

2,005 - 4,074 SF AVAILABLE

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

Matt Harper, CCIM

+1 602 393 6604 • matt.harper@naihorizon.com

Leah Motsinger

+1 602 393 6620 • leah.motsinger@naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

2944 N 44th St, Suite 200

Phoenix, AZ 85018

+1 602 955 4000

naihorizon.com

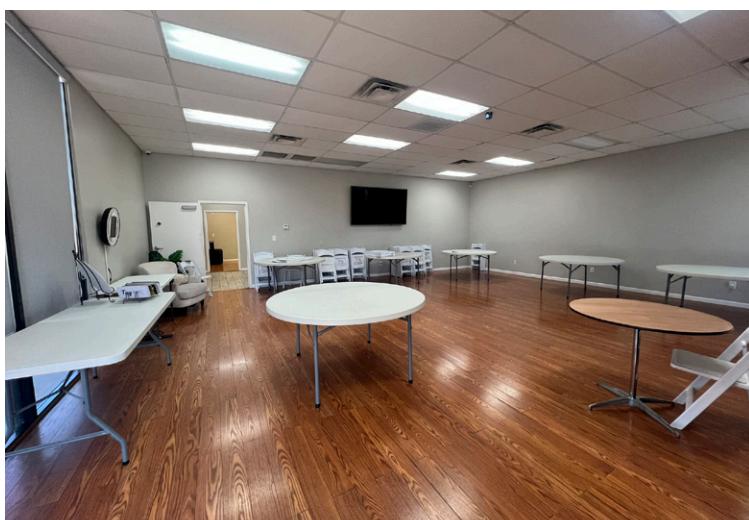
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Photos

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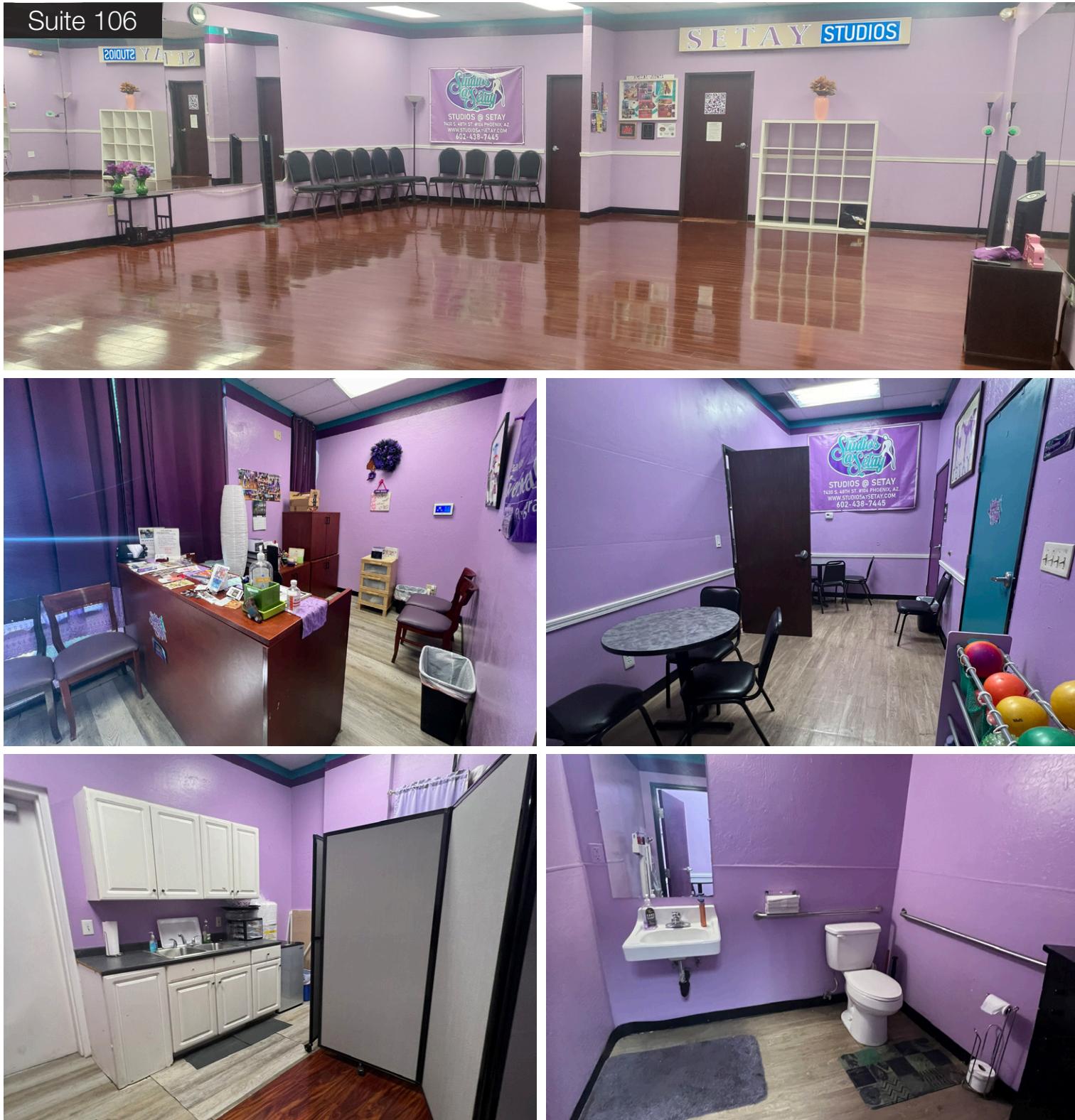
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Photos

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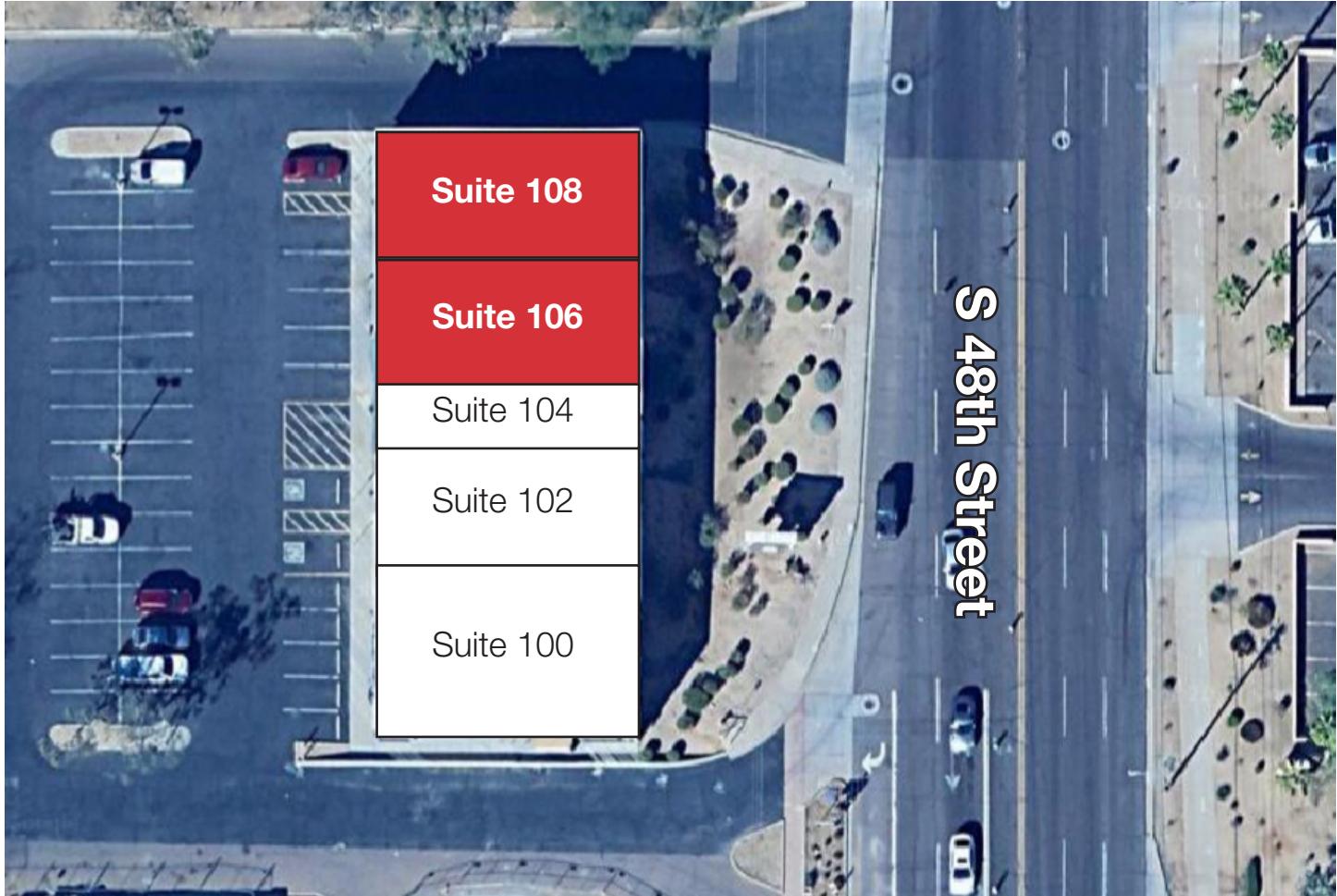
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Site Plan

FOR LEASE

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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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