



FOR LEASE | OFFICE - AUTO SHOP

COUNTRY CLUB AUTO-OFFICE

324 N Country Club Drive, Mesa, AZ 85201

Dave Collins VP, Associate Broker | 480.610.2400 | dave@coberealestate.com



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PROPERTY DESCRIPTION

Available for lease: 3,000 square foot commercial property consisting of a **2,250 square foot auto shop/car wash** with two bay doors and **750 square feet of office space**. The office area includes a **reception area, three private offices, bathroom, and combination break room/storage**. Located a block from University Ave and 2.5 Miles from US-60, this property is **easily accessible for employees and clients**.

PROPERTY HIGHLIGHTS

- 2,250 sq ft auto shop with two bay doors
- 750 sq ft office with reception, three offices, bathroom, break room/storage
- Monument Signage Available

OFFERING SUMMARY

Lease Rate:	\$3,000.00/Mo NNN
Available SF:	3,000 SF
Lot Size:	36,399 SF
Distance to US-60:	2.5 Miles
Traffic Counts:	>26,000 VPD

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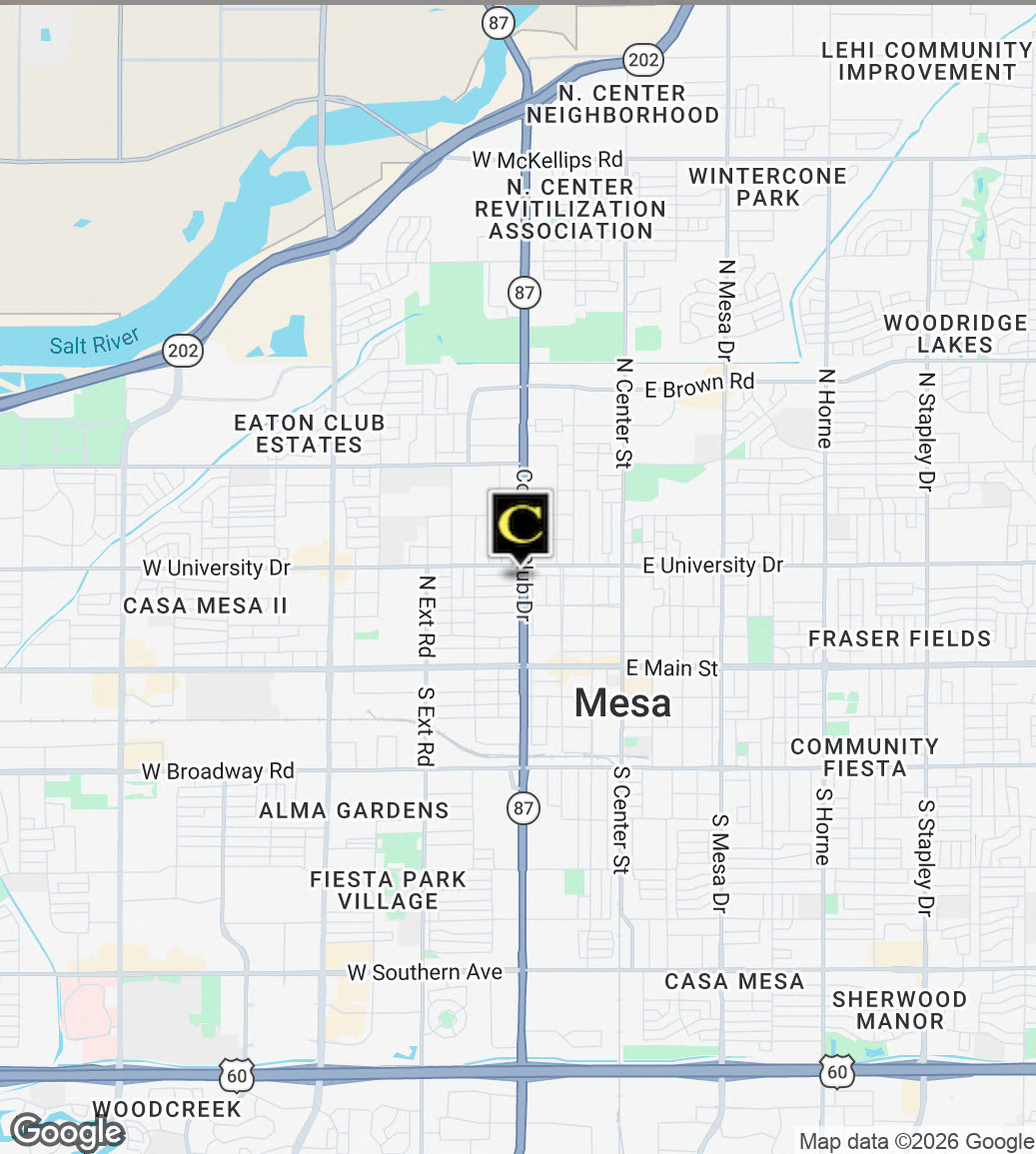
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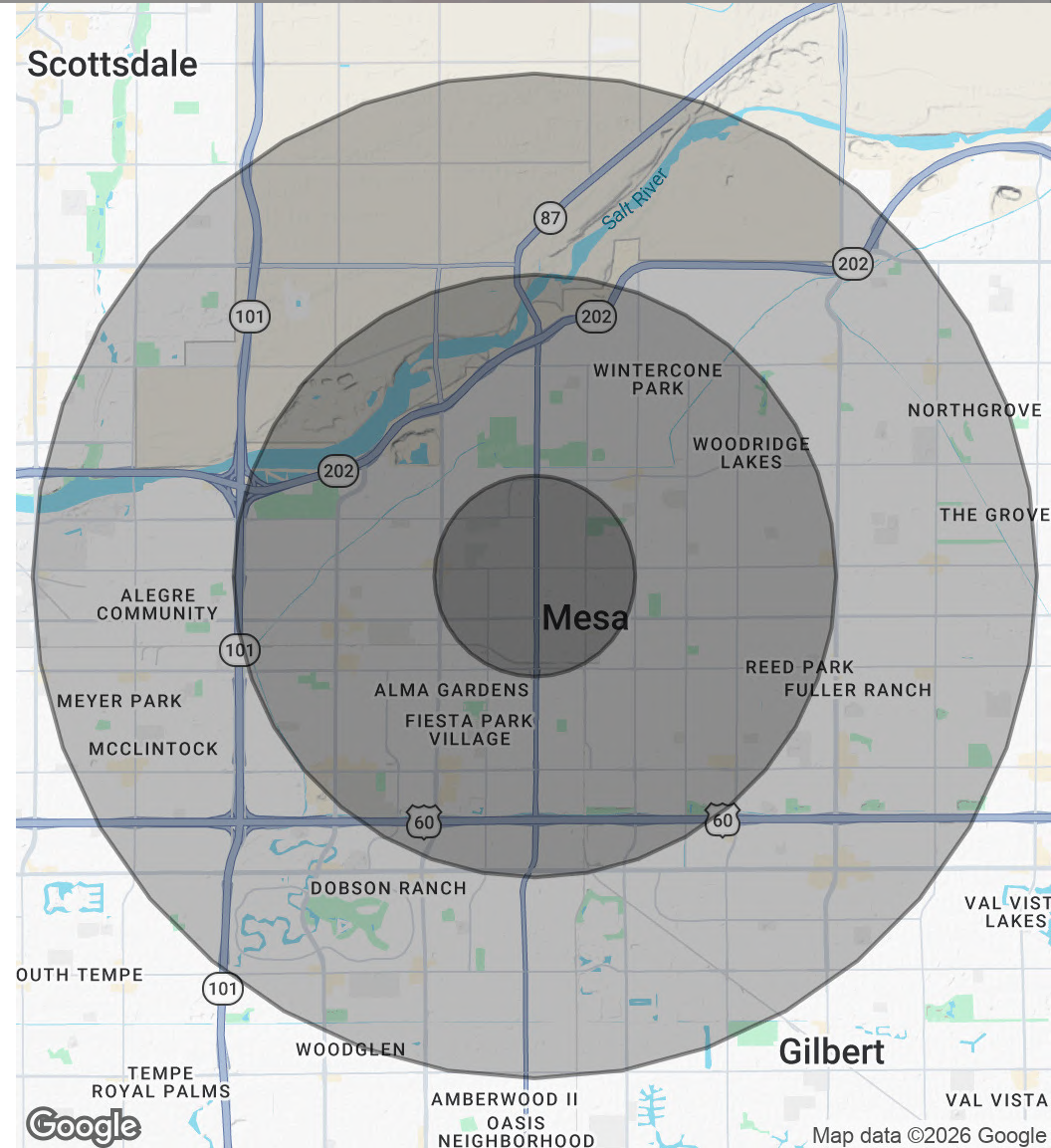
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,171	162,392	346,077
Average Age	35.5	32.2	34.7
Average Age (Male)	34.8	31.5	33.7
Average Age (Female)	36.6	32.9	35.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,462	61,150	137,088
# of Persons per HH	2.4	2.7	2.5
Average HH Income	\$68,349	\$78,104	\$89,010
Average House Value	\$295,342	\$302,608	\$350,562

2023 American Community Survey (ACS)



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