

Leasing Incentive - Suite 106 & Suite 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 July 31, 2025.

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 S 48th St

Phoenix, Arizona 85042

Property Features

- Retail PAD building across from Fry's Grocery Store
- Beautiful wood flooring
- Strong traffic counts
- Great street visibility and frontage
- Close proximity to I-10 Freeway and Phoenix Sky Harbor International Airport
- Centrally located
- Near Arizona Grand Resort
- 7 Brew is in final permit stage
- Take 5 is Opening the 2nd Quarter of 2025!



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 St	50,266
E Baseline Rd	64,128

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Photos

FOR LEASE
7430 S 48th St
2,005 - 4,074 SF AVAILABLE

Suite 108



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Photos

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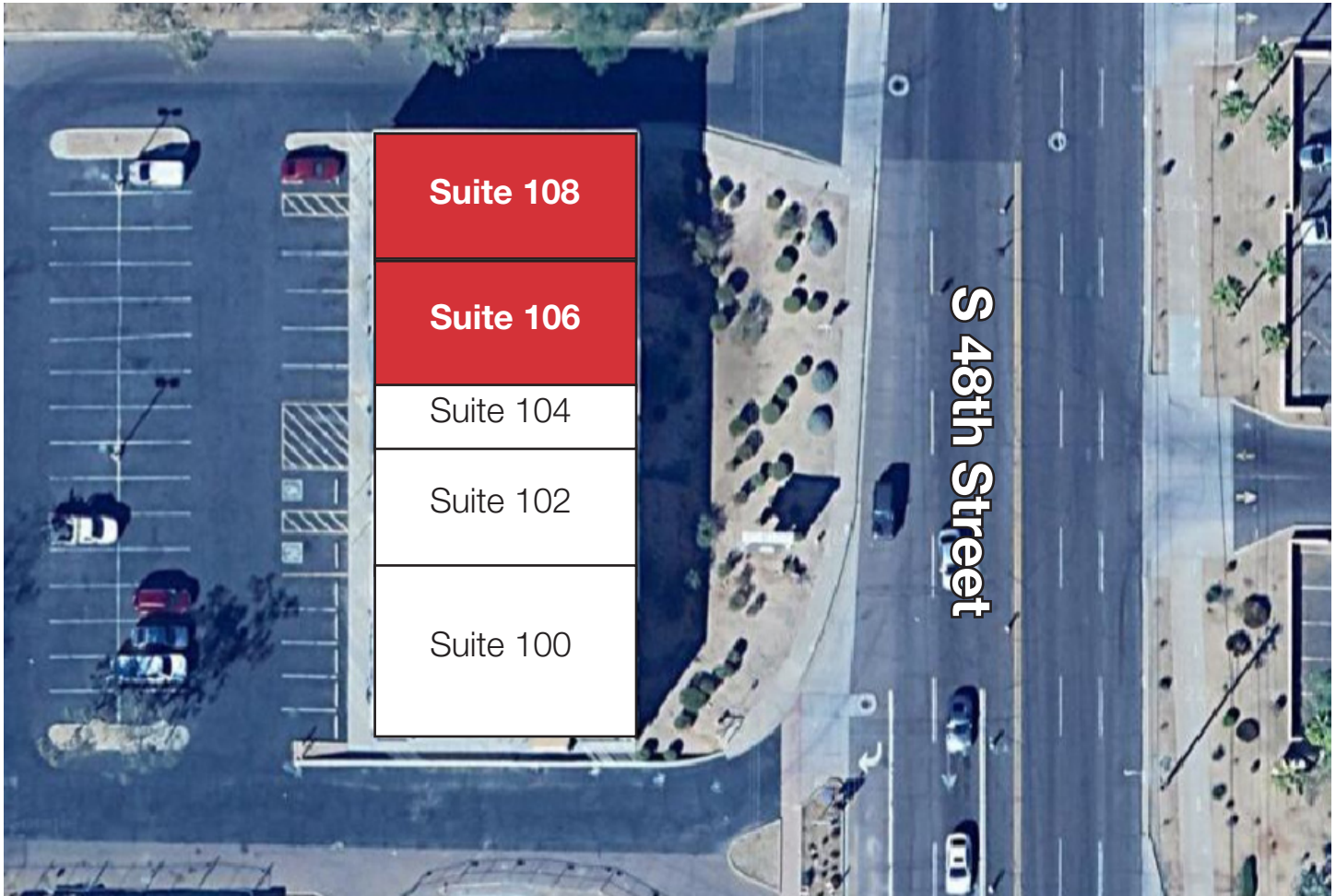
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Site Plan

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Suite	Tenant	SF	Rate
100	Cash Time	3,167	
102	Barber	1,820	
104	New Hope of Arizona	1,008	
106	AVAILABLE	2,005	\$14.00 + NNN
108	AVAILABLE	2,069	End-Cap at \$15.00 + NNN
106/108	AVAILABLE	4,074	\$15.00 + NNN

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Retail Map

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