It is home to 1,660,272 people according to the 2018 U.S. Census estimates. Phoenix is the 11th largest Metropolitan area by population in the United States with 4,857,962 residents. In addition, Phoenix is the county seat of Maricopa County, and is the sixth largest city in the United States by land area. The largest capital city in the United States, Phoenix is the only state capital with over 1,000,000 people. The evolution of Downtown Phoenix over the last 5 years has been significant with more than \$4 Billion invested in office space, retail, restaurants, educational facilities, convention space, and hotels.

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. Phoenix is home to a large number of high-tech, IT, renewable energy and bioscience industries. The city's economic base also includes a viable financial and advanced business services enterprises as well as a robust health sciences sector. The Phoenix area has a talented labor pool with the median age of its population at 36.9 years old, younger than the national average, and 28.9 percent of the total population hold a bachelor's degree. Engaged, high-quality colleges and universities are fundamental to a strong and sustainable economy and Phoenix has over 179,102 current college students. All three Arizona public universities have a presence in Phoenix, nine private academic institutions offering undergraduate and graduate degrees are located in Phoenix, and there are 17 other academic institutions.

In a landscape famous for red rocks, blue skies and golden sunshine, Greater Phoenix takes great pride in being green. The Phoenix Convention Center is LEED certified, METRO Light Rail is virtually pollution free, and the City of Phoenix has created more than 80 sustainability programs in water, energy and natural-resource conservation.

Phoenix's beautiful desert landscape and vast-sky sunsets aren't the only reasons people love to live and visit Phoenix. Within the beautiful desert lies urban sophistication: Resorts and spas, stadiums and arenas worthy of the world's biggest sports spectacles, restaurants with inspired cuisine and views, golf courses that beckon players year round, and shopping centers with some of best globally recognized brands. Inc. Magazine ranked Phoenix as the best city to start and grow a company and the city ranks as the fastest growing city among cities in the United States with populations greater than one million. According to USA Forbes Phoenix is one of the largest metro areas in the United States ranking 11th in the fastest job growth rate among the 100 metro areas. Also 11th in Americas Fastest growing cities.



- Home to Arizona State University
- Houses Several Performance Venues: Gammage Auditorium and the Tempe Center for the Arts
- Hosts the Tostitos Fiesta Bowl Block Party, one of the Nation's Largest New Year's Eve Parties
- Metro Light Rail Stops in Area provide Easy Connection to Phoenix Sky Harbor International Airport and Downtown Phoenix

Tempe is among Arizona's most educated cities. With more than a dozen colleges, trade schools and universities, about 40 percent of residents over the age of 25 have Bachelor's degrees or better. This lends itself to a creative, smart atmosphere where anything seems possible. People and businesses in Tempe have worked on projects including the Mars Rover, implanted heart defibrillators, solar energy and much more.

With Tempe being located in the center of the Greater Phoenix Metropolitan Area, it's an easy commute to all parts of the metro especially with its great transportation system and light-rail. Tempe is just 10 minutes from Sky Harbor International Airport and not much further from downtown Phoenix. Location is just one reason that Tempe is a workforce importer, with approximately 150,000 people employed in a city of just 161,000 residents.

Tempe is home to many outdoor activities. Tempe Town Lake is a publicly accessible lake that is run by City of Tempe. The lake provides recreation activities to residents and tourists, but also helps protect the surrounding area from flooding. The City of Tempe estimated that 2.7 million people visited the lake in 2013. Papago and South Mountain Parks offer hiking, mountain and road biking, rock climbing, frisbee golf, and equestrian activities. Tempe is also home to the annual Ironman Triathlon, which takes place in late November.

Many of the reasons people visit Tempe are events like P.F. Chang's Rock 'n' Roll Arizona Marathon & 1/2 Marathon, Tempe Marketplace, Arizona Mills, Mill Avenue, and Tempe Town Lake. Downtown Tempe offers more than 175 restaurants, nightclubs and retail shops to cater to city guests. Mill Ave is a famous Arizona bar district here containing several bars and restaurants that cater to the growing university crowd. Along with bars and restaurants are business complexes and university buildings. Several long time bar establishments include Mill Ave Cue Club, Rula Bula Irish Pub, Tavern Bar & Eatery, among others.

PHOENIX — Maricopa County added more jobs than any county in the nation from December 2018 to December 2019, according to new data from the Bureau of Labor Statistics Local Area Unemployment Statistics (LAUS) program — which tracks county labor force data. Maricopa County, the fourth-largest county in the nation, gained 89,328 jobs in that time period.

“Businesses and jobs continue to flock to Arizona for our light regulation, low tax environment and unbeatable quality of life,” said Governor Ducey. “This growth benefits communities across our state, and we will continue to focus on expanding opportunities for all of Arizona. My thanks to all the small business owners, entrepreneurs and innovators helping to make our state the best state for jobs in the nation.”



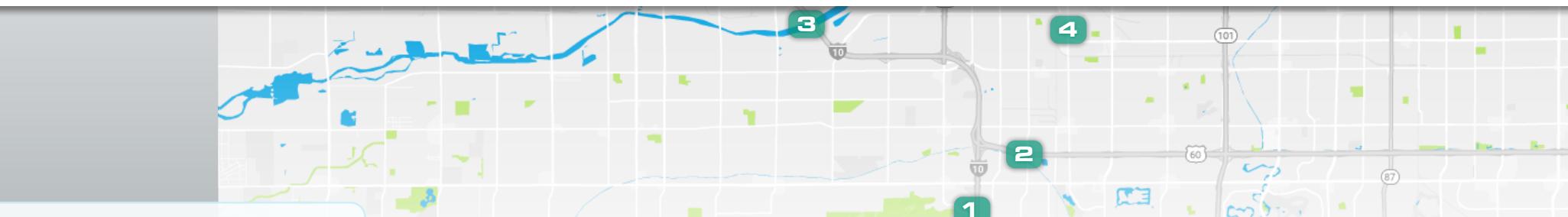
2019 JOB GROWTH



Since 2015, Arizona has added more than 350,000 private-sector jobs. Additionally, Arizona exports increased 9.7 percent and reached \$24.7 billion last year, a record-high for Arizona. The state's exports to Mexico—Arizona's number one international trade partner—grew by 7 percent. Manufacturing exports increased 7.5 percent, totaling \$20.9 billion—the highest export amount in terms of dollars since the data have been tracked.

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Arizona Grand Resort

Arizona Grand Resort & Spa puts you in the midst of one of Phoenix, Arizona's most naturally beautiful places. The region's only AAA Four-Diamond, all-suite hotel is ideally situated on the doorstep of 17,000 acres of South Mountain Preserve, the largest municipal park in the world and the most visited hiking destination in the state. The Arizona Grand Resort & Spa serves up stunning perspectives and unique Southwestern touches that make your visit to Phoenix feel naturally grand. The resort is conveniently located just six miles from Phoenix's Sky Harbor International Airport, and features a variety of exciting amenities that put you in a world beyond, including: Challenging 18-hole golf course, 7-acre private resort water park, 20,000 square-foot athletic club, Full-service spa and salon, Casual dining at our six on-site restaurants.

Arizona Mills

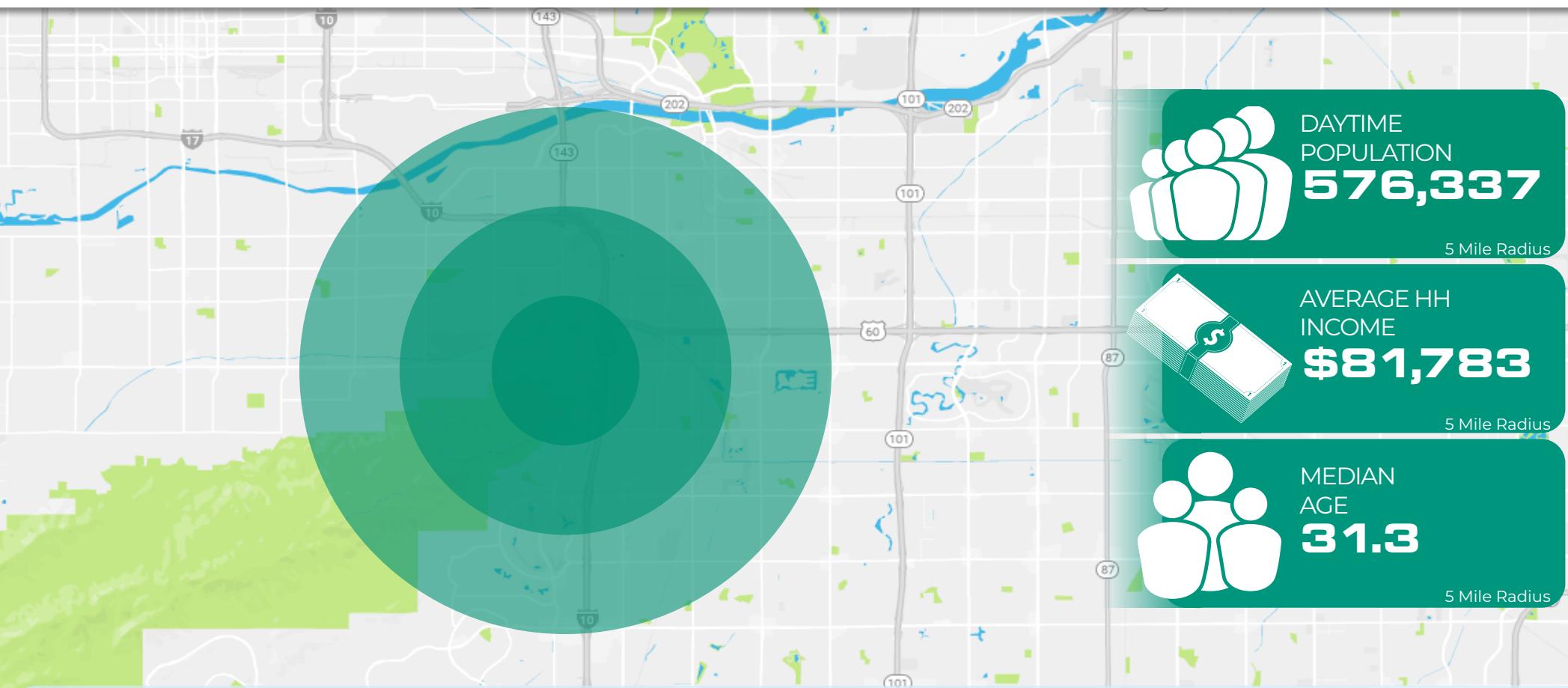
Arizona Mills Mall is the state's largest indoor outlet, value and entertainment destination. The mall includes approximately 200 stores and multiple entertainment options such as LEGOLAND Discovery Center Arizona, SEA LIFE Arizona Aquarium, Harkins Theaters and the largest IMAX in the state of Arizona. Arizona Mills is anchored by SEA LIFE, Burlington, Conn's, Marshalls, and Ross Dress for Less. The outlet is located on the Southeast corner of US 60 and I-10, just 10 minutes south of Sky Harbor Airport, and 10 minutes west of the ASU campus. The Arizona Mills name comes from that of the property's developer, the Mills Corporation, in 1997 when the mall first opened.

Phoenix Sky Harbor Airport

Phoenix Sky Harbor International Airport is a civil-military public airport three miles southeast of downtown Phoenix. It is Arizona's largest and busiest airport, and among the largest commercial airports in the United States. In 2017, the airport served 43,921,670 passengers, making it the forty-first busiest airport in the world. It flies to over 120 domestic and international locations and handles more than 1,200 aircraft operations a day, 120,000 passengers, and more than 800 tons of cargo. The airport's total economic impact is estimated to be over \$38 Billion, with over 269,000 employees, and \$13 billion in annual payroll. The direct impact of Sky Harbor is estimated to be about \$12.3 billion in economic activity and 57,432 jobs at the actual airport.

Arizona State University

Tempe is home to Arizona State University's main campus, which saw over 100,000 in student enrollment last year. Recognized by U.S. News & World Report as the country's #1 most innovative school, Arizona State University is where students and faculty work with NASA to develop, advance and lead innovations in space exploration. ASU graduates more than 20,000 thinkers, innovators and master learners every year. The university has an estimated economic impact of more than \$4.3 Billion. ASU currently has 5 satellite campuses with plans for further growth in Mesa.

**2020 SUMMARY (SOURCE: ESRI)****DAYTIME POPULATION****ONE MILE****THREE MILE****FIVE MILE****23,387****195,178****576,337****POPULATION****14,739****99,304****276,905****AVG HOUSEHOLD SIZE****2.40****2.31****2.22****AVG HOUSEHOLD INCOME****\$59,960****\$70,631****\$81,783****MEDIAN AGE****32.4****32.0****31.3**

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156,317 VPD

INTERSTATE
10

SUBJECT

48th Street: 28,283 VPD

Baseline Road: 61,608 VPD



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