

SHOPS AT COUNTRY CLUB

1855 S. COUNTRY CLUB DRIVE & 1903 S. COUNTRY CLUB DRIVE - MESA, ARIZONA 85210

EXISTING & NEW SHOPS
FOR LEASE



EMPIRE CAT

WALMART
SUPERCENTER

1,350 SF AVAILABLE

New Shops Available,
with Drive-Thru End Cap
6,311 SF AVAILABLE
1.34 ACRE LOT

**FUTURE DRIVE-THRU
±750 SF AVAILABLE**

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ORION
INVESTMENT REAL ESTATE



FOR LEASE: PROPERTY HIGHLIGHTS

1855 S. COUNTRY CLUB DRIVE & 1903 S. COUNTRY CLUB DRIVE

- Wal-Mart Anchored Shops Building
- Future Drive-Thru Pad and New Shops Space Planned
- Country Club & Baseline is one of the busiest intersections in the Valley, boasting a combined traffic count of **76,746 vehicles per day**
- Monument Signage Available

Site improvements in place, including:

- Landscaping improvements per city code
- Power available to site
- Water stubbed to the pad
- Gas available on site

Opportunity for build to suit single tenant (±8,000sf) or multi-tenant shop space with a drive-thru endcap

Lease Rate:	Call for Pricing
Existing:	1,350 SF
Future Shops:	Up To 6,311 SF Future Shops
Future Drive-Thru Pad:	±750 SF
Year Built:	2008
Cross Streets:	N/NEC Country Club Drive & Baseline Road

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SITE PLAN



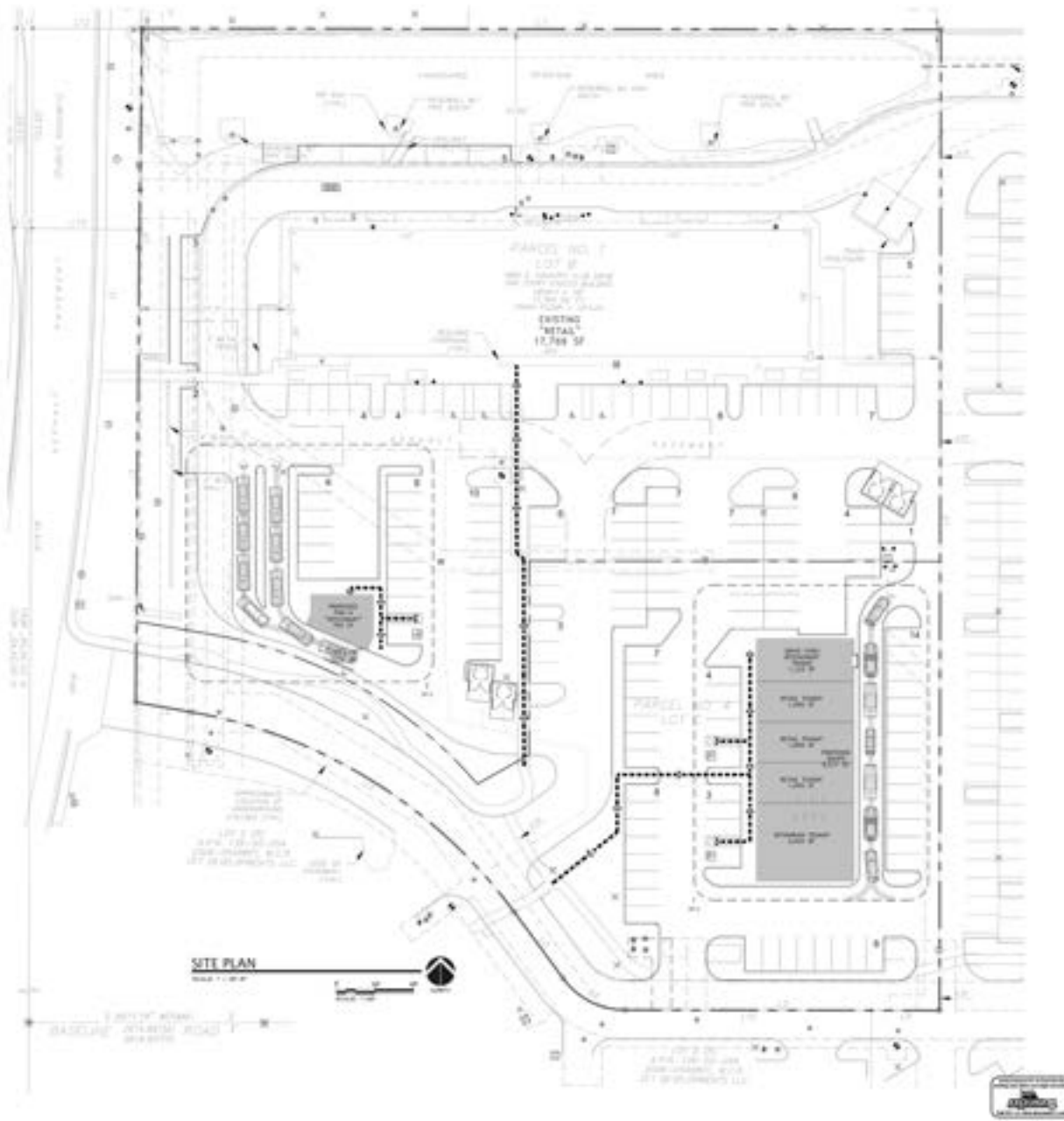
SUITE	TENANT	SIZE
101	VIBE DETAIL	3,250 SF
103	AVAILABLE	1,350 SF
105	BASSETT SALON SOLUTIONS	1,350 SF
106	ELWOOD STAFFING	1,350 SF
107	INTERNATIONAL COMMERCE HIGH SCHOOL	1,300 SF
111	PHENIX SALON SUITES	5,255 SF
	POTENTIAL DRIVE- THRU PAD	±750 SF
	NEW SHOPS SPACE, with Drive Through End Cap ±1,926 SF	6,311 SF

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CONCEPTUAL SITE PLAN



✓ 5 Mile
Daytime
Population
588,823

✓ 5 Mile
Average
Household Income
\$104,759

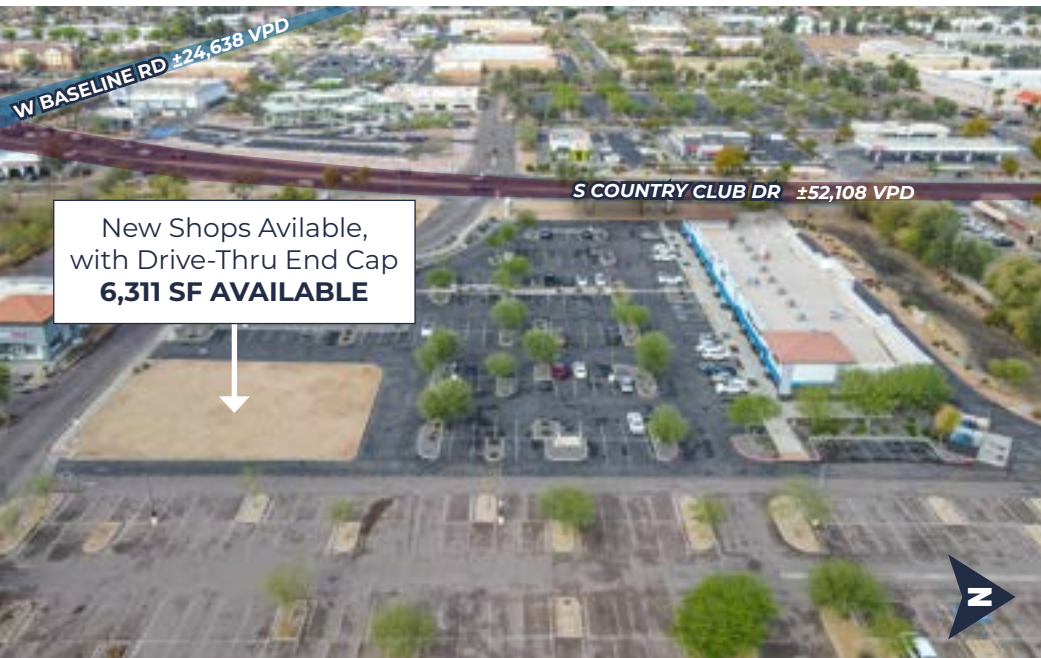
✓ 1 Mile
Median
Age
32.4

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AERIAL PHOTOS



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AERIAL MAP



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DEMOGRAPHICS


✓
5 Mile
Daytime
Population
588,823



✓
5 Mile
Average
Household Income
\$104,759



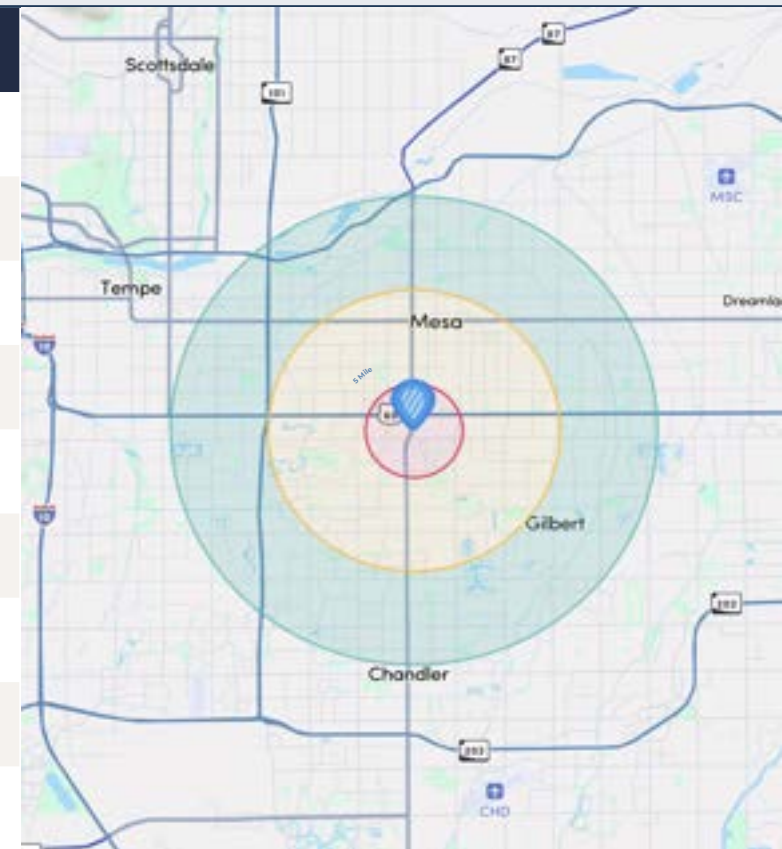
✓
1 Mile
Median
Age
32.4



✓
1 Mile
Average
Household Size
3.0



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	25,089	233,142	588,823
Estimated Population:	14,349	153,105	424,963
2029 Proj. Residential Population:	14,010	152,438	420,382
Average Household Income:	\$89,646	\$93,853	\$104,759
Median Age:	32.4	34.0	34.7
Average Household Size:	3.0	3.1	3.1
Total Businesses:	1,065	8,913	21,022
Total Employees:	10,740	80,037	163,860
Total Retail Expenditure:	\$279.65 M	\$2.9 B	8.45 B



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