

SALE

RESTAURANT / REDEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



SALE PRICE

\$1,599,999



[CLICK TO VIEW VIDEO](#)

Cathy Fox

O: (602) 316-7978 | C: (602) 316-7978

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**COLDWELL BANKER
COMMERCIAL
REALTY**

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OFFERING SUMMARY

Sale Price:	\$1,599,999
Building Size:	4,545 SF
Lot Size:	33,525 SF
Zoning:	C-TC
Market:	Greater Phoenix
Submarket:	Downtown Mesa
Traffic Count:	30,829

LOCATION OVERVIEW

The Strategic Gateway Advantage: Positioned at the literal western entry point of the Downtown Transformation District, the property captures both heavy vehicle traffic—30,829 vehicles per day—and the organic pedestrian overflow from the urban core and is located on a signalized intersection one block off the Valley Metro.

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Corner Lot
- Tremendous Visibility
- Easy Access
- Opportunity Zone
- Redevelopment Opportunity

OTHER RESOURCES

[Mesa Downtown Transformation Grant Information](#)

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PROPERTY DESCRIPTION

Why would you open a business at 105 N Country Club Dr? Simple: It's the ultimate "Right Place, Right Time" move in Downtown Mesa.

Here is why this 0.77-acre site is a total no-brainer:

1. A Captive (and Hungry) Audience Forget waiting for customers—they are already here. Within just one mile, the daytime population hits 36,023. That is nearly double the residential count, meaning you've got a massive, built-in lunch and mid-day crowd of workers, students, and professionals ready to spend.

2. 30,000+ Daily Impressions Positioned as the Western Gateway to the Downtown Transformation District, your signage will be front-and-center for a staggering 30,829 vehicles every single day. You aren't just on a street; you are on a regional arterial road (SR 87) that funnels the entire East Valley directly past your front door.

3. The "ASU Effect" & Cultural Magnetism You are blocks away from the ASU MIX Center, which is pouring tech-forward students and faculty into the area. Add the Mesa Arts Center and its 400,000+ annual patrons to the mix, and you've got a year-round pipeline of foot traffic and "destination" seekers.

4. Instant Brand Equity (The El Charro Legacy) You aren't just opening a shop; you are inheriting a legend. This site was the home of the historic El Charro restaurant, a community landmark since 1958. Leveraging this mid-century nostalgia means instant local press, community goodwill, and significantly lower customer acquisition costs.

5. The "Financial Cheat Code" Mesa wants you here. Because this site is in an Opportunity Zone and a Redevelopment Area, you can stack serious incentives like GPLET tax abatements and aggressive adaptive reuse grants. This dramatically lowers your upfront costs and speeds up your timeline compared to a standard ground-up build.

The Bottom Line: Whether it's a boutique grocery, a craft eatery, or a high-end ice cream shop, this rectangular 33,525 SF footprint gives you the visibility of a major highway with the soul of a historic urban core.

Stop looking for the "next big thing" in Mesa—you just found the gateway to it.



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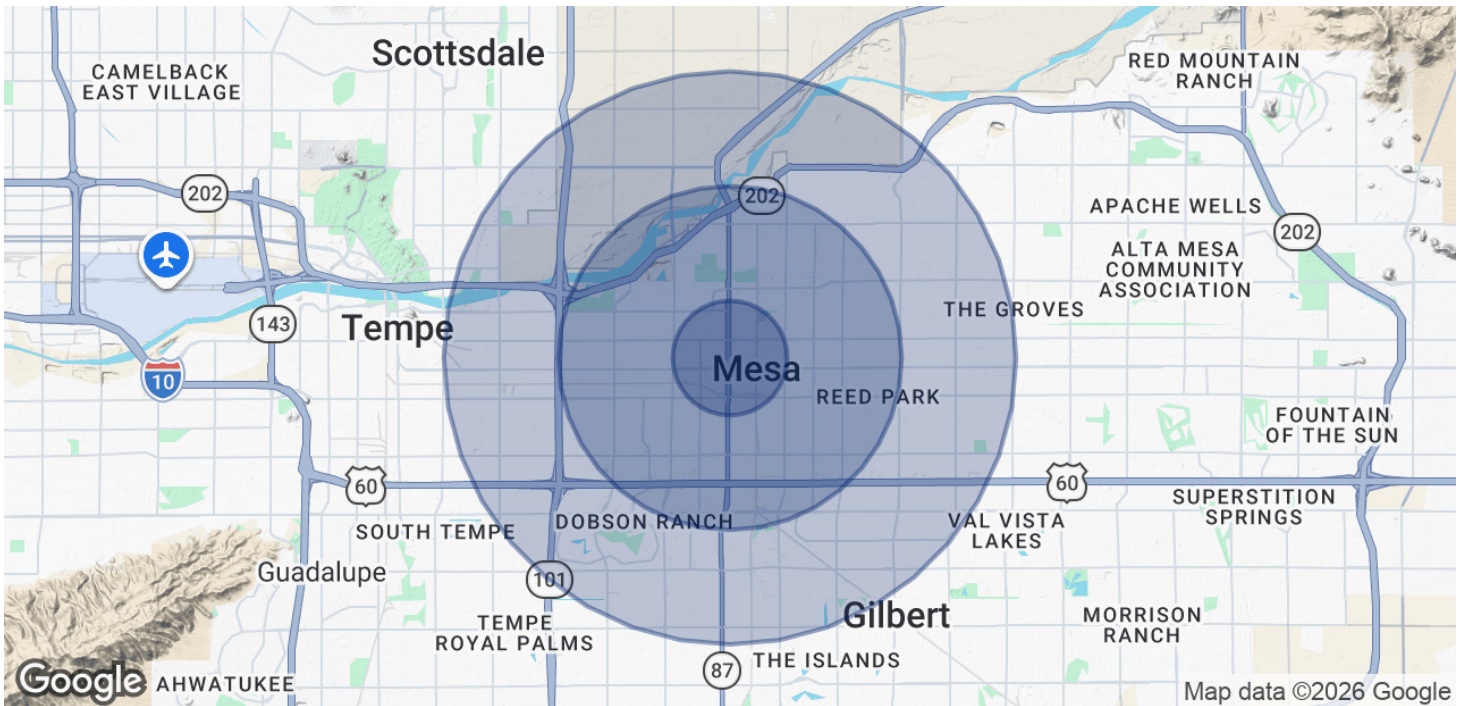


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,059	174,138	369,198
Average Age	34.2	31.2	33.8
Average Age (Male)	32.8	30.8	32.8
Average Age (Female)	34.8	32	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,764	67,221	149,925
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$42,713	\$54,965	\$65,025
Average House Value	\$132,209	\$173,660	\$199,157

2020 American Community Survey (ACS)

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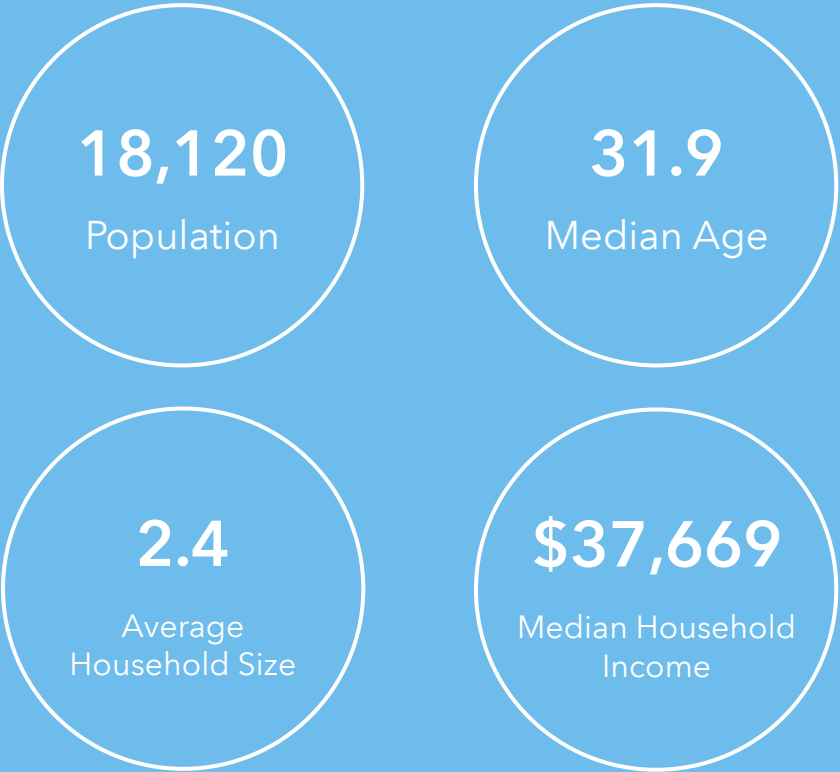
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TARGET MARKET SUMMARY

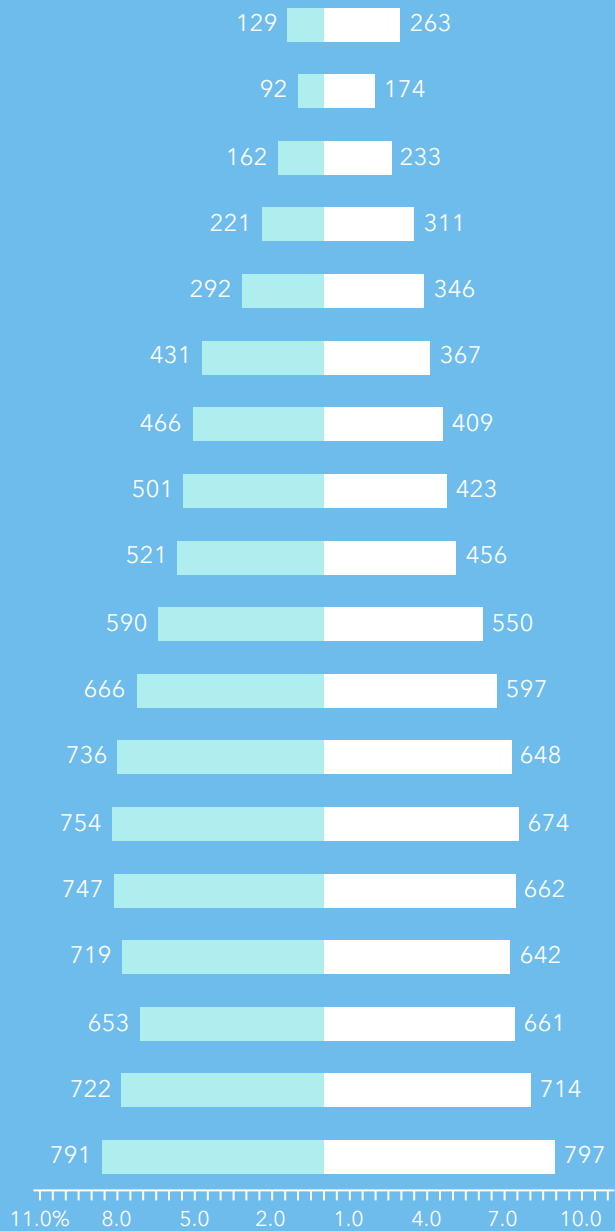
105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 1 mile

Key Facts



Age Pyramid



The largest group:

2023 Females Age 0-4

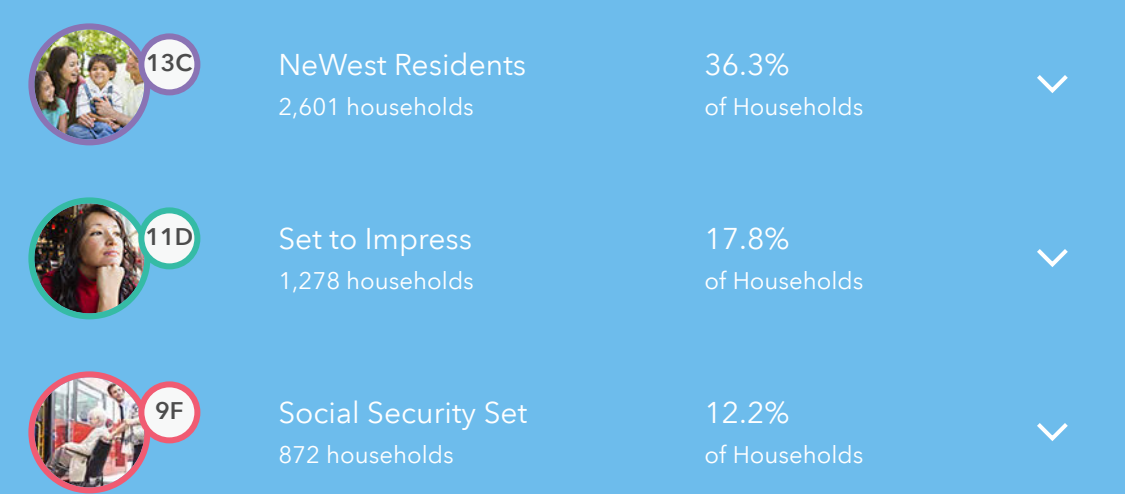
The smallest group:

2023 Males Age 80-84

Annual Lifestyle Spending



Tapestry segments

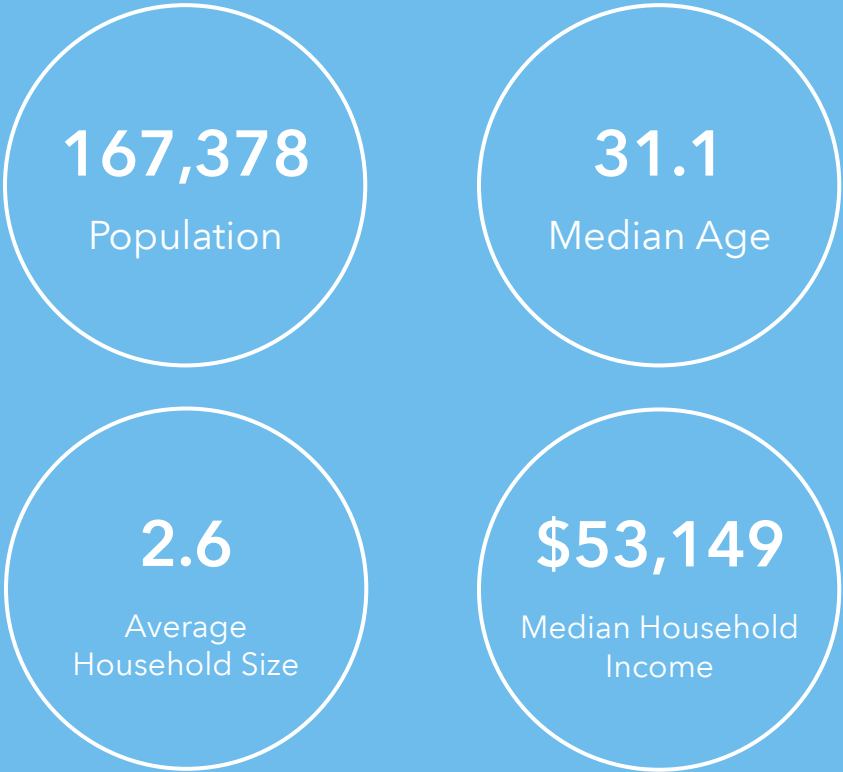


TARGET MARKET SUMMARY

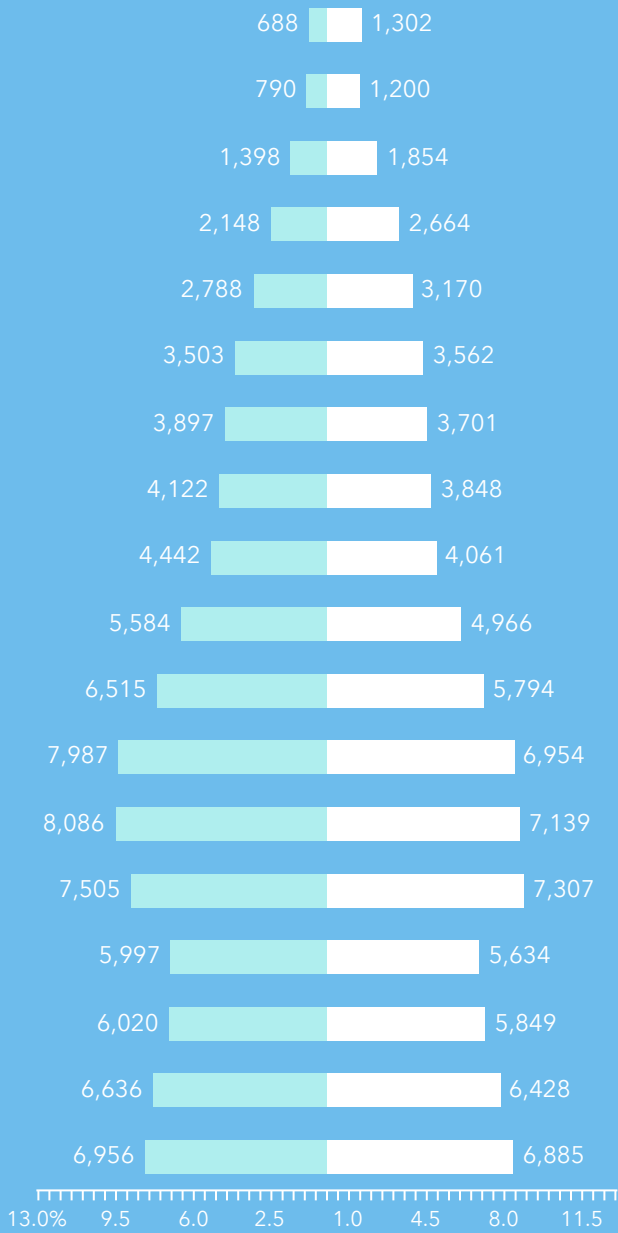
105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 3 miles

Key Facts



Age Pyramid



The largest group:

2023 Males Age 25-29

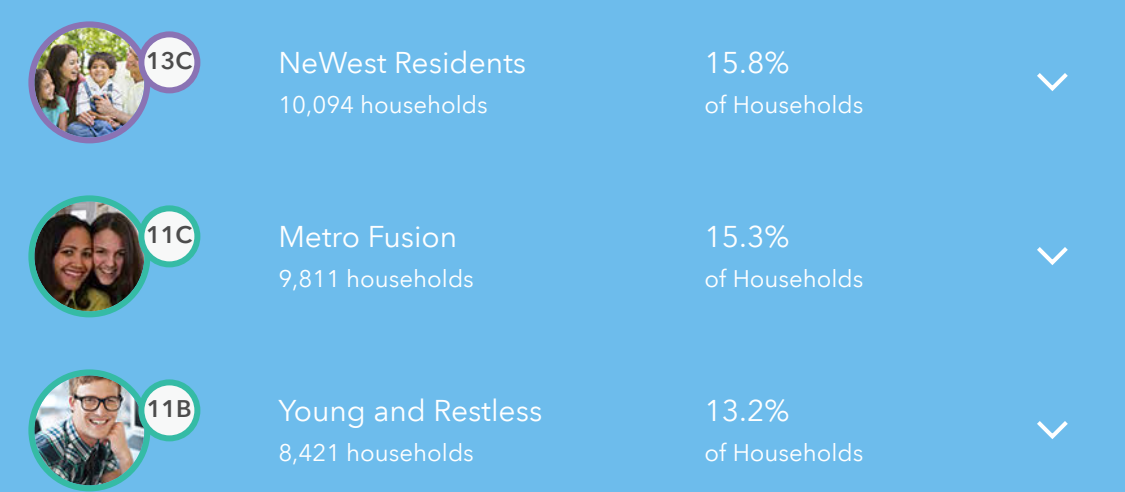
The smallest group:

2023 Males Age 85+

Annual Lifestyle Spending



Tapestry segments



TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 5 miles

Key Facts

358,626

Population

32.8

Median Age

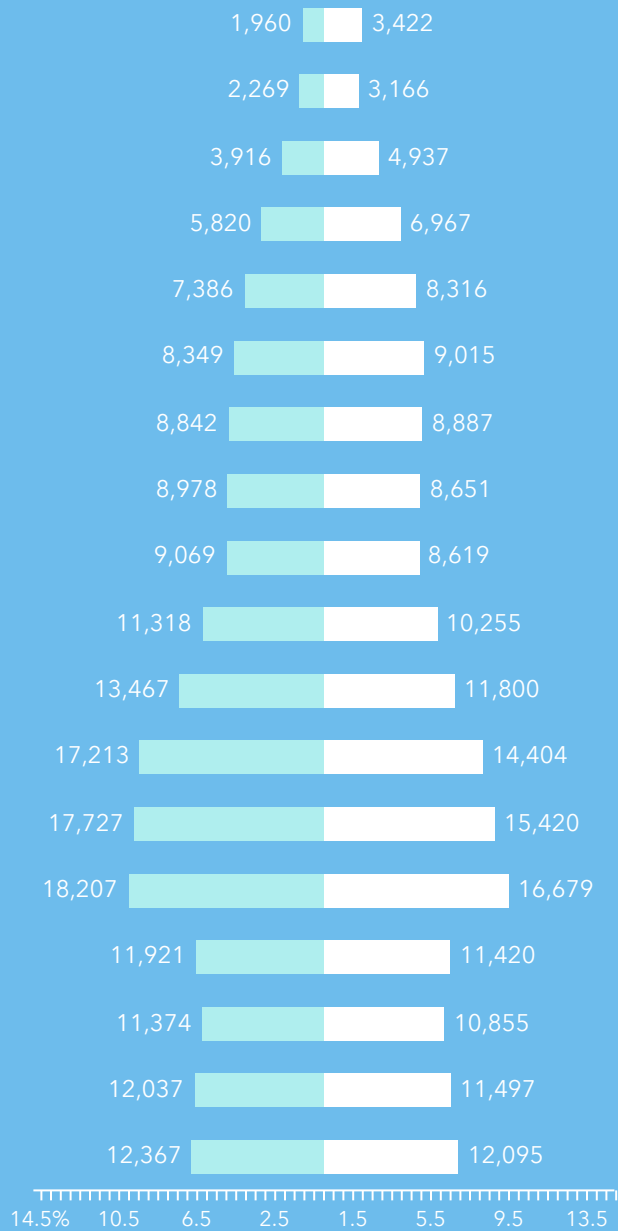
2.5

Average Household Size

\$61,103

Median Household Income

Age Pyramid



The largest group:

2023 Males Age 20-24

The smallest group:

2023 Males Age 85+

Annual Lifestyle Spending



\$1,774

Travel



\$42

Theatre/Operas/Concerts



\$50

Movies/Museums/ Parks



\$42

Sports Events



\$10

Online Games



\$115

Audio

Tapestry segments



11B

Young and Restless

18,552 households

13.1% of Households

▼



11C

Metro Fusion

16,437 households

11.6% of Households

▼



4B

Home Improvement

11,660 households

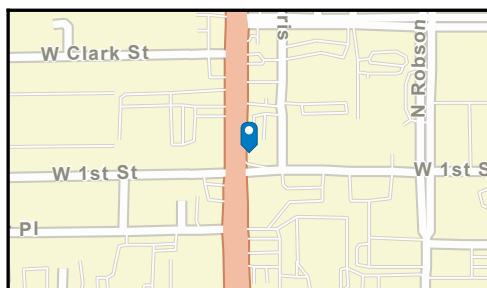
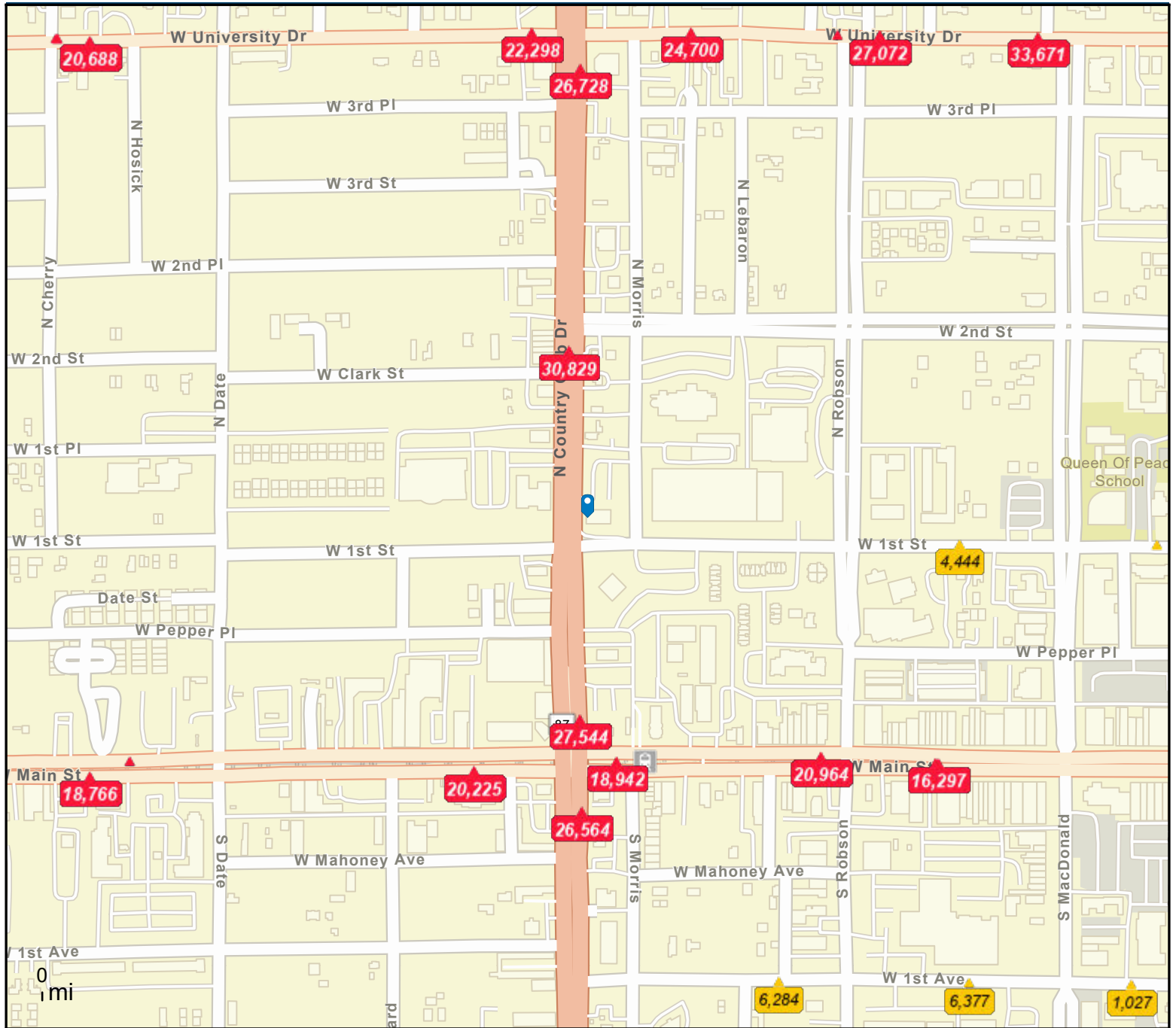
8.2% of Households

▼

Traffic Count Map - Close Up

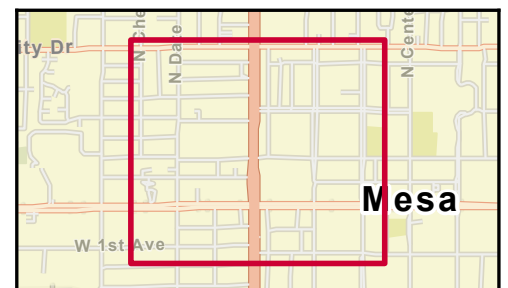
105 North Country Club Drive, Mesa, Arizona, 85201
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.41756
Longitude: -111.83977



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

March 29, 2024

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

(PUBLIC ROADWAY)
2ND STREET



NOTES

1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

2) THE BASIS OF BEARING IS THE MONUMENT LINE OF COUNTRY CLUB BOULEVARD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14N, RANGE 10E, MERIDIAN 10W, OF THE 36TH RANGE, 14TH TOWNSHIP, THE SUBDIVISION OF "CLARK ADDITION AMENDED", RECORDS OF MARICOPA COUNTY, ARIZONA.

3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY RIGHT OF WAY, EASEMENTS, OR INDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR OTHER AGENCY MAY REQUIRE.

4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. NO CLAIM OF LIABILITY OR WARRANTY IS MADE BY SUPERIOR SURVEYING SERVICES FOR ANY UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE
INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 3 OF MAPS, PAGE 11,
MARICOPA COUNTY RECORDS

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 21 OF MAPS, PAGE 181,
MARICOPA COUNTY RECORDS

SUBDIVISION OF "CLARK ADDITION AMENDED" RECORDED IN BOOK 32 OF MAPS
PAGE 47, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-0076142, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-0194803, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1969-0225578, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1998-0177774, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 689 OF MAPS, PAGE 17, MARICOPA COUNTY
RECORDS

RECORD OF SURVEY IN BOOK 858 OF MAPS, PAGE 44, MARICOPA COUNTY
RECORDS

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN
R.L.S. #42137



**BOUNDARY SURVEY
105 N. COUNTRY CLUB
MESA, AZ 85201**

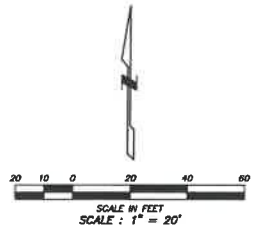
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Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com



SUPERIOR
SURVEYING SERVICES, INC.

DATE: AC CHK: JW
SHEET 1 OF 1
DATE: 5/27/2021
JOB: 202104105

—	BOUNDARY LINE
—	UNDER LINE OF MOVEMENT LINE
—	CONCRETE SURFACE
—	24 INCH VERTICAL CURB & GUTTER
—	24 INCH ROLLLED CURB
—	24 INCH CONCRETE CURB
—	INDICATES DIVERSITY (DOWNS OF ACCESS, WALL, FENCE)
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND GAS LINE
—	SET BACK, IN
—	STAMPED 43137
—	FOUND 1/2" CHIPPED REBAR
—	NO CONTINUITY 1/2" EAST
—	FOUND 1/2" REBAR
—	NO CONTINUITY
—	SET BACK STAMPED 43137
—	FOUND 1/2" CHIPPED REBAR
—	STAMPED 43137
—	ROCKWALL & FENCE
—	BACK FLOW PREVENTER
—	DOWN GUT
—	ELECTRIC BOX
—	ELECTRIC JUNCTION BOX
—	GAS METER
—	GUARD POST OR GATE POST
—	GAS VALVE
—	MANICATED SPACE
—	METAL SLAB (RECTANGULAR)
—	LIGHT POLE
—	MAIL BOX
—	METAL CURB (RECTANGULAR)
—	POWER POLE
—	POWER POLE BY UNDERGROUND
—	TRAFFIC SIGNAL ARMWAVE
—	STREET SIGN
—	TELEPHONE/ARMWAVE RISER
—	TRAFFIC SIGNAL
—	TRAFFIC SIGNAL BOX
—	ACCESSORY ACCESS
—	ACCESSORY PARKED NUMBER
—	HANDED COUNTRY COUNTRY
—	RIGHT OF WAY
—	BUCK
—	PAGE
—	TYPICAL



PART OF LOT 1, BLOCK 49, CITY OF MESA, BEGINNING 115 FEET NORTH OF THE
SOUTHEAST CORNER OF SAID LOT 1:

THENCE NORTH 50 FEET;
THENCE WEST 126.6 FEET TO THE LINE OF SAID LOT 1;
THENCE SOUTH 50 FEET ALONG THE WEST LINE OF SAID LOT 1;
THENCE EAST 126.6 FEET TO THE POINT OF BEGINNING.

ALSO THE NORTH 50 FEET OF THE SOUTH 115 FEET OF LOT ONE, BLOCK FORTY-NINE, MESA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 23 OF MAPS, PAGE 18.

ALSO THE SOUTH 65 FEET OF LOT 1, BLOCK 48, MESA, AS PER MAP RECORDED IN BOOK 3, PAGE 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA

ALSO PARCEL NO. 1
THAT PART OF LOT 1, BLOCK 48 MESA, ACCORDING TO BOOK 3 OF MAPS,
PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 185 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 50 FEET;
THENCE WEST TO THE WEST LINE OF LOT 1;
THENCE SOUTH ALONG THE WEST SIDE OF SAID LOT 1, A DISTANCE OF 50
FEET;
THENCE EAST TO THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL NO. 2:
THAT PART OF LOT 1, BLOCK 49, MESA, ACCORDING TO BOOK 3 OF MAPS,
PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF 115 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1;

THENCE WEST 126.08 FEET;
THENCE NORTH 50 FEET;
THENCE EAST 126.08 FEET;
THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING.

