

# OFFICE SUITES AVAILABLE FOR LEASE

736 N COUNTRY CLUB | MESA, AZ 85201

**\$20.00/PSF**

PER YEAR - FULL SERVICE

**±4,920 SF AVAILABLE**

## OFFICE SUITES NEAR DOWNTOWN MESA



## PROPERTY DETAILS

- 11,417 SF Multi-Tenant Office
- 4:1,000 Parking Ratio
- Zoning: C-2, City of Mesa
- W Rio Salado Pkwy & Country Club Dr
- Close to Loop 202
- Near Retail, Restaurants, & Public Transportation

**contact :**



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03/11/24



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# OFFICE SUITES NEAR DOWNTOWN MESA

736 N COUNTRY CLUB | MESA, AZ 85201

## SUITE 104 ±841 SF

- Reception
- 2 Offices
- Restroom
- 100% A/C

## SUITE 105 ±1,148 SF

- Reception
- 1 Office
- Break Room
- Bull Pen
- 2 Restrooms
- 100% A/C

## SUITE 201 ±2,931 SF

- Reception
- 1 Office
- Bull Pen
- 1 Restroom
- 100% A/C



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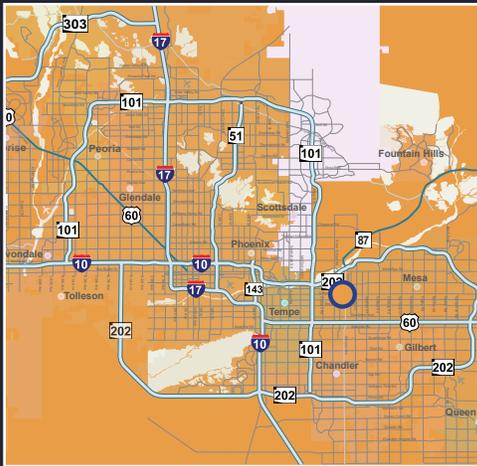
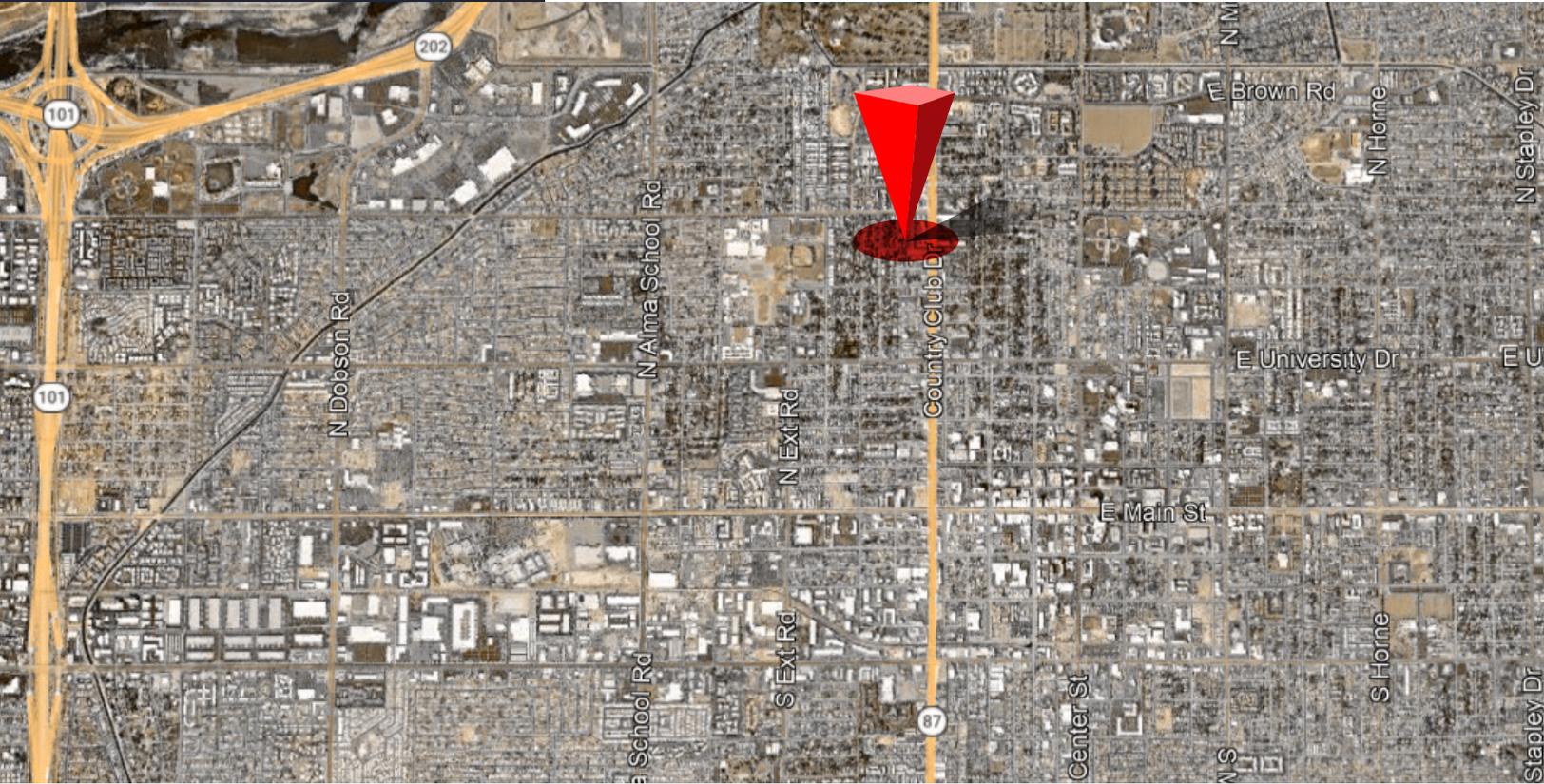
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**DEMOGRAPHICS** 1 MILE 3 MILE 5 MILE

<b>2024 Population</b>	19,923	155,411	339,692
<b>Median Age</b>	35.1	32.8	33.6
<b>Bachelor's Degree or Higher</b>	21%	20%	27%
<b>2024 Households</b>	7,920	57,661	131,465
<b>Renter Occupied HHs</b>	5,841	38,243	77,152
<b>Avg Household Income</b>	\$60,021	\$66,731	\$78,124
<b>Median Household Income</b>	\$46,635	\$51,127	\$58,849
<b>Median Home Value</b>	\$324,257	\$285,957	\$326,288
<b>Median Year Built</b>	1980	1979	1981
<b>Avg Household Size</b>	2.3	2.6	2.5
<b>Total Consumer Spending</b>	\$218.2M	\$1.6B	\$4B
<b>Daytime Employees</b>	8,223	55,330	161,034
<b>Businesses</b>	1,007	5,376	15,467