



FOR LEASE | RETAIL, OFFICE, & INDUSTRIAL SUITES

# COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210

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## 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

## VIRTUAL TOUR

### PROPERTY OVERVIEW

With **three available suites**, including one office suite, and two industrial suites equipped with roll-up doors, this property has versatile options for a wide range of users.

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 has an open layout and is the perfect fit for a C-store
- Suite 201 includes: reception, 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 intersection of Country Club Dr and Guadalupe.
- Nestled around neighborhood communities with population of 149,000 individuals.

SUITES AVAILABLE	LEASE RATES
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

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Large Office, Suite 201



Corner Office, Suite 201



Middle Office, Suite 201



Hallway, Suite 201



Reception, Suite 201



Conference Room, Suite 201

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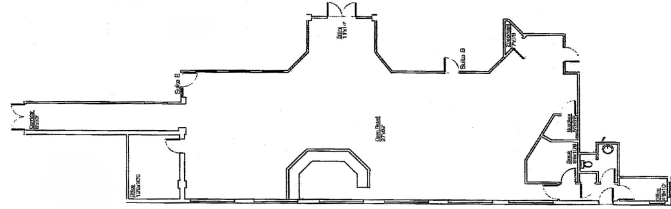


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Suite 1



Industrial Suites

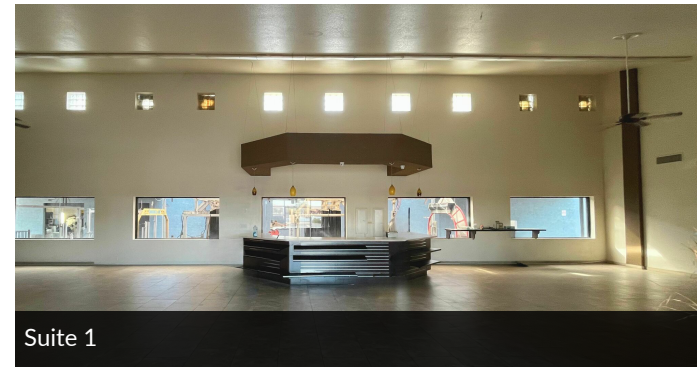


Suite 1

Suite 1 Floor Plan

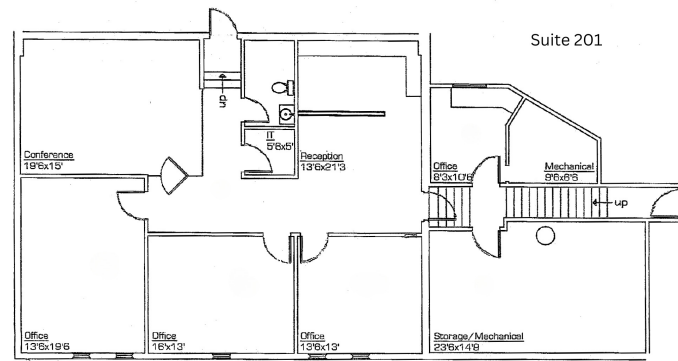


Industrial Suites

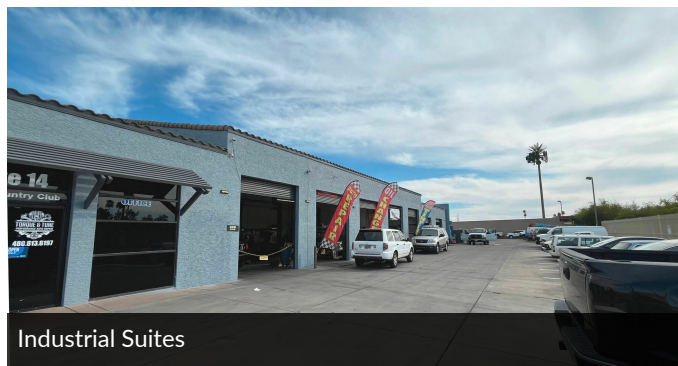


Suite 1

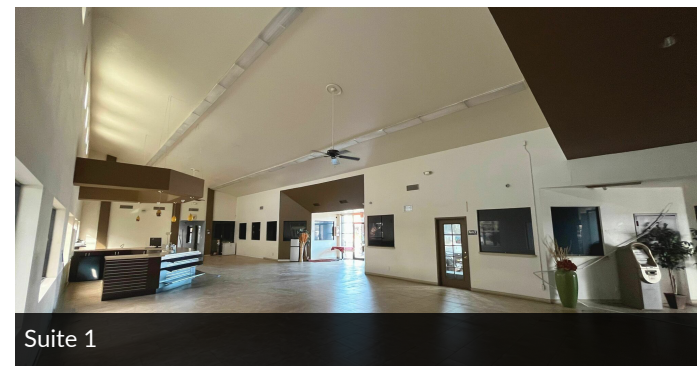
Suite 201



Suite 201 Floor Plan



Industrial Suites



Suite 1

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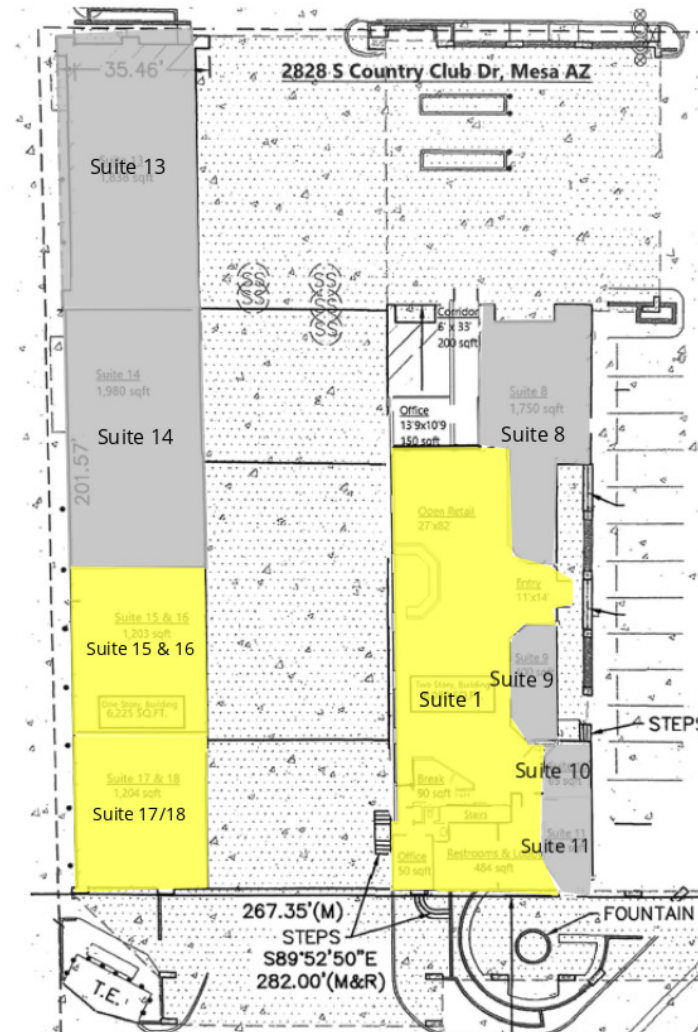
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## LEGEND

- Available
- Unavailable

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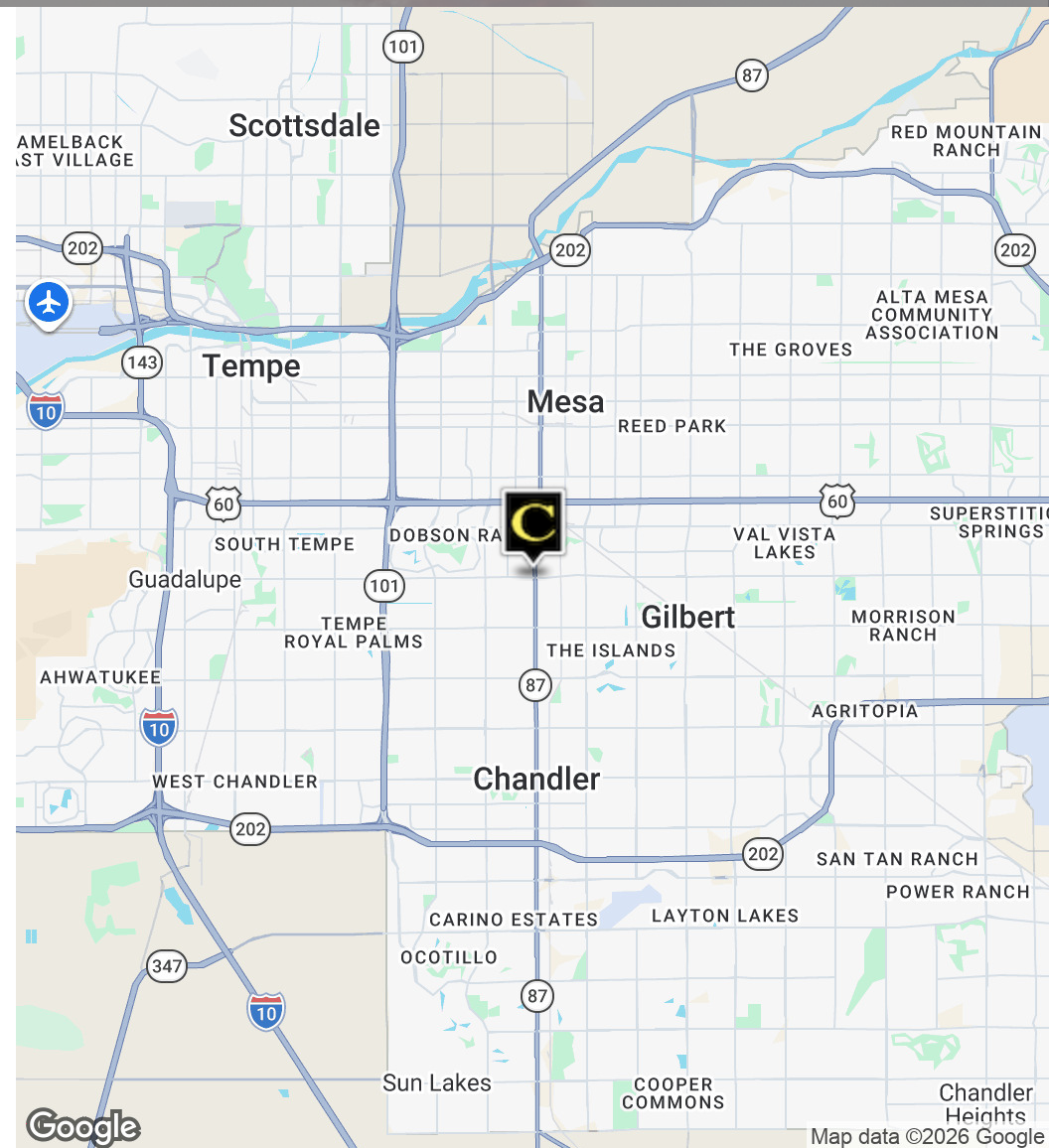
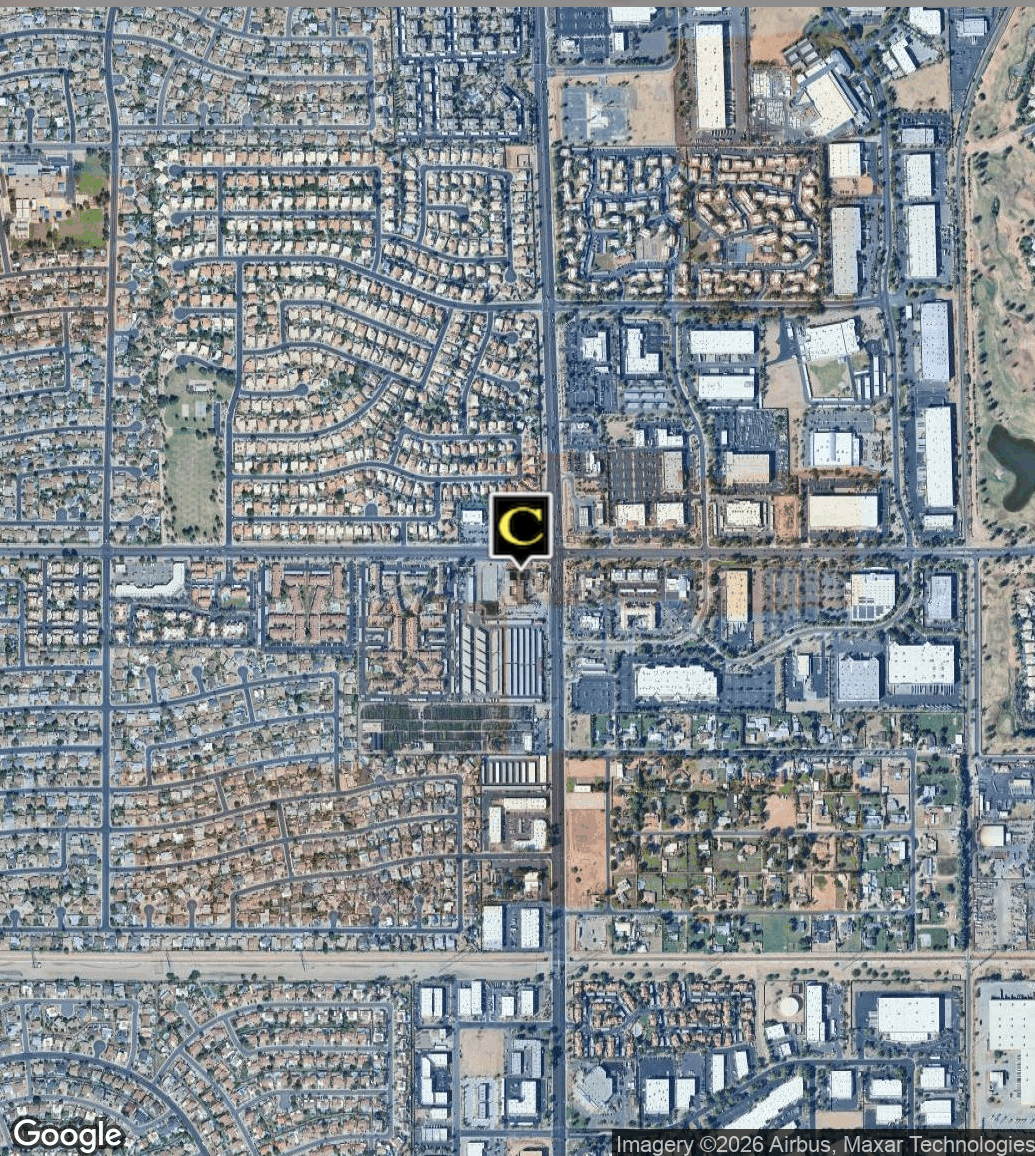
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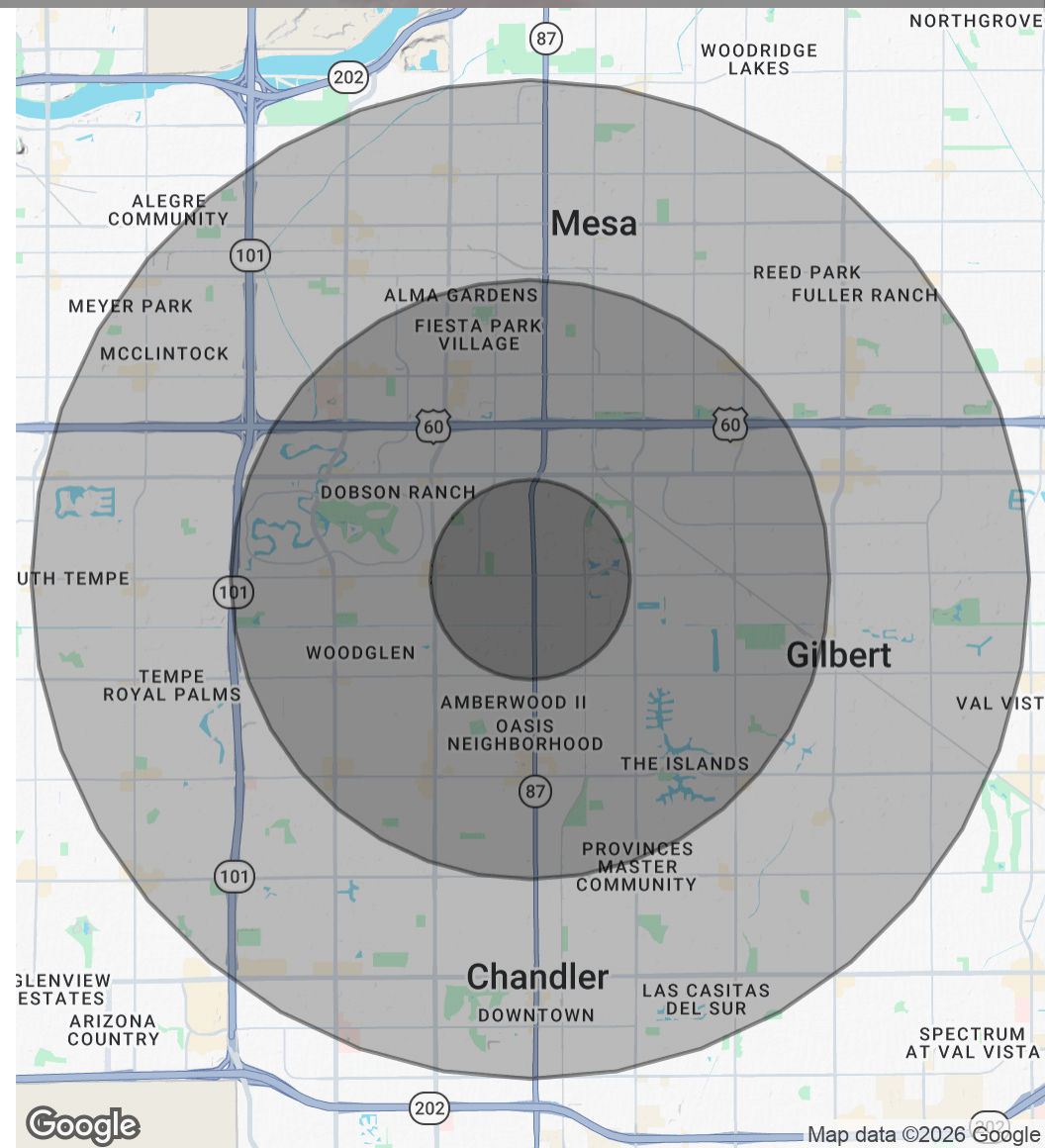
## POPULATION

	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

2020 American Community Survey (ACS)



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