



FOR LEASE | RETAIL, OFFICE, & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

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VIRTUAL TOUR

PROPERTY OVERVIEW

With four available suites, including one retail suite, one office suite, and two industrial suites equipped with roll-up doors, this property has versatile options for a wide range of users. An existing car wash is also located on the property and is ready to launch, allowing an operator to be up and running within weeks and take advantage of the area's steady traffic and strong visibility.

PROPERTY SUMMARY

Available SF:	1,204 - 3,000 SF
Lease Rate:	\$20 - 25 SF/yr (Full Service)
Lot Size:	2.0 Acres
Building Size:	18,461 SF
Year Built:	1991
Cross Streets:	Country Club Dr & Guadalupe Rd

Suites Available:	Rate:
Suite 1 3,000 SF Retail	\$25/SF/yr FSG
Suite 15/17 1,204 SF Industrial	\$24/SF/yr FSG
Suite 17/18 1,204 SF Industrial	\$24/SF/yr FSG
Suite 201 1,628 SF Office	\$20/SF/yr FSG

Located at a main Mesa intersection, the property benefits from **excellent exposure and easy access** from multiple directions. Its **central location** places it just north of Downtown Mesa, south of Downtown Chandler with its active business and dining scene, and east of Downtown Gilbert, which offers a variety of popular restaurants and entertainment options. **This positioning makes the property convenient for both customers and employees throughout the East Valley.**

PROPERTY HIGHLIGHTS

- Suite 1 includes: lobby, 27' x 82' open retail, 3 offices, supply closet.
- Suite 201 includes: recep on, conference room, 5 offices, mechanical room.
- Suite 15 & 16 - Industrial shops with (2) 12' Roll-up doors + shop space (car work, detailing)
- 35,000+ Traffic count for intersec on of Country Club Dr and Guadalupe.
- Nestled around neighborhood communi es with popula on of 149,000 individuals.

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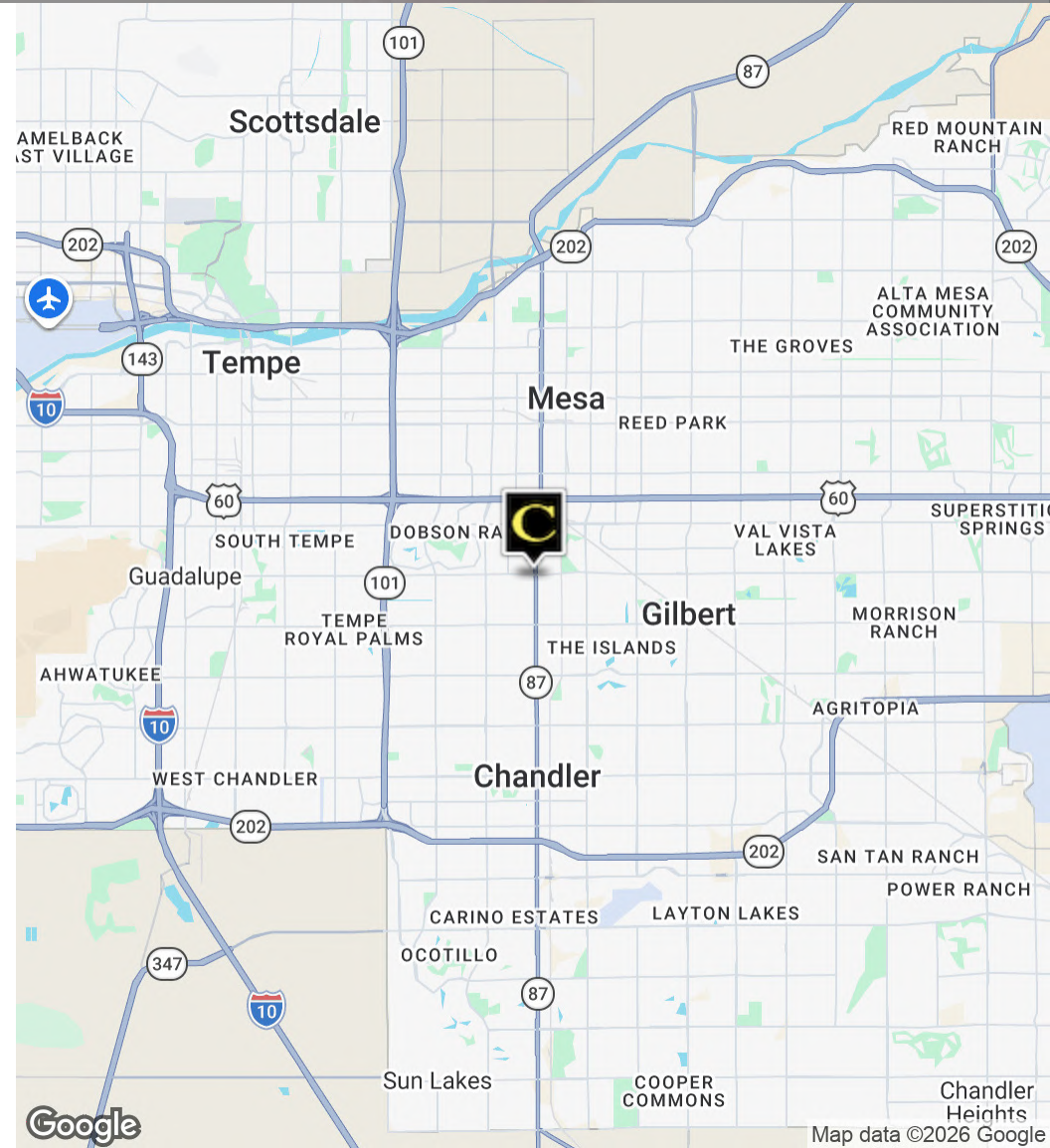
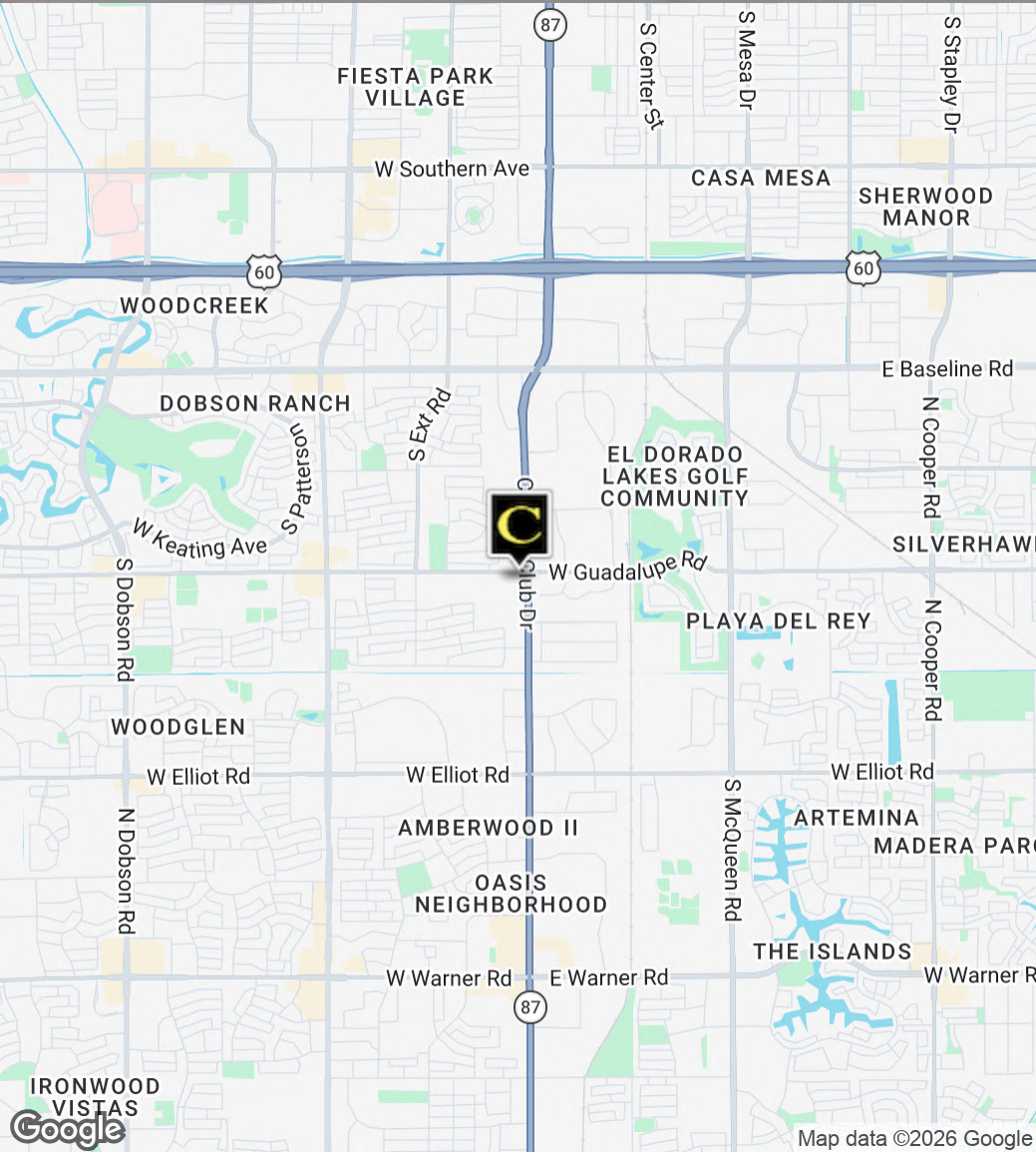
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,963	145,203	437,348
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,287	56,986	167,196
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$120,710	\$99,641	\$100,539
Average House Value	\$418,171	\$410,037	\$432,673

Demographics data derived from AlphaMap

