

FOR SALE OR LEASE | RETAIL - INDUSTRIAL

# CENTRAL MESA BUILDING

236 N Country Club Dr, Mesa, AZ 85201

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## PROPERTY SUMMARY

Available SF:	3,774 SF
Lease Rate:	\$14.00 SF/yr (MG)
Sale Price:	\$899,900
Lot Size:	0.24 Acres
Building Size:	3,774 SF
Year Built:	1987
Zoning:	DB-1

## VIRTUAL TOUR

### PROPERTY OVERVIEW

3,774 SF freestanding retail/industrial building divisible into two suites. Enjoy 2 ground-level, roll-up doors. There are 3 restrooms, 2 offices, and plenty of open space that can be used as a bullpen or converted into industrial or retail use.

As a Lease, delivered MG with tenant paying for insurance & utilities. As a Sale, this is an excellent owner-user or investment opportunity.

### PROPERTY HIGHLIGHTS

- 3,774 SF (Divisible into two suites)
- Fenced with a yard
- 2 Ground-Level Roll-Up Doors, 3 Restrooms, 2 Offices, 2 Newer HVAC Units, Skylights (4), and 10 Parking Spaces. Gas is available.
- Concrete block w/ stucco construction
- Strong Country Club visibility (70' frontage) and located between 2 major Mesa intersections

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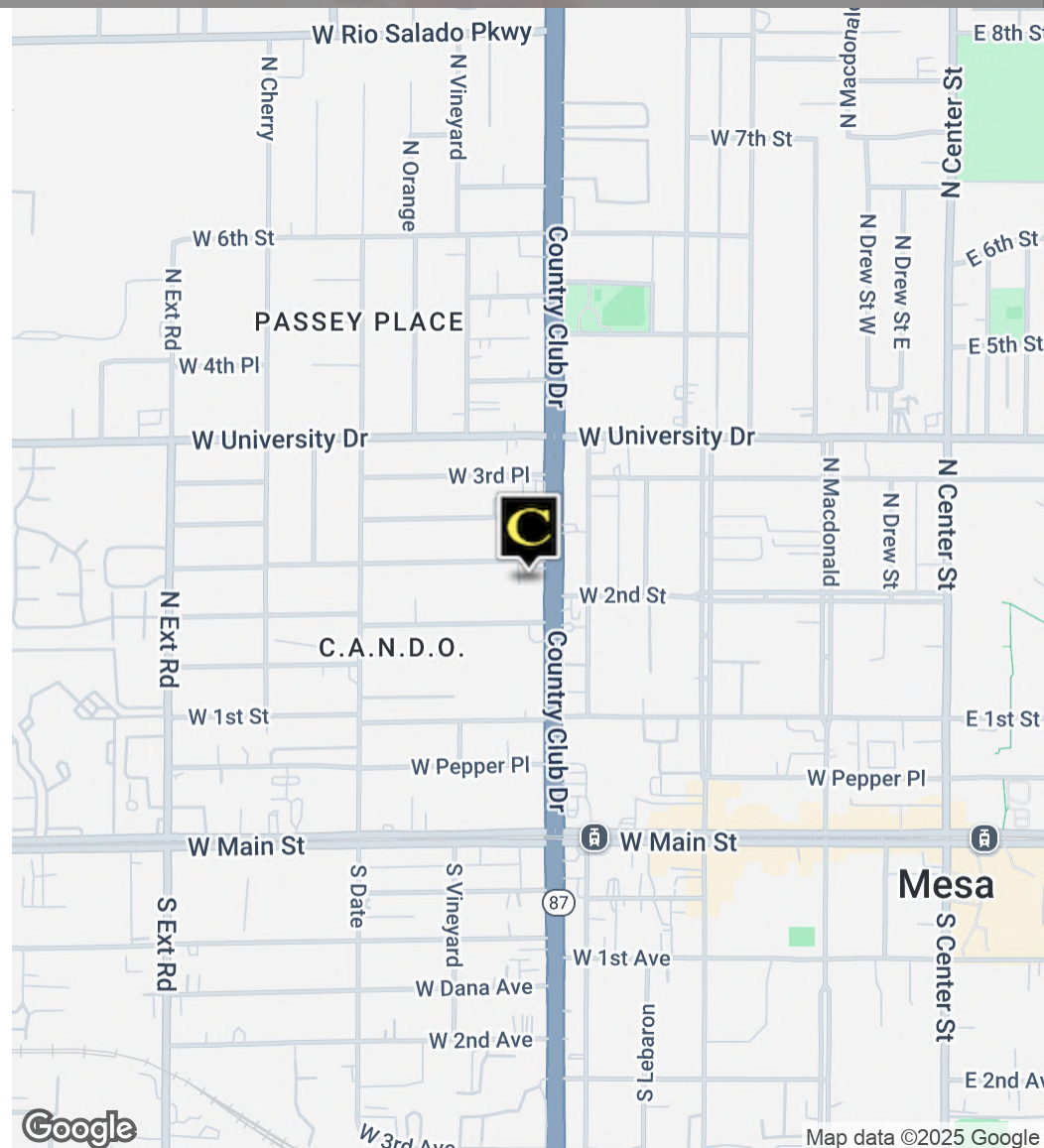
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# Central Mesa Building

This map of Mesa, Arizona, shows the location of Casa Mesa II. The city is divided into several neighborhoods, including N. Center, Alma Gardens, Woodcreek, and Woodridge Lakes. Major roads like I-19, I-60, and SR-87 are visible. A red pin marks the location of Casa Mesa II near the intersection of N Alma School Rd and N Center St. The map also shows the Salt River and the Lehi Community Improvement area.



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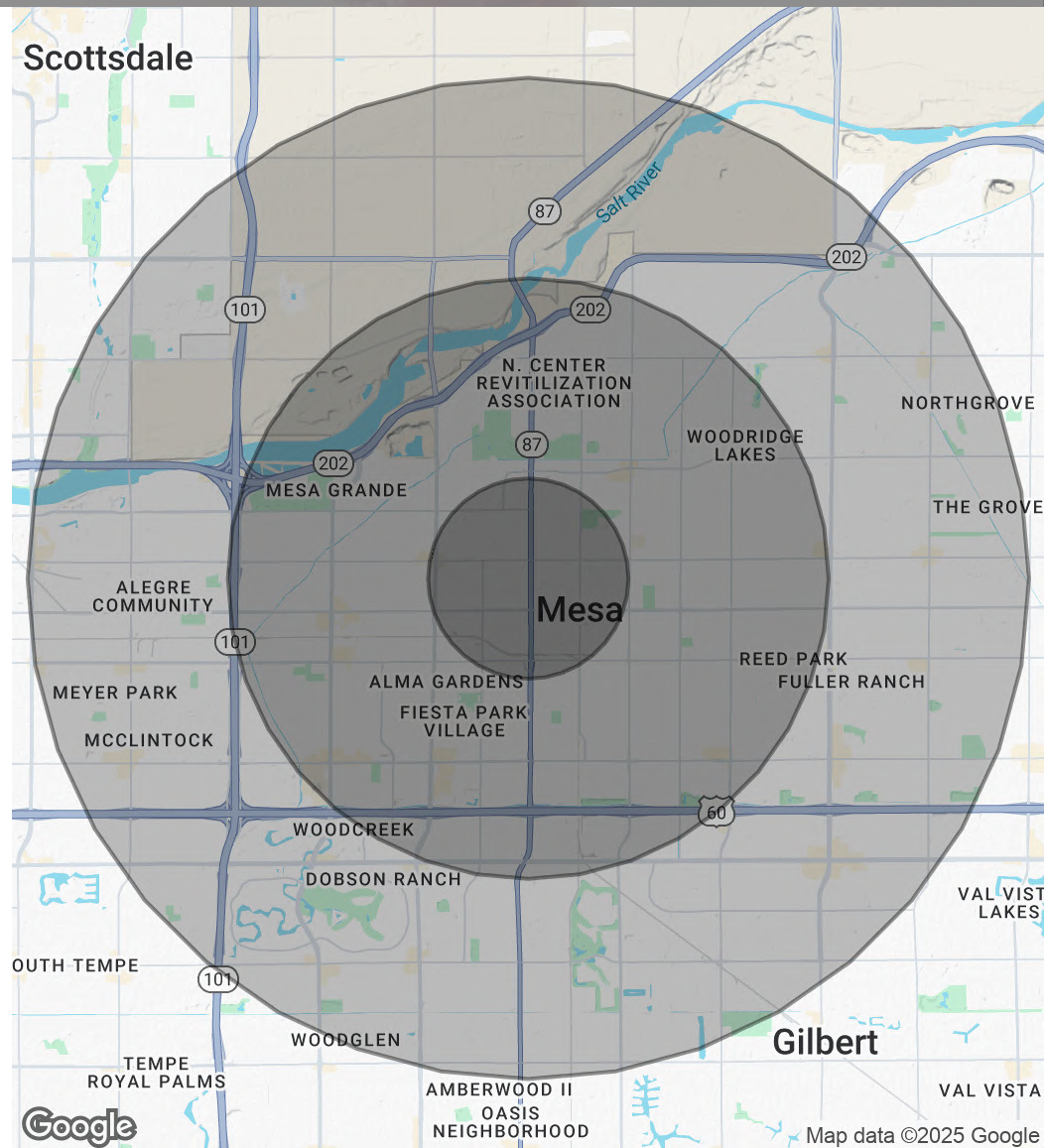
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,740	166,799	367,100
Average Age	37	35	37
Average Age (Male)	35	34	36
Average Age (Female)	38	36	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,293	62,568	142,090
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$64,596	\$74,432	\$91,373
Average House Value	\$395,306	\$353,232	\$399,176

Demographics data derived from AlphaMap



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