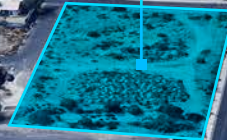


4125 E. BASELINE RD

Phoenix, AZ 85042



**SUBJECT
PROPERTY**



South Phoenix Prep
and Arts Academy

40th St

±2,500 SF RETAIL AVAILABLE

CAMCRE.

ISABELLE GONCALVES
407.495.8970
igoncalves@camcre.com

602.489.7990
CAMCRE.COM



PROPERTY FEATURES

- ±2,500 SF Retail Space
- Brand-New Construction
- Delivery December 2026
- All Expenses Included
- 5-Year Minimum Lease Term
- Baseline Road Frontage
- Illuminated Fascia Signage Ready
- Ideal for Medical, Professional Services or Pet Care
- Food & Beverage Ready

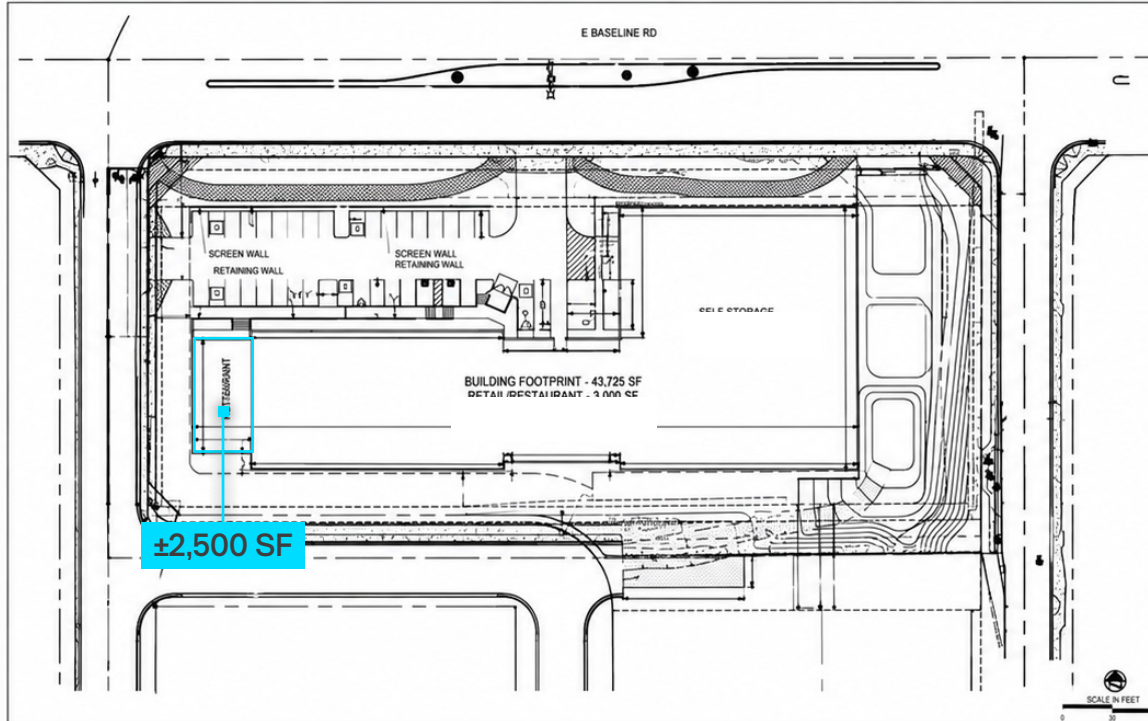


±64,694 VPD on E Baseline Rd
±18,854 VPD on S 40th St

NEARBY AMENITIES



CONCEPTUAL SITE PLAN



WARM SHELL DELIVERY

- 8-Ton HVAC
- ADA Restroom
- Floor-to-Ceiling Drywall
- Stepdown Transformer
- Convenience Outlets
- 1" Gas Service
- Grease Line & Sanitary Sewer Stubbed
- Fascia Signage Conduit & Blocking in Place

DELIVERY HIGHLIGHTS



DECEMBER 2026
Anticipated delivery



F&B READY
Infrastructure in Place



5-YEAR MINIMUM
Lease Term

DEMOGRAPHICS WITHIN 3 MI



90,696
TOTAL POPULATION



65,038
DAYTIME POPULATION



35.7
AVERAGE AGE



34,725
TOTAL HOUSEHOLDS



\$101,451
AVERAGE HH INCOME

FOR MORE INFORMATION, CONTACT

CAMCRE.

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