



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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PROPERTY SUMMARY

Available SF:	1,204 - 1,628 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 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 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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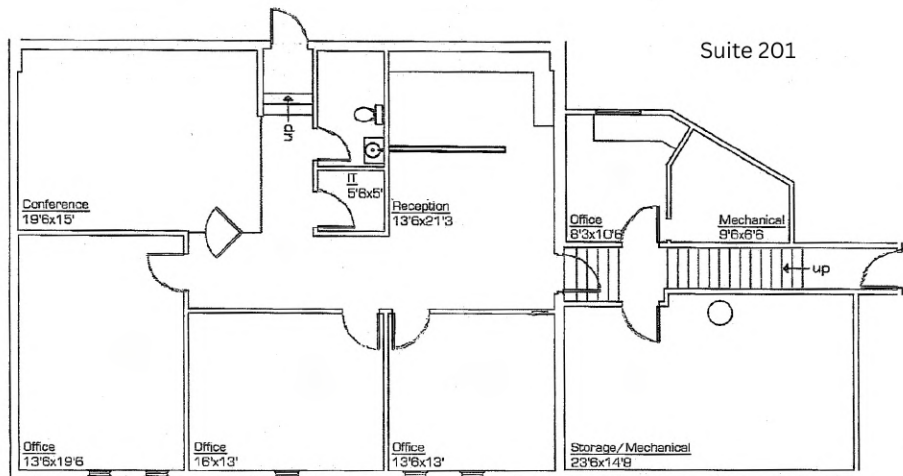
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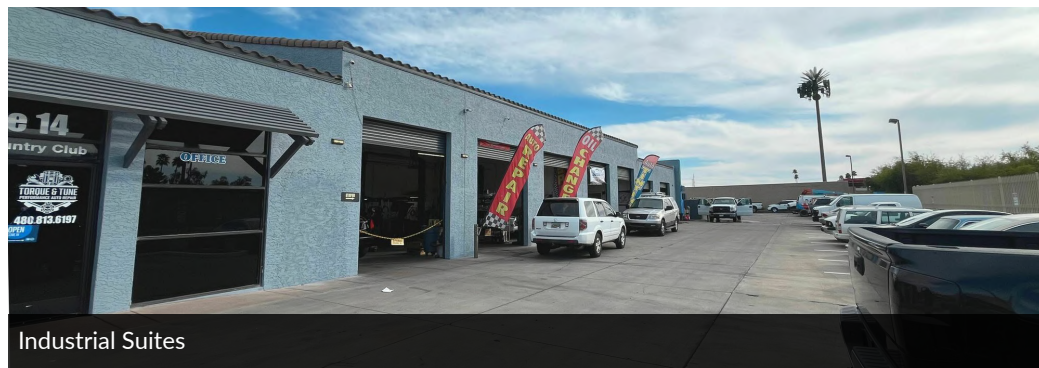
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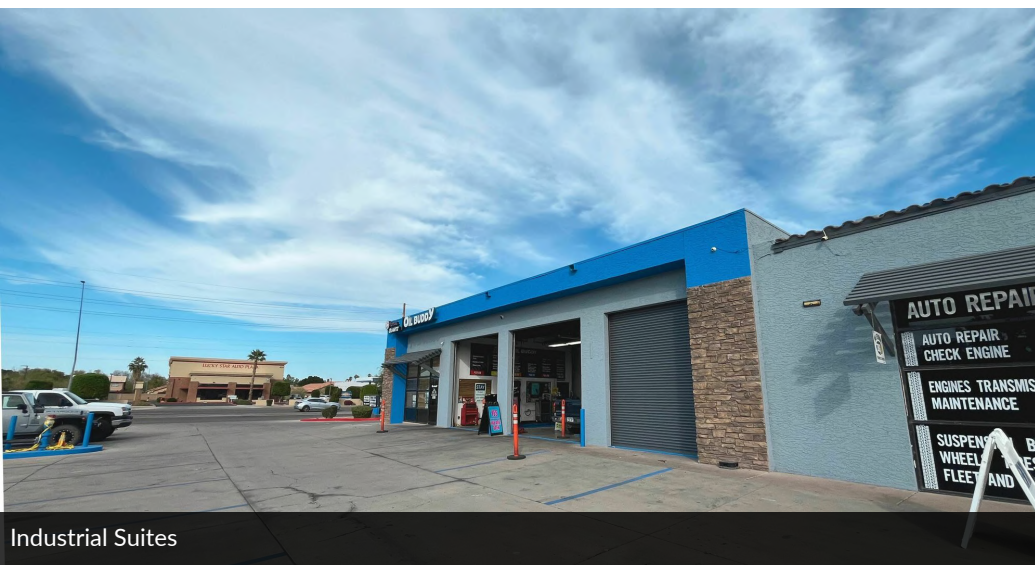
Suite 201 Floor Plan



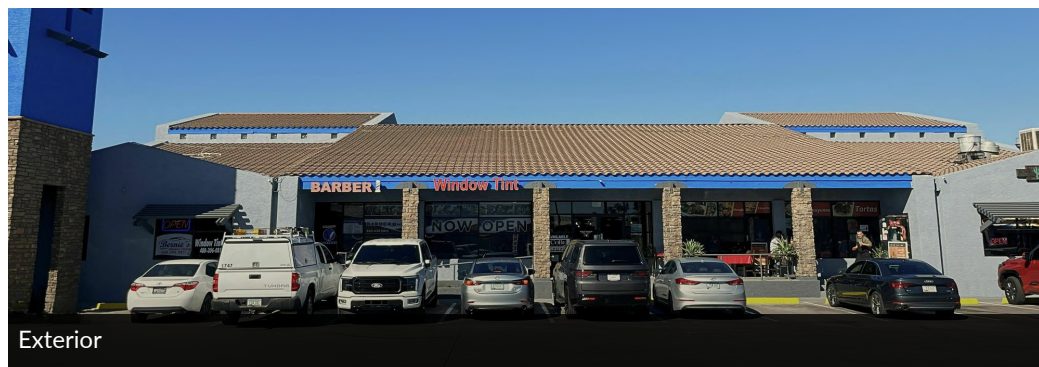
Exterior



Industrial Suites



Industrial Suites



Exterior

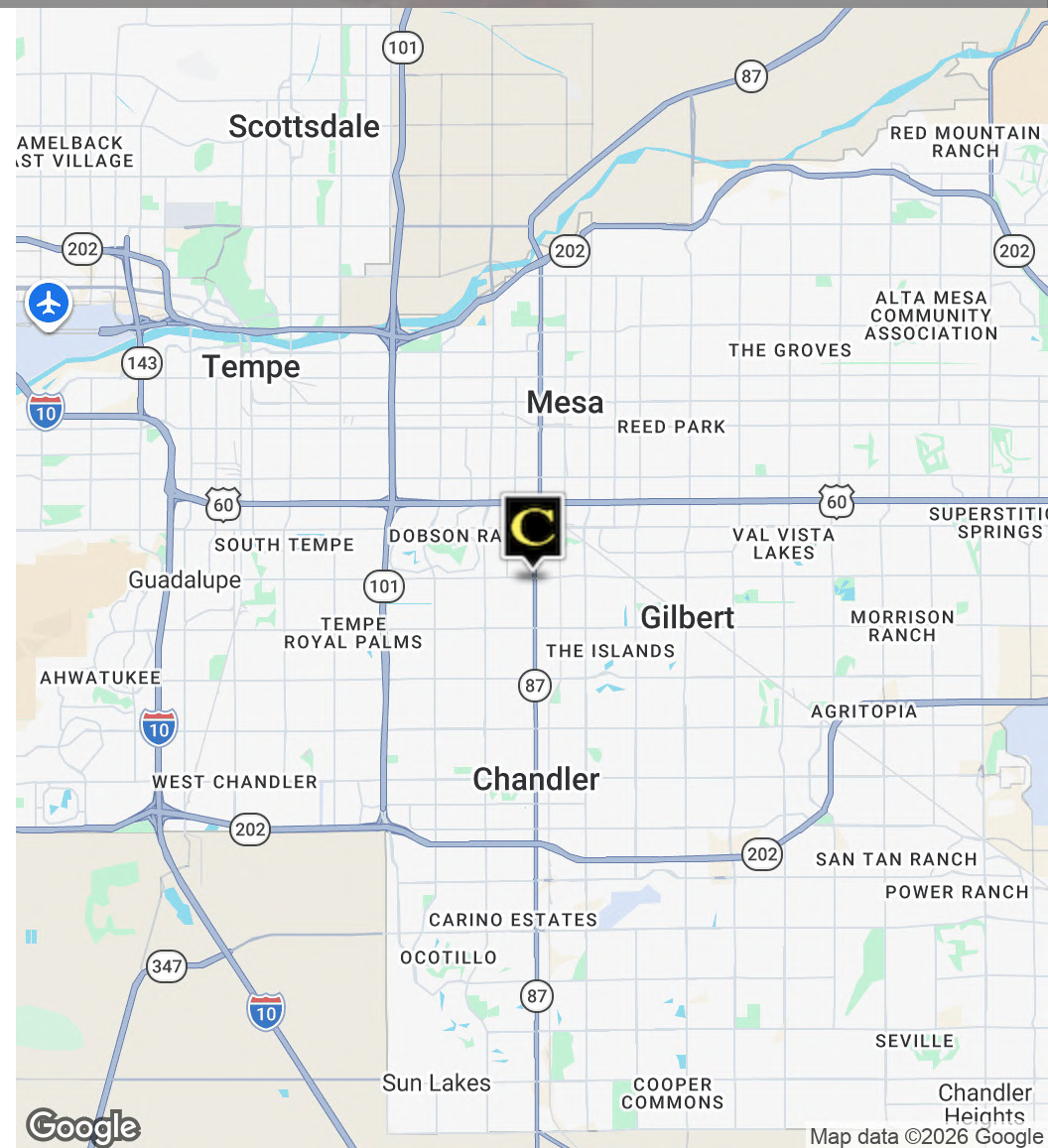
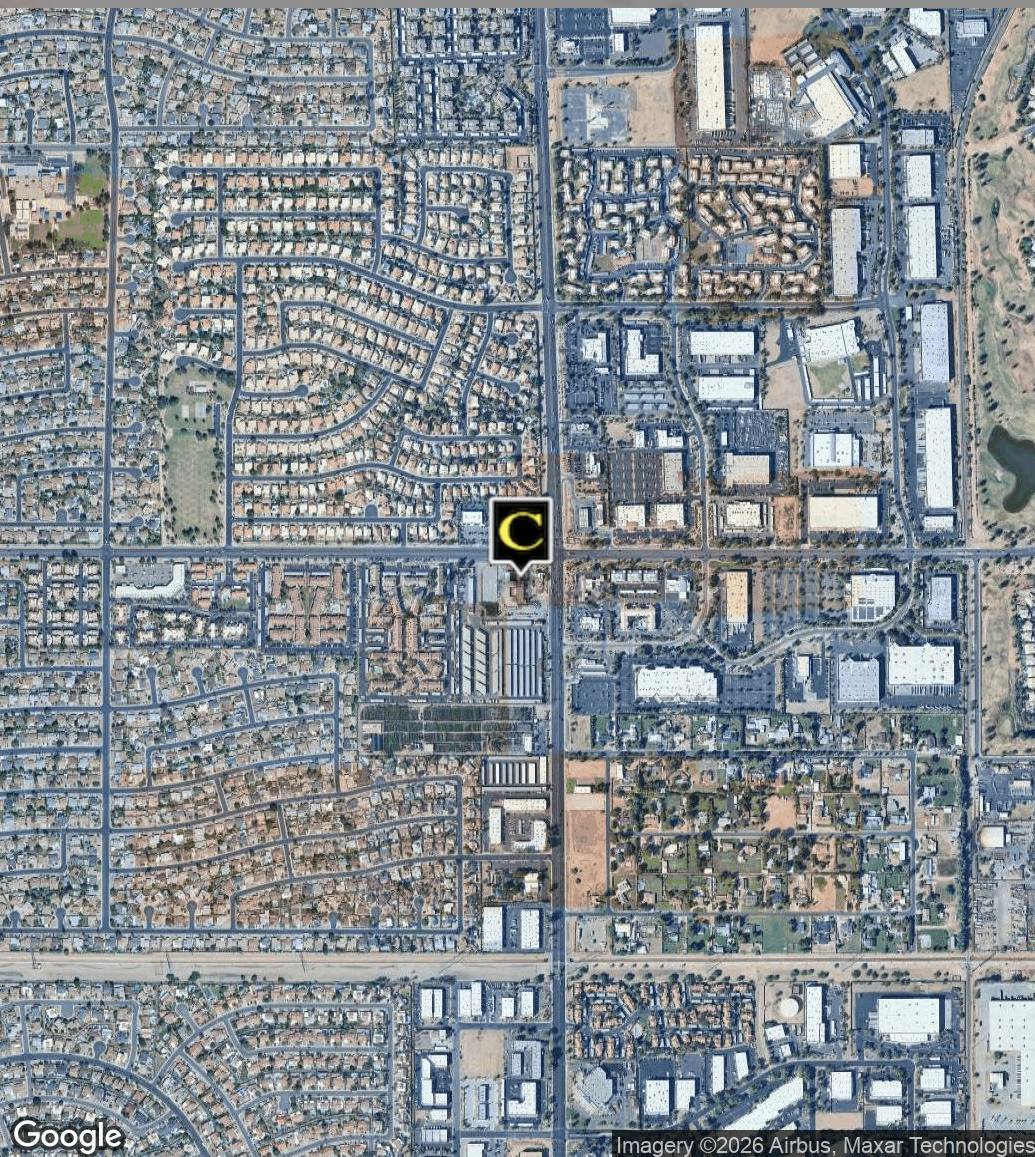
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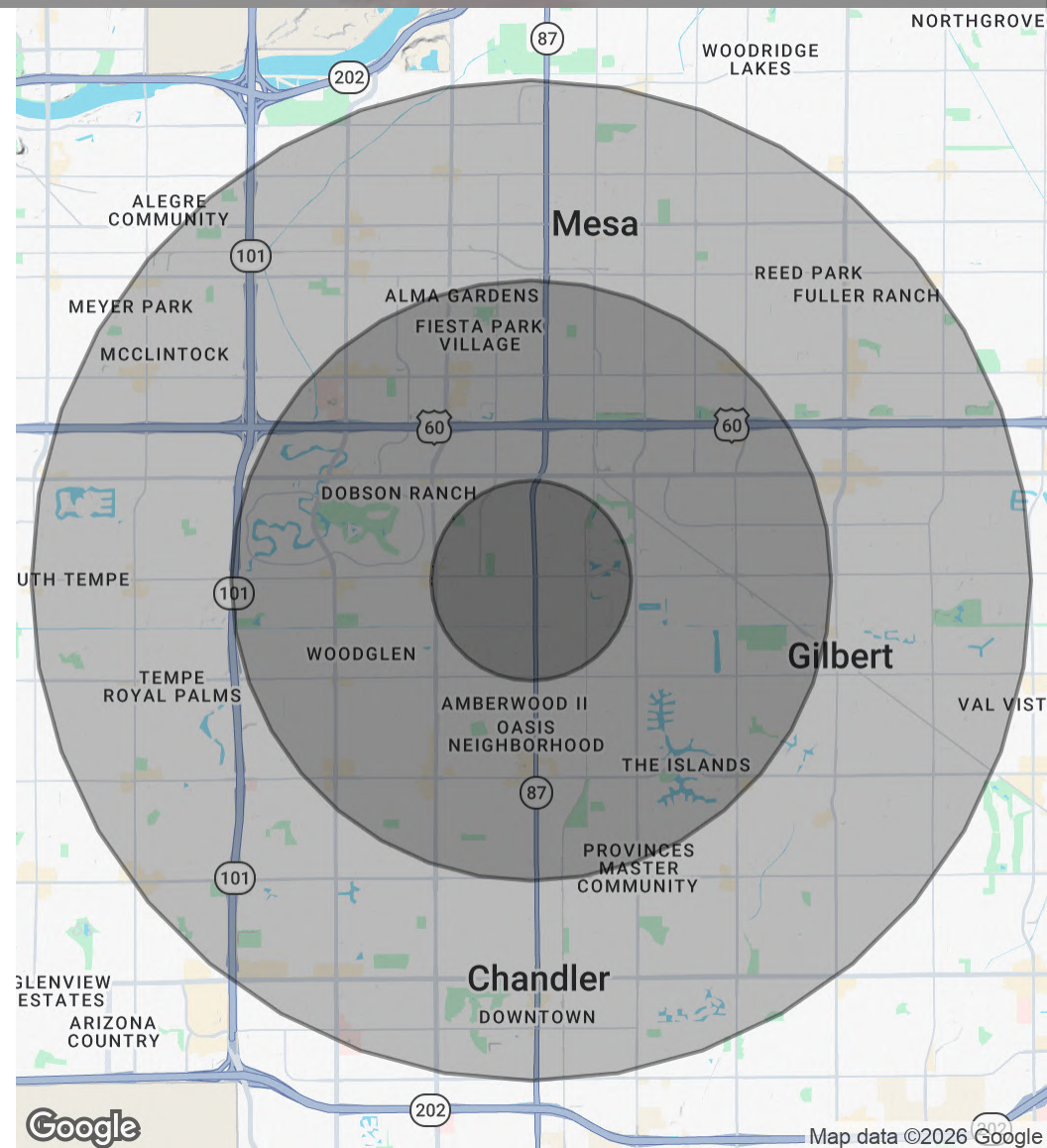
POPULATION

	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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