MESA MARKETPLACE
AVAILABLE FOR LEASE

1440 S COUNTRY CLUB DR
MESA, AZ 85210

RETAIL SPACE WITH COUNTRY CLUB DR FRONTAGE

FOR MORE INFORMATION PLEASE 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. 09 18 25

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL
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

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Property Features

Address	1440 S Country Club Dr Mesa, AZ 85210
Property Size	±38,235 SF
Year Built	1986
Zoning	LC, City of Mesa
Parcel	134-22-209G
Frontage	S Country Club Dr
Signage	Building/Monument

Property Highlights

- Full Diamond Access to the US-60
- Ingress/Egress directly onto both the North and South Bound Lanes of Country Club Dr
- Located in one of the Most Heavily Trafficked Portions of Mesa
- Monument Signage Available

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MESA MARKETPLACE
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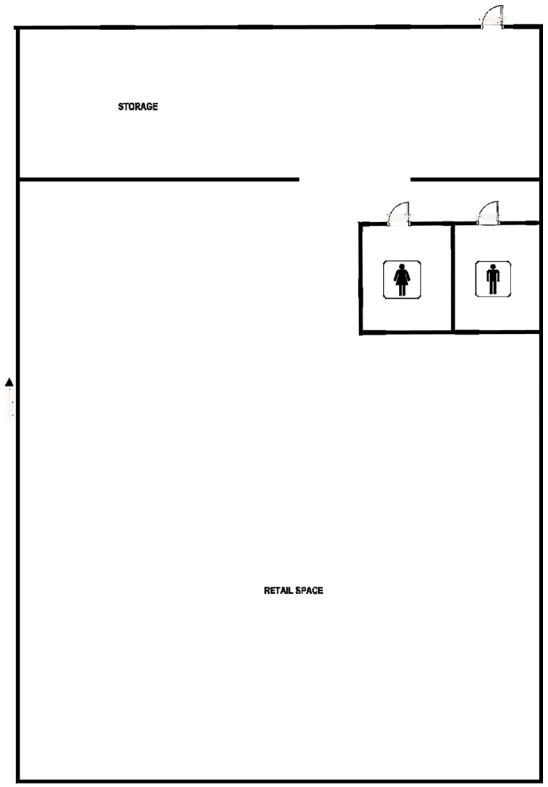
Available For Lease

Suite 9 **±2,257 SF**

Perfect for Restaurant Use

- Grease Trap
- Floor Sinks
- 2 ADA Compliant Restrooms



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AREA MAP

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AERIAL

SITE
S COUNTRY CLUB DR (±54,751 VPD)
60
SUPERSTITION SPRINGS FREEWAY (±217,551 VPD)
Golfland SunsPlash
Full Diamond Access to the US-60 Freeway

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	66,866	385,165	1,022,011
2023 Population	74,308	423,422	1,170,554
2028 Population Projection	75,088	427,168	1,187,879
Annual Growth 2010-2023	0.9%	0.8%	1.1%
Annual Growth 2023-2028	0.2%	0.2%	0.3%
Median Age	33.9	35.9	36.8
Bachelor's Degree or Higher	18%	27%	35%
U.S. Armed Forces	56	218	512

Population By Race

	2 mile	5 mile	10 mile
White	59,110	342,676	933,101
Black	5,204	26,379	73,632
American Indian/Alaskan Native	4,476	18,693	45,273
Asian	2,099	17,879	71,803
Hawaiian & Pacific Islander	662	2,505	4,688
Two or More Races	2,757	15,290	42,057
Hispanic Origin	37,712	148,090	313,343

Housing

	2 mile	5 mile	10 mile
Median Home Value	$239,335	$269,733	$312,034
Median Year Built	1980	1982	1987

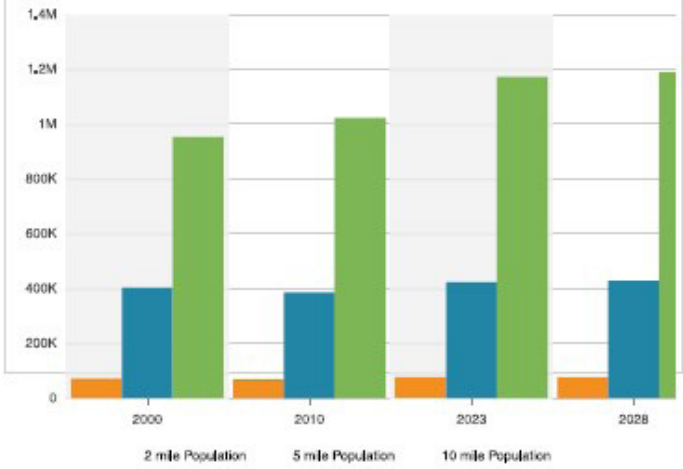
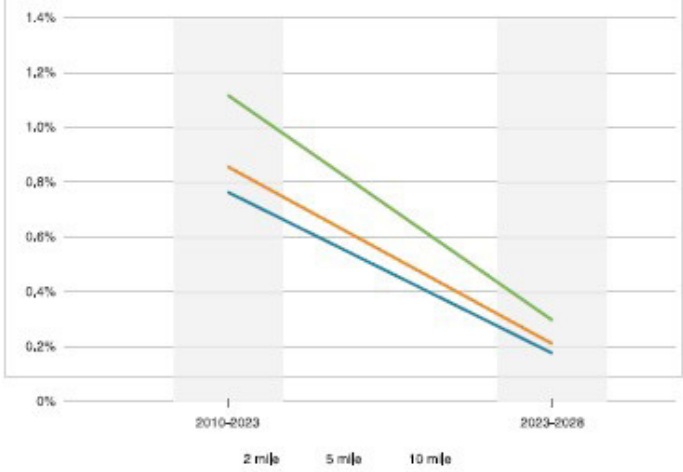
Households

	2 mile	5 mile	10 mile
2010 Households	24,053	145,444	395,583
2023 Households	26,928	161,315	454,736
2028 Household Projection	27,243	162,972	461,767
Annual Growth 2010-2023	0.6%	0.6%	0.9%
Annual Growth 2023-2028	0.2%	0.2%	0.3%
Owner Occupied Households	10,590	85,191	264,764
Renter Occupied Households	16,653	77,781	197,003
Avg Household Size	2.7	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendin...	$699M	$4.8B	$14.9B

Income

	2 mile	5 mile	10 mile
Avg Household Income	$64,141	$78,818	$93,321
Median Household Income	$47,138	$61,528	$71,213
< $25,000	6,665	29,362	66,865
$25,000 - 50,000	7,602	37,116	89,538
$50,000 - 75,000	5,528	30,314	83,279
$75,000 - 100,000	2,843	22,102	60,841
$100,000 - 125,000	1,777	16,882	50,311
$125,000 - 150,000	736	9,077	32,226
$150,000 - 200,000	783	8,705	34,981
$200,000+	993	7,755	36,696

Population



Annual Population Growth