



Retail F&B Space For Lease  
Country Club Dr & Southern Ave

INQUIRE FOR DETAILS

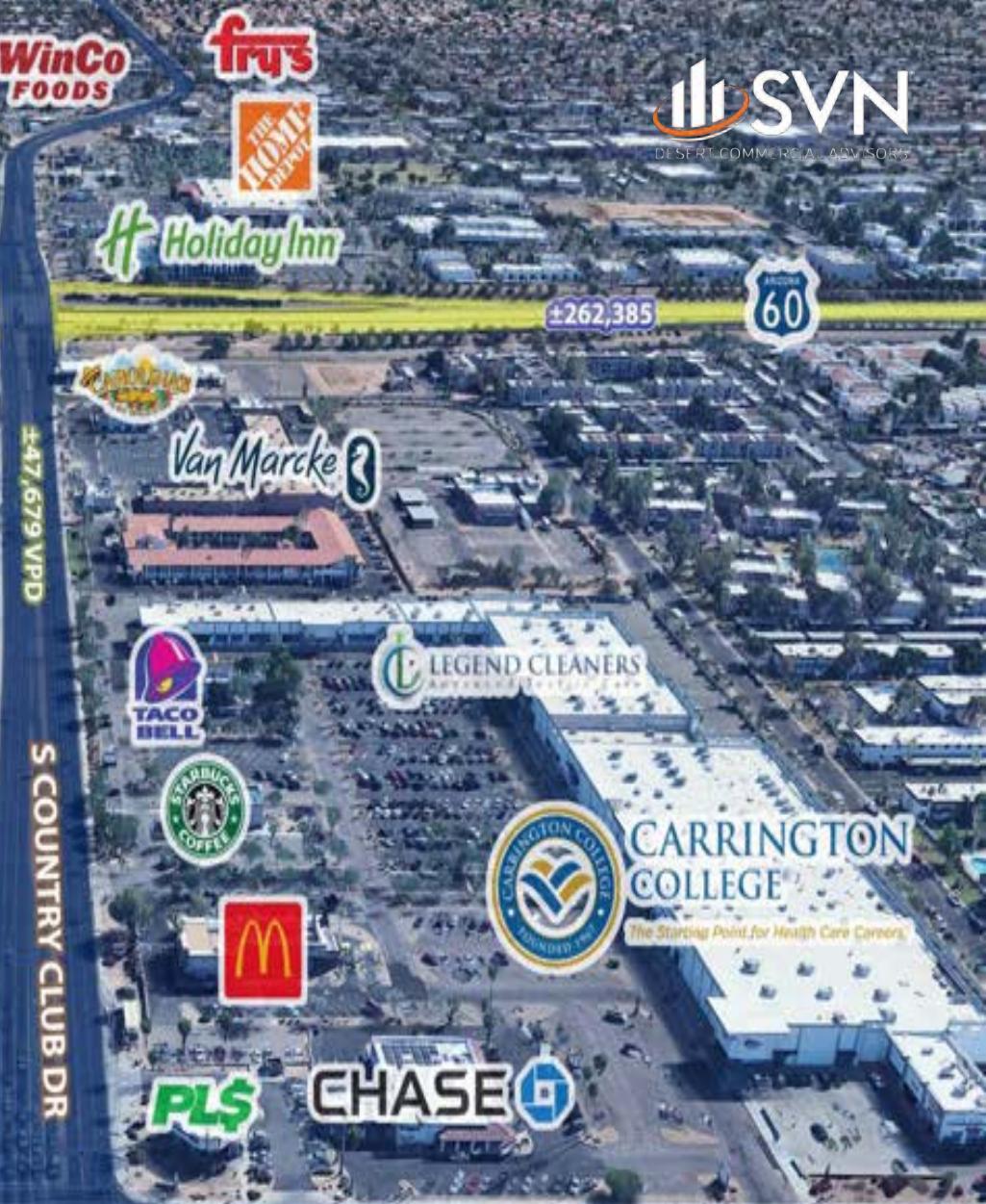
Mesa, AZ

PRESENTED BY:

CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com



W SOUTHERN AVE



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

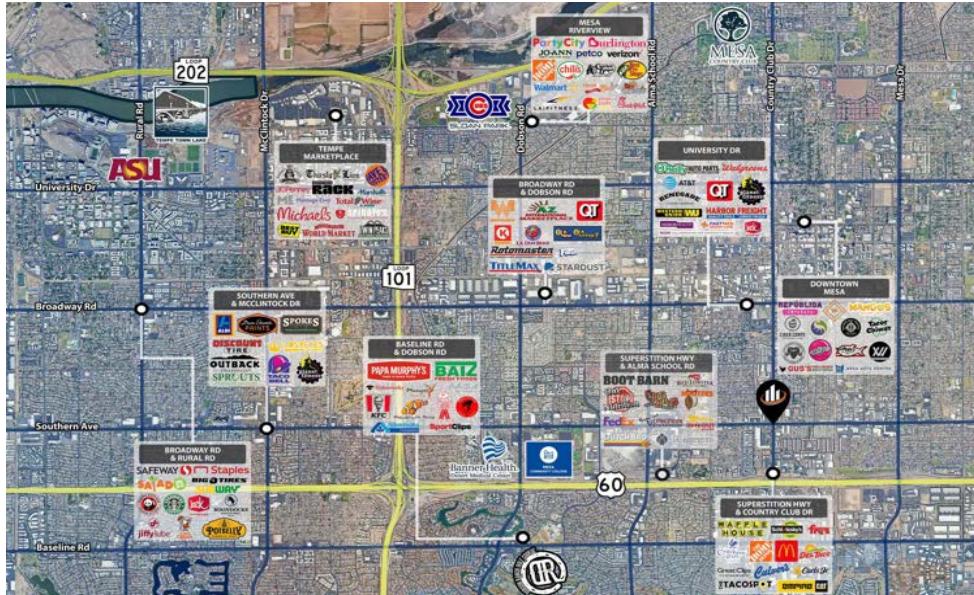
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	2,000 SF
<b>LOT SIZE:</b>	22,000 SF
<b>YEAR BUILT:</b>	2005
<b>ZONING:</b>	C-G
<b>TRAFFIC COUNT:</b>	71,141

## PROPERTY OVERVIEW

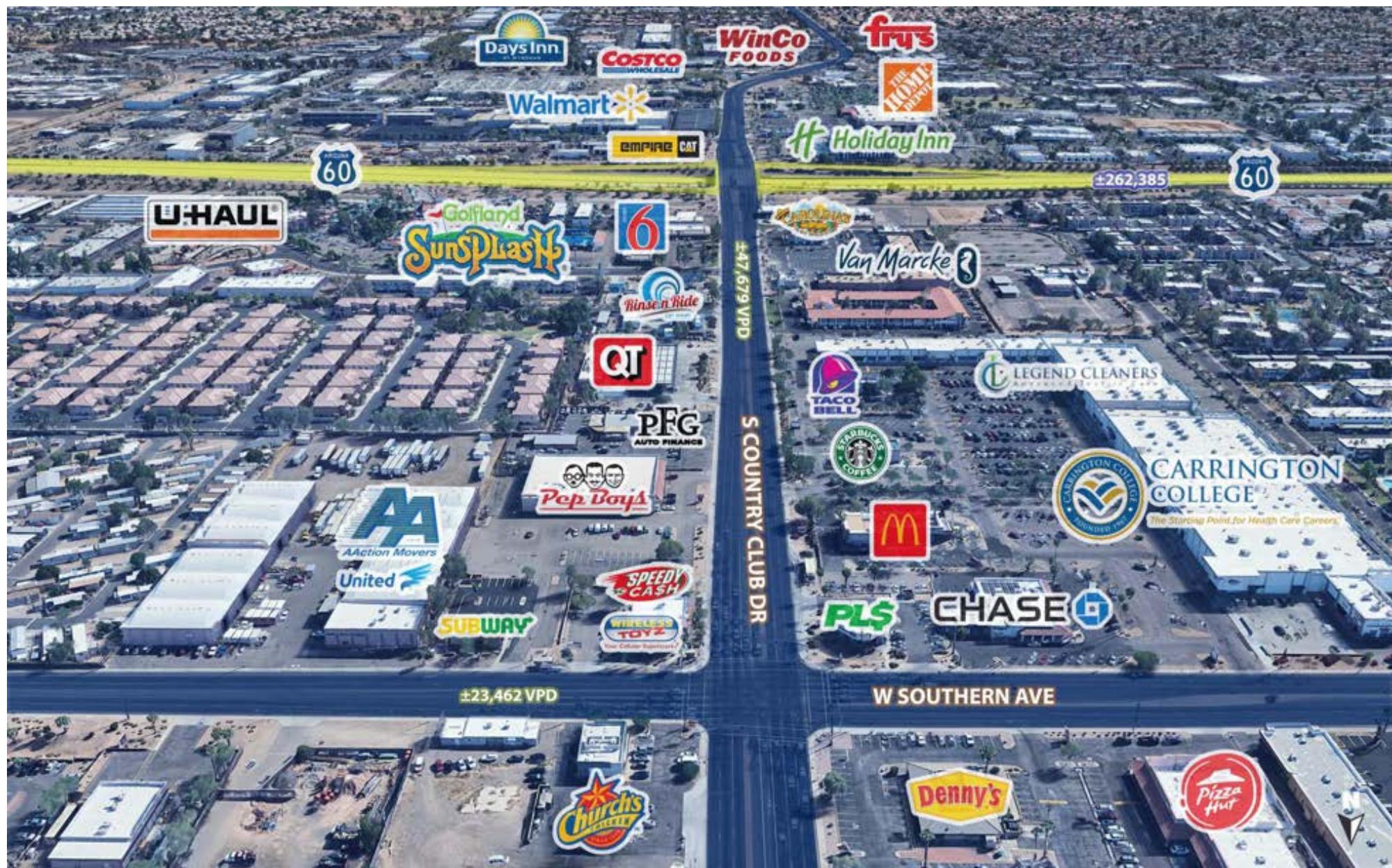
The address is confidential due to the existing tenant in the space. Please inquire for more information. This prime retail opportunity offers unmatched visibility and access in one of the city's busiest corridors at the bustling intersection of Country Club Drive and Southern Avenue in Mesa, Arizona. Perfectly positioned for food and beverage operators or other high-producing businesses. The space benefits from consistent daily traffic, strong local demographics, and proximity to residential neighborhoods, schools, and local businesses. The dynamic East Valley location, combined with Mesa's steady growth and community-driven atmosphere, creates an ideal foundation for long-term business success.

The available suite features  $\pm 2,000$  SF of available space, providing ample room for a variety of concepts. It features flexible floor plans to accommodate a variety of layouts and operational needs, and ample on-site parking. Benefiting from an impressive traffic volume of  $\pm 71,141$  vehicles per day across the Country Club and Southern intersection, this prime corner location ensures maximum visibility and exposure. High-exposure signage opportunities along both major roadways. Note: drive-through is not an option for this property.

## AERIAL MAP | NORTH FACING



AERIAL MAP | SOUTH FACING



RETAIL F&B SPACE FOR LEASE AT COUNTRY CLUB DRIVE & SOUTHERN AVENUE IN MESA | Address Not Disclosed Mesa, AZ

SVN | DESERT COMMERCIAL ADVISORS



# mesa·az



## SECTION 1

### Demographics

# DEMOGRAPHICS MAP, REPORT & TRAFFIC COUNT

## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	2,085	7,002	20,445
<b>AVERAGE AGE</b>	34	34	34
<b>AVERAGE AGE (MALE)</b>	33	33	33
<b>AVERAGE AGE (FEMALE)</b>	35	34	34

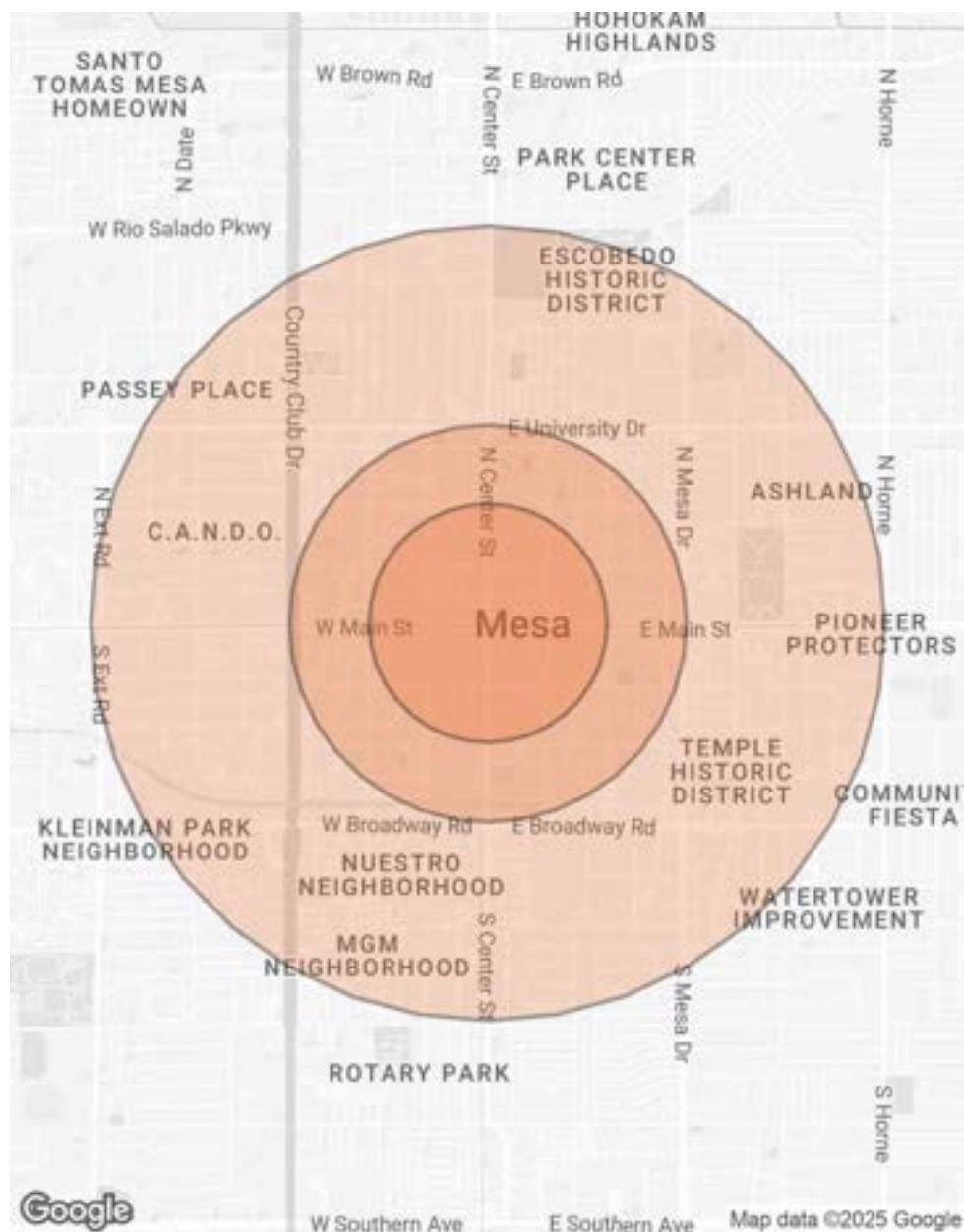
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	755	2,767	7,574
<b># OF PERSONS PER HH</b>	2.8	2.5	2.7
<b>AVERAGE HH INCOME</b>	\$66,833	\$65,249	\$65,349
<b>AVERAGE HOUSE VALUE</b>	\$383,651	\$398,177	\$339,915

## TRAFFIC COUNTS

<b>SOUTHERN AVE</b>	23,462/day
<b>COUNTRY CLUB DR</b>	47,679/day

Demographics data derived from AlphaMap



## CITY OF MESA

Go big in Mesa, Arizona's third-largest city, where fan-favorite sports, art attractions, and outdoor adventure attract visitors on a large scale. The city's diverse economy spans across sectors such as healthcare, advanced manufacturing, aerospace, and technology, providing abundant job opportunities and career growth. Mesa's strategic location within the Phoenix metropolitan area offers easy access to major transportation networks and a thriving business ecosystem.



**513,977+**  
PEOPLE LIVE IN  
MESA, AZ



**36<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**2<sup>nd</sup>**  
LARGEST CITY IN  
PHOENIX-METRO



**1.2M**  
WORKFORCE POP.  
WITHIN 30 MIN. DRIVE



## MESA RANKINGS

### GOLD & SILVER EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS

- IEDC

### TOP 5 U.S. CITY FOR POST-PANDEMIC SMALL BUSINESS RECOVERY

- FOX 10 PHOENIX

### GOLDEN PROSPECTOR AWARD DEAL OF THE YEAR

- AAED

### NO. 20 BEST RUN CITIES IN THE NATION

- WALLETHUB

### NO. 5 TOP DIGITAL CITIES IN U.S.

- CENTER FOR DIGITAL GOVERNMENT'S  
2022 DIGITAL CITIES SURVEY

### TOP 5 BEST-IN-STATE GOVERNMENT EMPLOYERS

- FORBES

Source: <https://www.bizjournals.com/articles/forbes-recognition-mesa-as-one-of-the-best-in-state-government-employers-in-az.html>; <https://www.selectmesa.com/2022/03/mesa-moves-to-economic-reporter-magazine/>; <https://www.visitmesa.com/mesa-downtown-mesa-is-magnificent.html>



**8,141+**

EMPLOYEES



## CITY OF MESA MAJOR EMPLOYERS



**6,626+**  
EMPLOYEES



**4,428+**  
EMPLOYEES



**3,772+**  
EMPLOYEES

**dexcom**  
**1,700+**  
EMPLOYEES



**DriveTime**  
**1,401+**  
EMPLOYEES



### TOP 10 EMPLOYERS

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 20.4% of whom have an associate's degree or higher.



**1,031+**  
EMPLOYEES

**EMPIRE CAT**  
**800+**  
EMPLOYEES



**Santander**  
**765+**  
EMPLOYEES



Source: MIG Employer Database (2020 Update), <https://www.migcomesa.com/business-areas/commercial-major-employers>

# CITY OF MESA EMPLOYMENT & EDUCATION

The City of Mesa prides itself on having an abundant, affordable, and high-quality workforce. From 2010 to 2022 the labor force in the Phoenix-Mesa MSA has increased by 18.4% and currently has 2,548,913 workers. The city has a thriving healthcare sector with numerous hospitals, clinics, and medical centers, creating a high demand for healthcare professionals. Additionally, Mesa's strong presence in advanced manufacturing, aerospace, and technology industries provides ample job openings for engineers, technicians, and IT specialists. With its growing economy and diverse job market, Mesa presents promising prospects for individuals seeking employment in these sectors.



**266,897**

LABOR FORCE



**259,419**

EMPLOYMENT



**2.8%**

UNEMPLOYMENT

## MESA COMMUNITY COLLEGE

SOUTHERN & DOBSON CAMPUS

RED MOUNTAIN CAMPUS



**20,351 students enrolled**

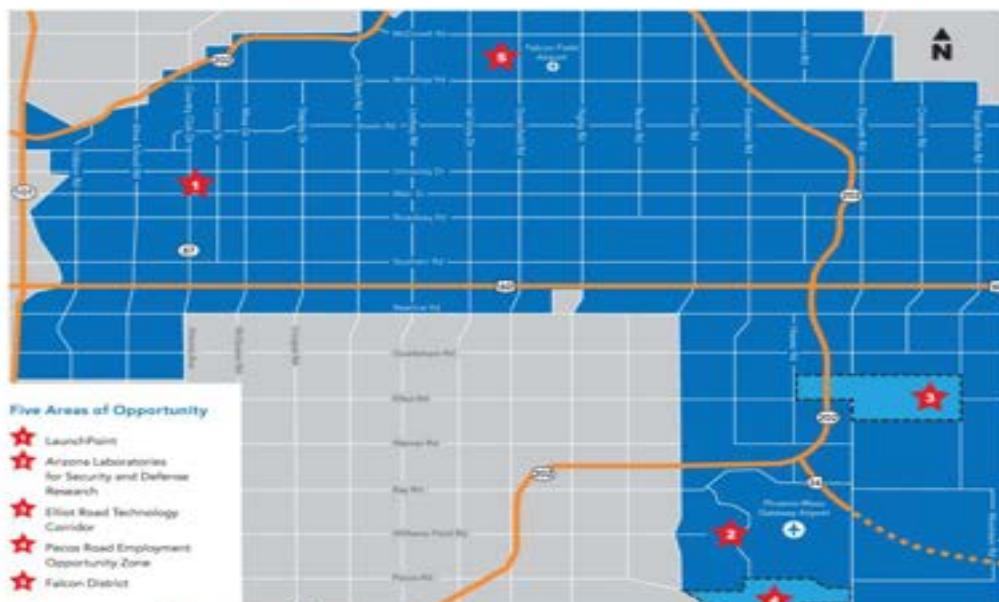
MCC Nursing Program Ranked  
Among Top 10 in Arizona

Source: U.S. Bureau of Labor Statistics, Preliminary data for May 2022, <https://www.visitmesa.com/business-environment/workforce>

# CITY OF MESA ECONOMIC DEVELOPMENT

## AREAS OF OPPORTUNITY - TECHNOLOGY

The City of Mesa has a longstanding history of encouraging the growth of technology-focused companies across numerous industry sectors. Many high-technology companies such as Apple, AT&T, Boeing, Dexcom, Waymo, Bridgestone, FUJIFILM, Mitel, Infineon, and many others have chosen Mesa. Economic Development priorities are guided by Mesa's industries of opportunity, building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends.



### LAUNCHPOINT

The Mesa technology incubator, located in the heart of downtown mesa.

### ARIZONA LABORATORIES FOR SECURITY AND DEFENSE RESEARCH

A 92,000-square-foot, full-service research facility.

### THE ELLIOT ROAD TECHNOLOGY CORRIDOR

Offers more than 700 acres of shovel-ready sites with robust infrastructure and a streamlined entitlement process.

### THE PECOS ROAD EMPLOYMENT OPPORTUNITY ZONE

The planned campus-type setting is set for advanced manufacturing companies.

### THE FALCON DISTRICT

A high-tech hub for aerospace/ aviation, defense, advanced manufacturing, and technology companies.

# CITY OF MESA ECONOMIC DEVELOPMENT

## OPPORTUNITY ZONES

The Opportunity Zones program is a federal program designed to spur community investment by providing tax benefits to investors. The City of Mesa has 11 census tracts that have been designated Opportunity Zones by the U.S. Department of the Treasury. The map below highlights these tracts within the city boundaries.



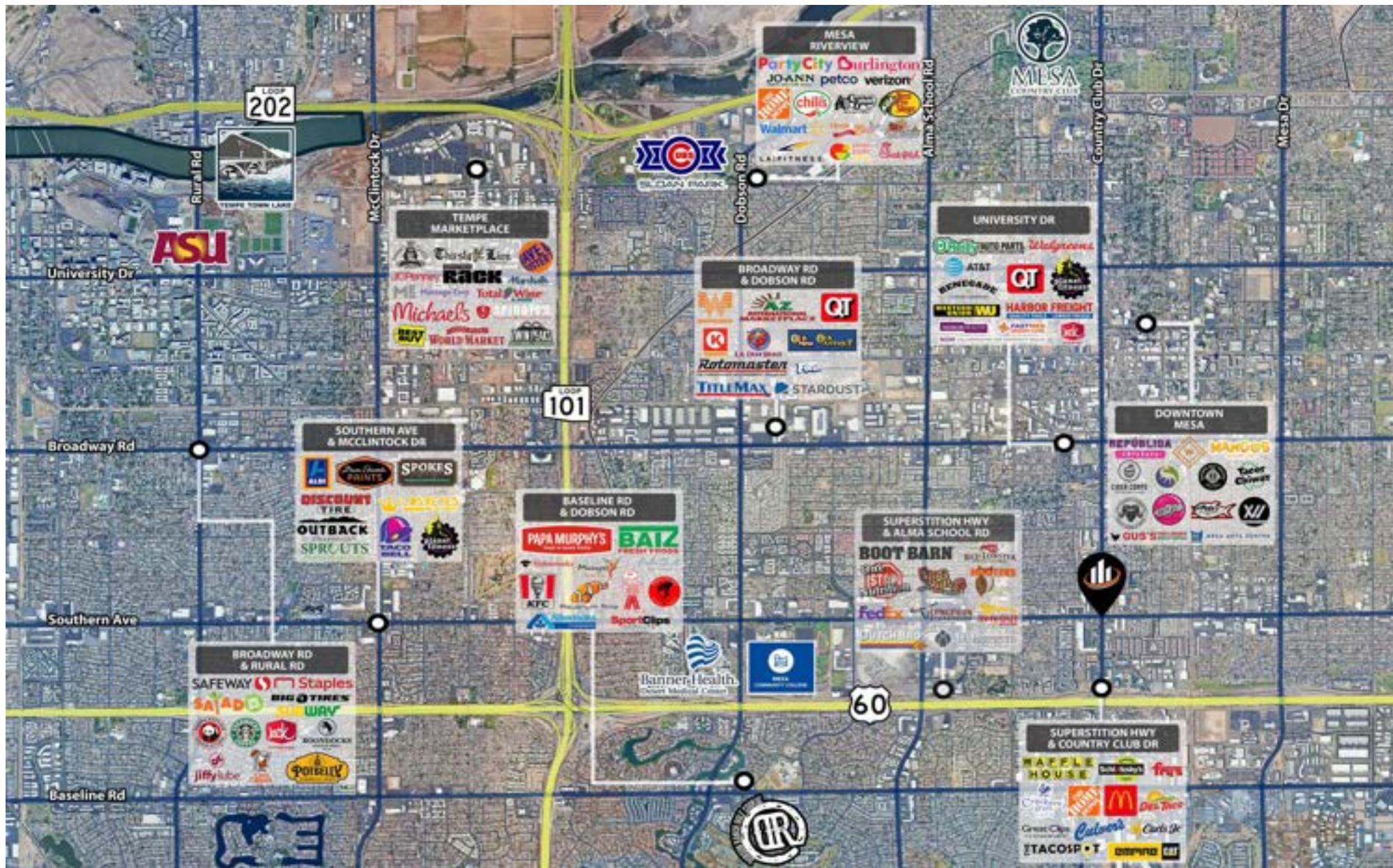
## MESA FOREIGN TRADE ZONE #221

The Foreign Trade Zone (FTZ) Program is a federal program administered by the U.S. Foreign Trade Zones Board, a division of the U.S. Department of Commerce. The FTZ program helps encourage activity and value-added at U.S. facilities in competition with foreign alternatives by allowing delayed or reduced duty payments on foreign merchandise, as well as other savings.



Source: <https://www.selectmesa.com/business-atmosphere/opportunity-zones-program>

## RETAIL MAP



# EXPLOSIVE RESIDENTIAL & TECHNOLOGY PARK DEVELOPMENT





### CARRICK SEARS, CCIM, MBA

Senior Investment Advisor

carrick.sears@svn.com

Direct: **480.425.5529**

### PROFESSIONAL BACKGROUND

Carrick Sears has been involved in the Phoenix real estate market since 2004. His extensive knowledge and experience in both real estate and finance provides clients the opportunity to strategize in a comprehensive way, ensuring they make the most educated and confident decisions in regards to their real estate purchases. Carrick grew up on a cattle ranch in a small town in northern California. Upon graduating from Saint Mary's College in the San Francisco Bay area, he launched his career in corporate finance. After working for Longs Drugs/CVS, DHL Worldwide Express, Hewlett-Packard, Gap and U-Haul in both corporate financial planning and real estate roles, he obtained his MBA from Thunderbird School of Global Management.

He chose to launch his post-MBA career with Keller Williams Commercial in 2009 followed by a couple of smaller local firms. In 2013 he was recruited by SVN to join their multi-family team as Senior Investment Advisor. While Carrick helps clients with various types of commercial sales and leases, he specializes in multi-family assets as well as hospitality. In 2011, Carrick earned his CCIM designation (Certified Commercial Investment Member) further enhancing his skills with analyzing investment properties and consulting, using the full capabilities of the CCIM tools and skill sets. Carrick is active in local organizations such as ULI (Urban Land Institute), LAI (Lambda Alpha International), and CoreNet Global. He serves on the board of directors for SVP (Social Venture Partners) and previously served on the board of the National Teen Leadership Program and was active in Kiwanis and Rotary International. Carrick's personal and professional experience in both the multi-family and commercial worlds makes him an invaluable asset to our investor clients

### EDUCATION

Thunderbird School of Global Management Phoenix, AZ MBA in Global Management:  
Specialization: Real Estate Finance & Strategy May 2009. Beta Gamma Sigma Honor Society

Saint Mary's College of California Moraga, CA B.S. Business Administration; Honors in Financial Services Management May 1999. Magna Cum Laude; Dean's Honors List; Student of the Year 1999; received the Wall Street Journal Award; National Honor Society in Business, Management & Administration; National Economics Honor Society

**SVN | Desert Commercial Advisors**  
5343 N. 16th Street, Suite 100  
Phoenix, AZ 85016  
480.425.5500

