

SALE

RESTAURANT / REDEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201

SALE PRICE

\$1,750,000



COLDWELL BANKER
COMMERCIAL
REALTY

Cathy Fox

602 316 7978

Leo Liakatas

602 550 4291

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SALE

RESTAURANT / REDEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	4,545 SF
Available SF:	
Lot Size:	33,525 SF
Price / SF:	\$385.04
Zoning:	C-TC
Market:	Greater Phoenix
Submarket:	Downtown Mesa
Traffic Count:	30,829

PROPERTY OVERVIEW

RESTAURANT CURRENTLY OPEN AND OPERATING....DO NOT DISTURB.

Exceptional opportunity awaits at this prime location! Situated at a signalized intersection on a corner lot, this property boasts tremendous visibility and easy access, making it ideal for various restaurant concepts or business ventures. Located within an Opportunity Zone, it offers potential tax benefits and is ripe for redevelopment. Don't miss your chance to capitalize on this strategic location and unlock its full potential for your next project!

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Corner Lot
- Tremendous Visibility
- Easy Access
- Opportunity Zone
- Redevelopment Opportunity

OTHER RESOURCES

[Coldwell Banker Commercial](#)

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105 N Country Club Dr Mesa, AZ 85201



LOCATION DESCRIPTION

105 N Country Club Dr, Mesa, AZ is in the heart of Mesa and strategically positioned near downtown Mesa and other key landmarks, offering accessibility and potential opportunities for commercial real estate ventures or redevelopment

SITE DESCRIPTION

Prime commercial real estate location in central Mesa. Close proximity to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes like the Superstition Freeway. Ideal for restaurants or any business seeking visibility and accessibility in a vibrant urban area.

Prime location for redevelopment.



REDEVELOPMENT OPPORTUNITY

Don't miss out on this rare opportunity! A historic restaurant is up for sale on a .77-acre lot, ready for redevelopment. Expand and rejuvenate this iconic venue with ample space for renovation and growth. Situated in central Mesa, it's prime commercial real estate, conveniently close to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes including Light rail, Metro and the Superstition Freeway, Whether for restaurants or any business aiming for visibility and accessibility in a lively urban area, this property is an ideal choice for redevelopment.

INTERIOR DESCRIPTION

Restaurant and bar with separate entrances



PARKING DESCRIPTION

Striped surface parking for 53 cars.

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Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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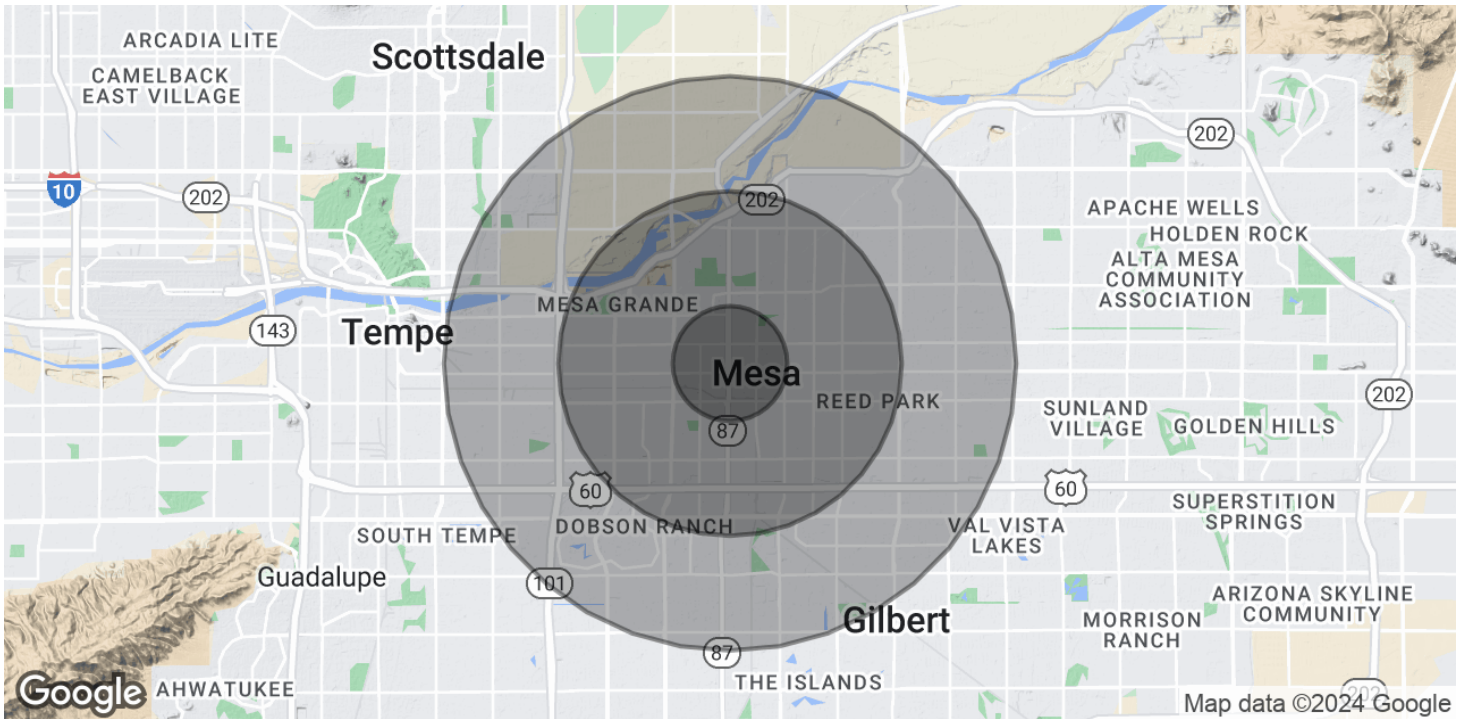


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RESTAURANT / DEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,059	174,138	369,198
Average Age	34.2	31.2	33.8
Average Age (Male)	32.8	30.8	32.8
Average Age (Female)	34.8	32	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,764	67,221	149,925
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$42,713	\$54,965	\$65,025
Average House Value	\$132,209	\$173,660	\$199,157

2020 American Community Survey (ACS)

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COLDWELL BANKER
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Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201 (3 miles)

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 3 miles

Coldwell Banker Commercial realty

Latitude: 33.41756

Longitude: -111.83977

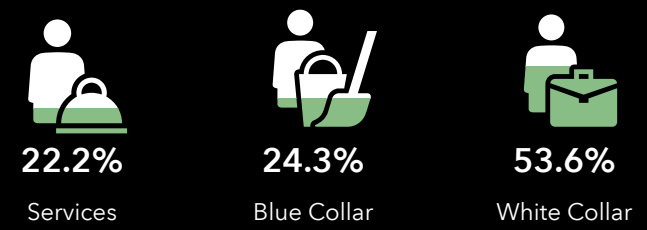
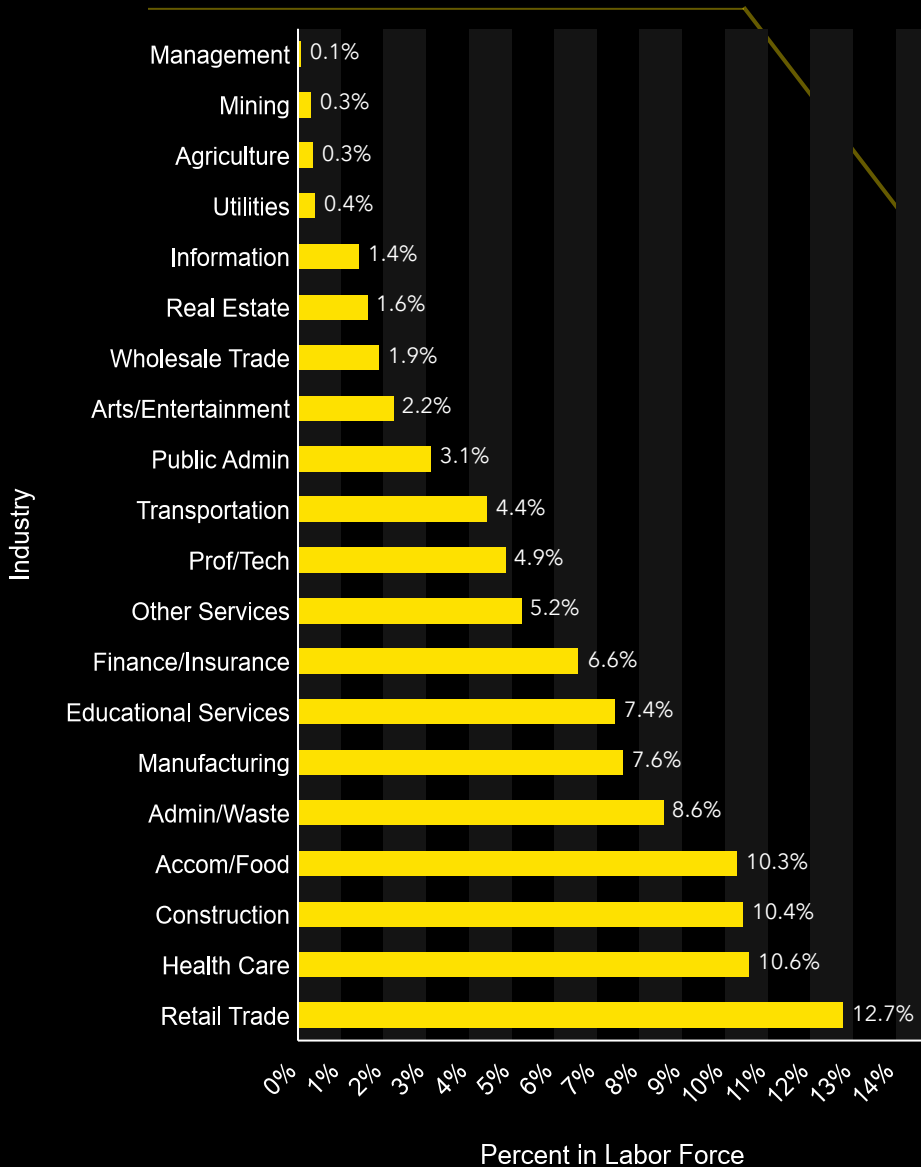
Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 3 miles

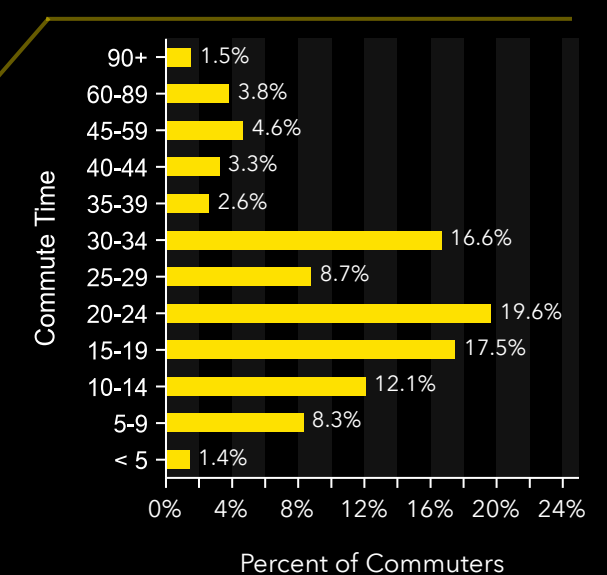


Labor Force by Industry



Employment

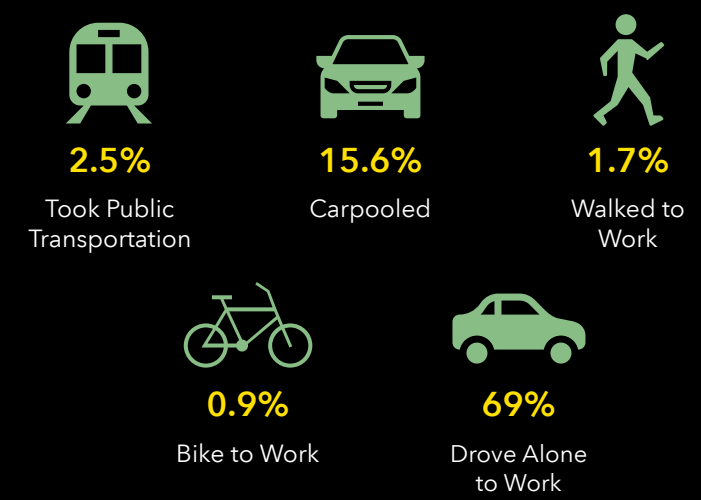
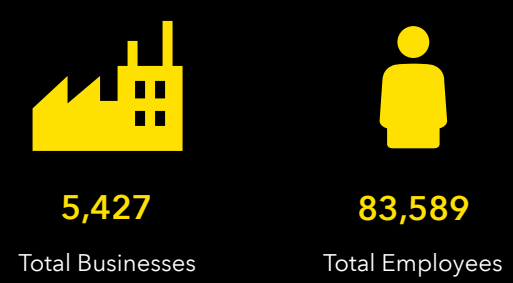
Commute Time: Minutes



Workforce Overview

Transportation to Work

Businesses



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201 (3 miles)

105 North Country Club Drive, Mesa, Arizona, 85201

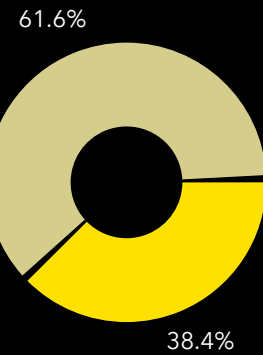
Ring of 3 miles

Coldwell Banker Commercial realty

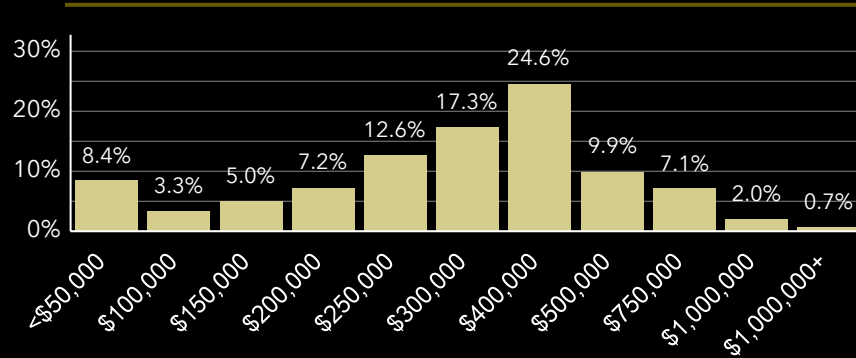
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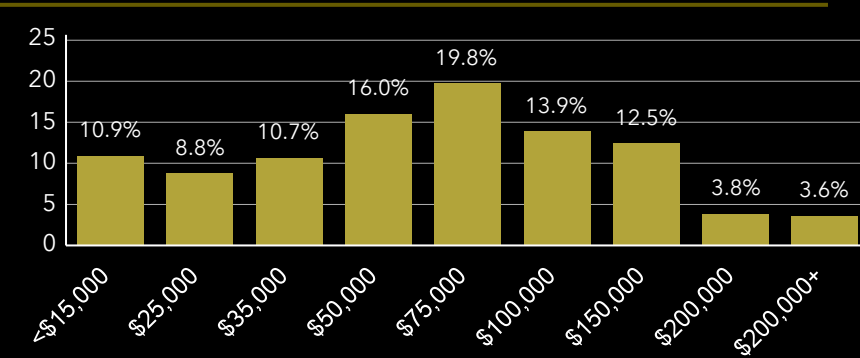
Home Ownership



Home Value

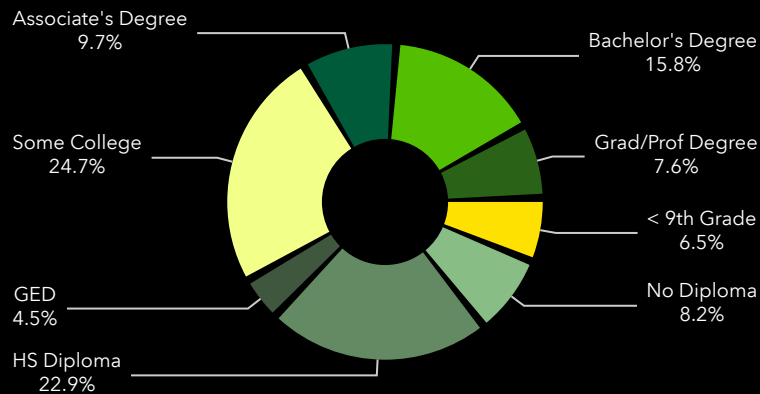


Household Income



Community Overview

Educational Attainment



Key Facts

68,221

Total Housing Units

80

Housing Affordability Index

10,745

Households Below the Poverty Level

31.1

Median Age

\$45,373

Median Disposable Income

167,378

Total Population

48

Wealth Index




85

Diversity Index

128

Total Crime Index

Tapestry segments

 13C	NeWest Residents 10,094 households	15.8% of Households	▼
 11C	Metro Fusion 9,811 households	15.3% of Households	▼
 11B	Young and Restless 8,421 households	13.2% of Households	▼

TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 1 mile

Key Facts

18,120

Population

31.9

Median Age

2.4

Average Household Size

\$37,669

Median Household Income

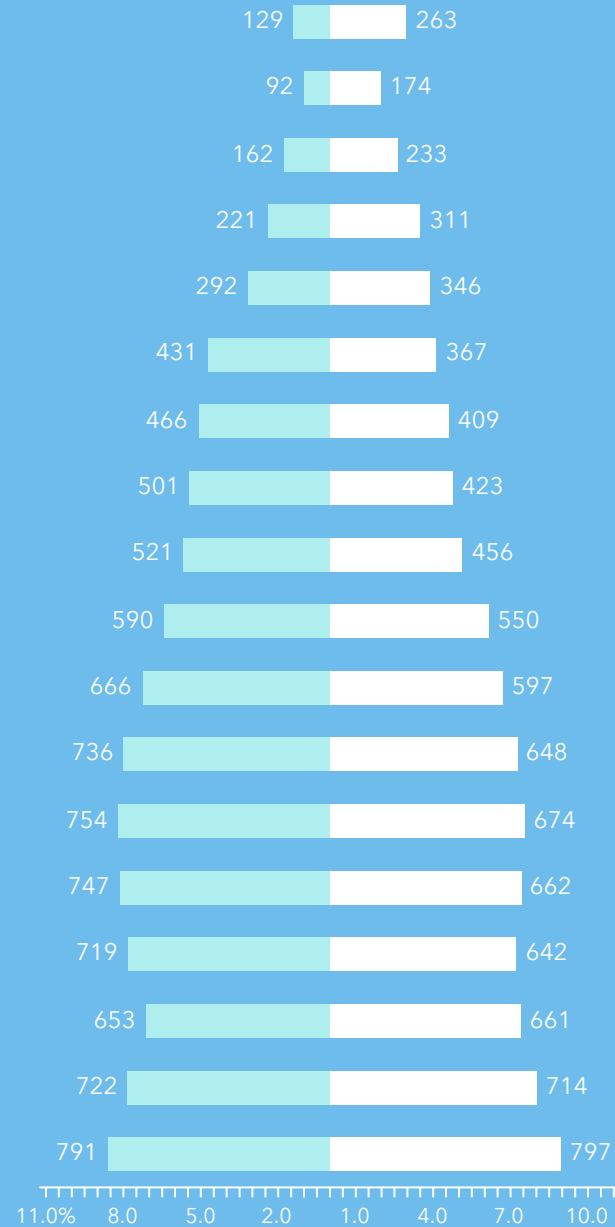


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Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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Age Pyramid



The largest group:
2023 Females Age 0-4

The smallest group:
2023 Males Age 80-84

Annual Lifestyle Spending



\$1,160

Travel



\$27

Theatre/Operas/Concerts



\$35

Movies/Museums/ Parks



\$25

Sports Events



\$7

Online Games



\$76

Audio

Tapestry segments



13C

NeWest Residents
2,601 households

36.3%
of Households



11D

Set to Impress
1,278 households

17.8%
of Households



9F

Social Security Set
872 households

12.2%
of Households

TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 3 miles

Key Facts

167,378

Population

31.1

Median Age

2.6

Average Household Size

\$53,149

Median Household Income

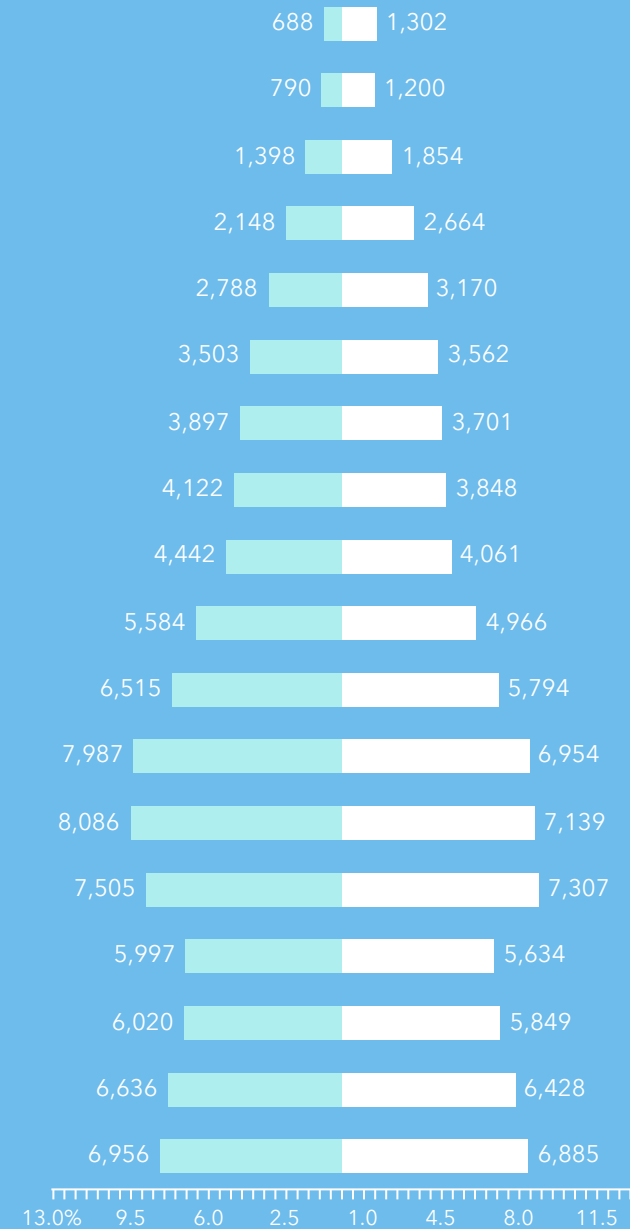


COLDWELL BANKER
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REALTY

Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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Age Pyramid



The largest group:
2023 Males Age 25-29

The smallest group:
2023 Males Age 85+

Annual Lifestyle Spending



\$1,504

Travel



\$34

Theatre/Operas/Concerts



\$44

Movies/Museums/ Parks



\$34

Sports Events



\$9

Online Games



\$98

Audio

Tapestry segments



13C

NeWest Residents
10,094 households

15.8%
of Households



11C

Metro Fusion
9,811 households

15.3%
of Households



11B

Young and Restless
8,421 households

13.2%
of Households



TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 5 miles

Key Facts

358,626

Population

32.8

Median Age

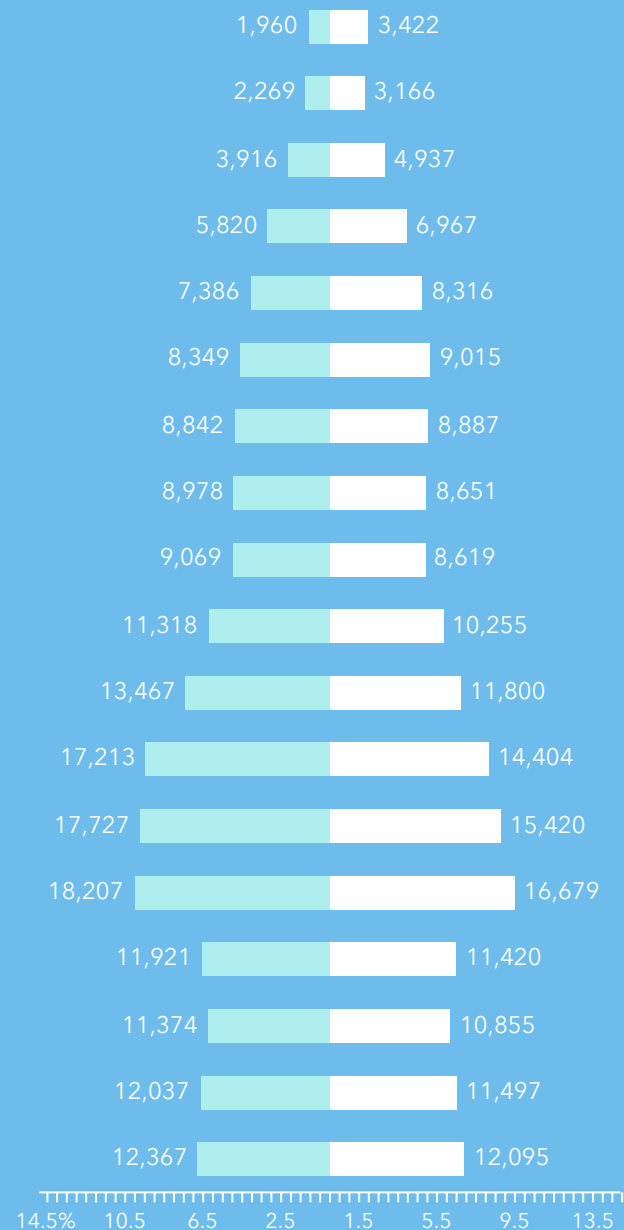
2.5

Average Household Size

\$61,103

Median Household Income

Age Pyramid



The largest group:
2023 Males Age 20-24

The smallest group:
2023 Males Age 85+

Annual Lifestyle Spending



\$1,774

Travel



\$42

Theatre/Operas/Concerts



\$50

Movies/Museums/ Parks



\$42

Sports Events



\$10

Online Games



\$115

Audio

Tapestry segments



11B

Young and Restless
18,552 households

13.1%
of Households



11C

Metro Fusion
16,437 households

11.6%
of Households



4B

Home Improvement
11,660 households

8.2%
of Households



Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201 (5 miles)

105 North Country Club Drive, Mesa, Arizona, 85201

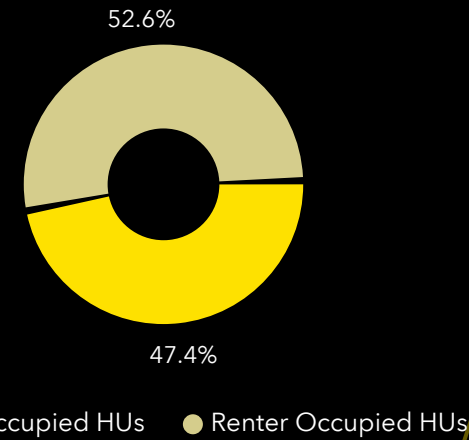
Ring of 5 miles

Coldwell Banker Commercial realty

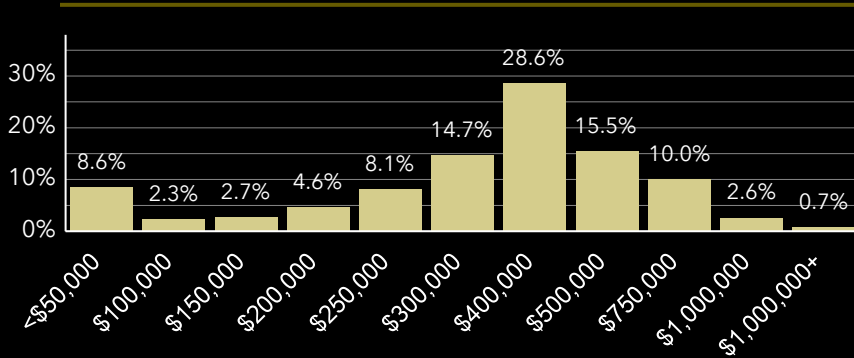
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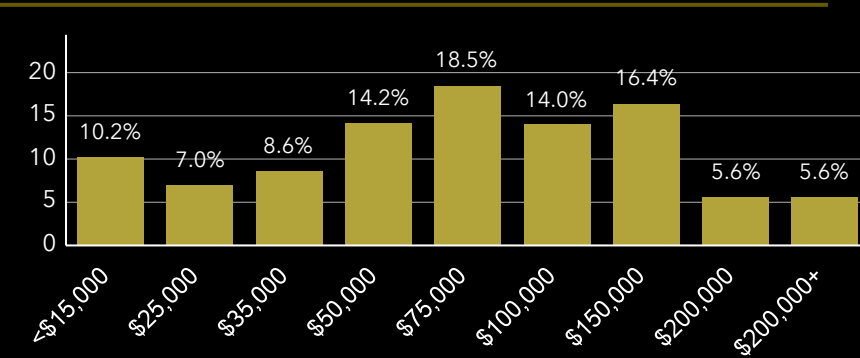
Home Ownership



Home Value

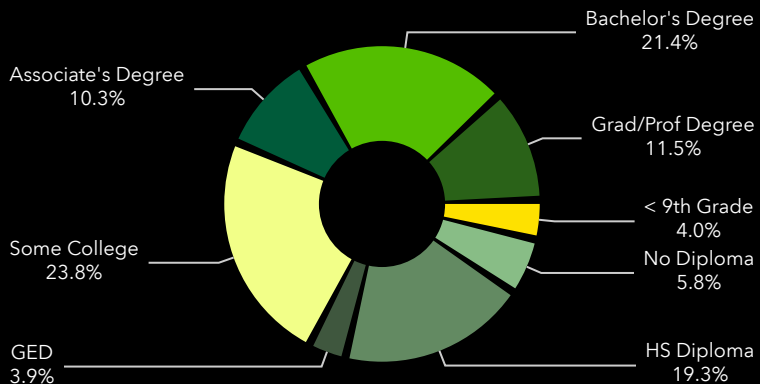


Household Income



Community Overview

Educational Attainment



Key Facts

152,320

Total Housing Units

79

Housing Affordability Index

20,465

Households Below the Poverty Level

32.8

Median Age

\$52,205

Median Disposable Income

358,626

Total Population

66

Wealth Index

80

Diversity Index

114

Total Crime Index

Tapestry segments

	11B Young and Restless 18,552 households	13.1% of Households	▼
	11C Metro Fusion 16,437 households	11.6% of Households	▼
	4B Home Improvement 11,660 households	8.2% of Households	▼

Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201 (5 miles)

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 5 miles

Coldwell Banker Commercial realty

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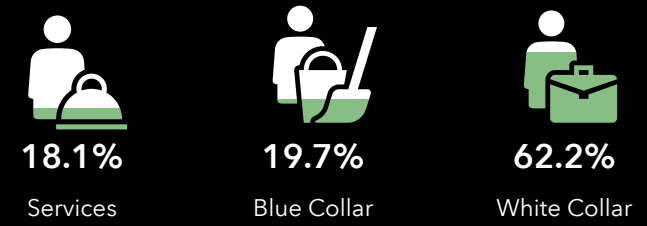
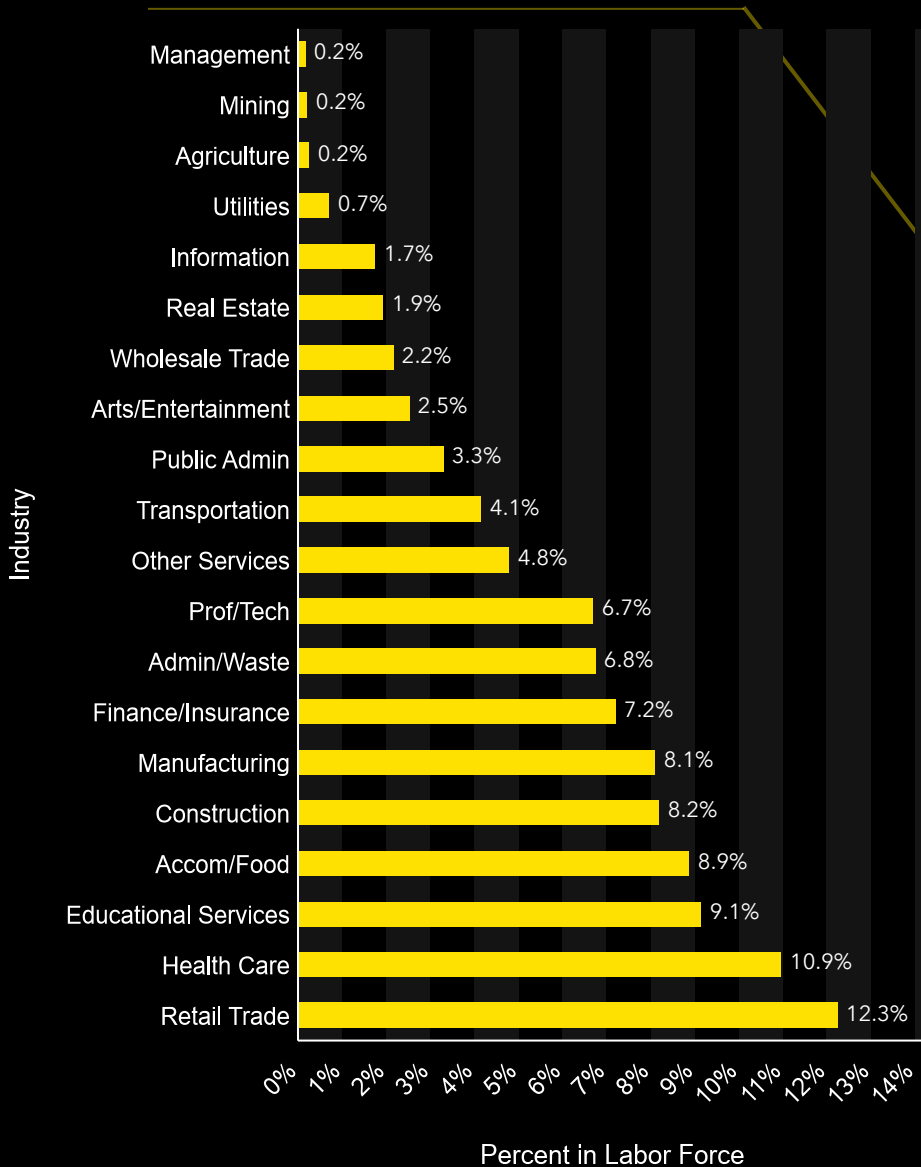
Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 5 miles

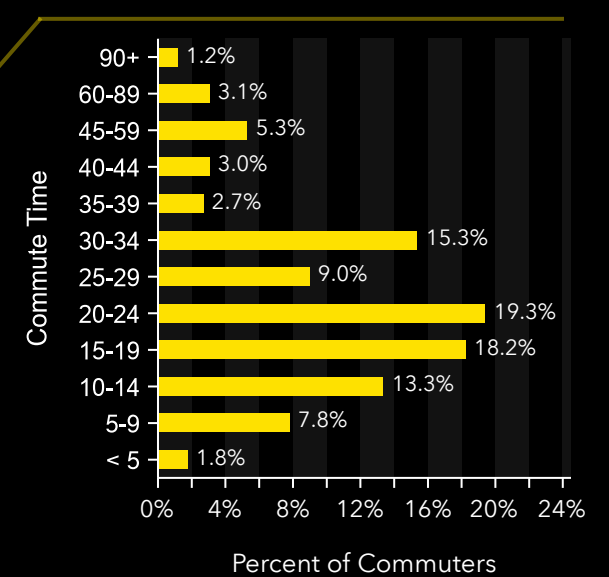


Labor Force by Industry



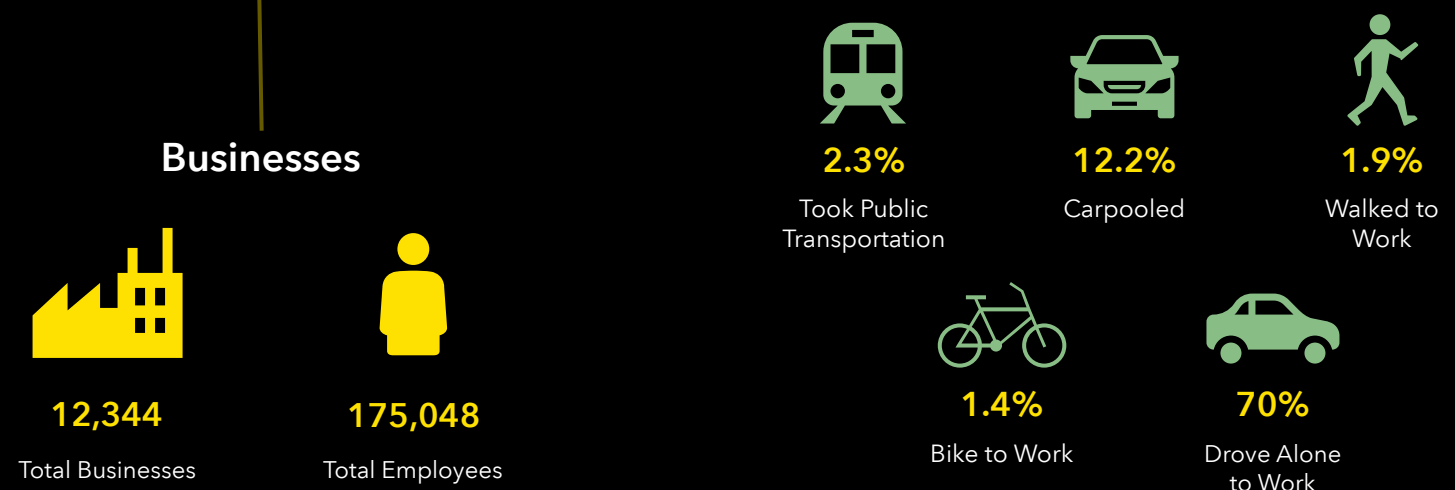
Employment

Commute Time: Minutes

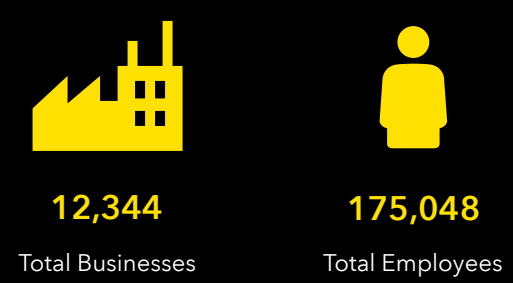


Workforce Overview

Transportation to Work



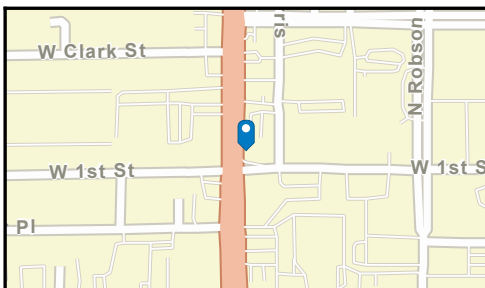
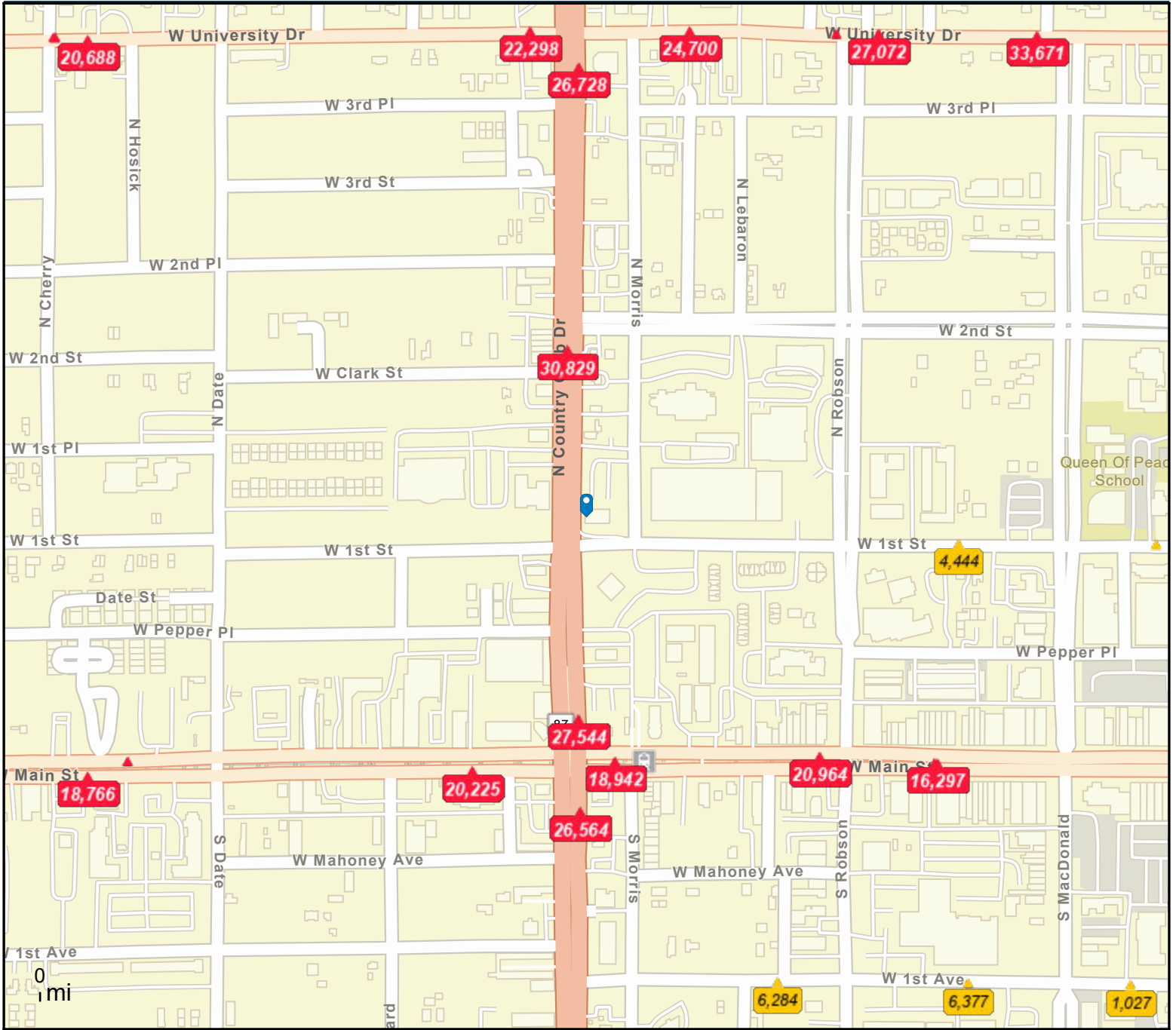
Businesses



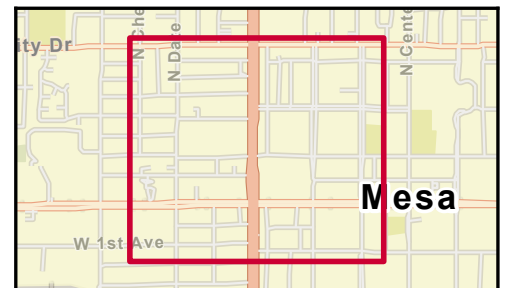
Traffic Count Map - Close Up

105 North Country Club Drive, Mesa, Arizona, 85201
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.41756
 Longitude: -111.83977



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



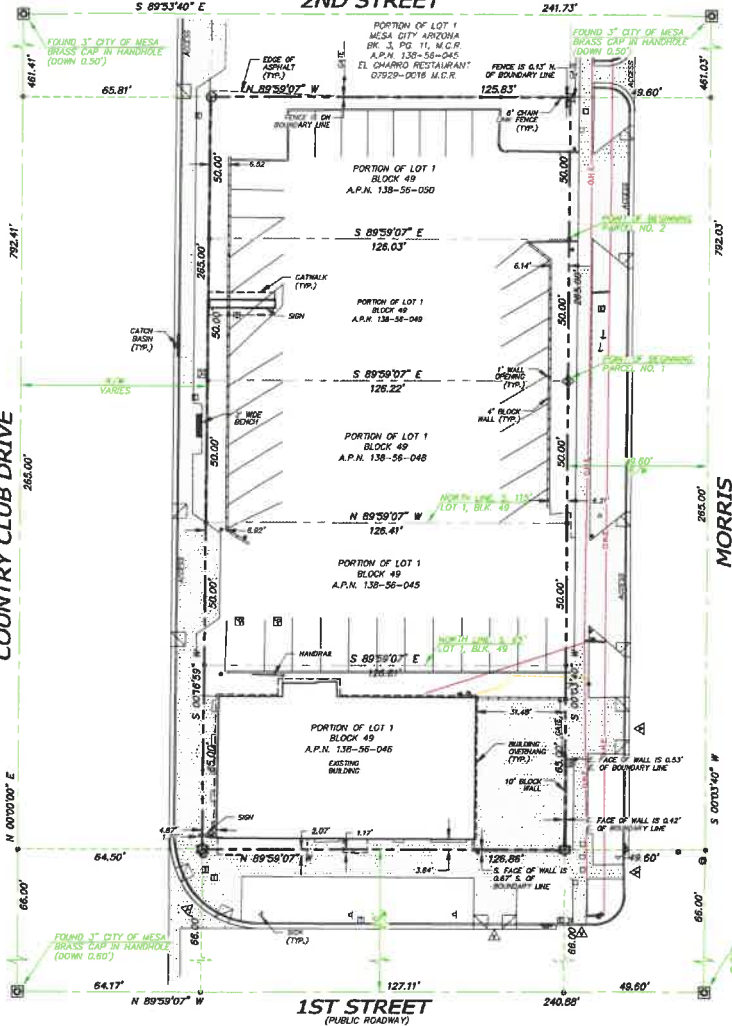
Source: ©2023 Kalibrate Technologies (Q4 2023).

March 29, 2024

BOUNDARY SURVEY 105 N. COUNTRY CLUB

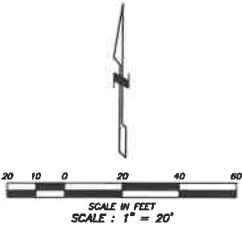
OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

(PUBLIC ROADWAY)
2ND STREET



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & OUTER
- 24 INCH ROLLED CURB & OUTER
- 8 INCH CONCRETE CURB
- ARCHES OVERWAY (MEANS OF ACCESS)
- RAIL
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- SET NAIL IN BRIDGE
- STAMPED METAL
- FOUND 1/2" REBAR NO IDENTIFICATION 0.5' EAST
- FOUND 1/2" REBAR NO IDENTIFICATION 0.5' WEST
- SET CAP STAMPED 42137
- FOUND 1/2" CAPPED REBAR STAMPED 5013
- SCHEDULE 80 IRON
- BACK FLOW PREVENTER
- DOWN GUT
- ELECTRIC BOX
- ELECTRIC JUNCTION BOX
- GAS METER
- GROUND POST OR GATE POST
- GAS VALVE
- HANDICAPPED SPACE
- METAL BRATE (RECTANGULAR)
- LIGHT POLE
- MAIL BOX
- METAL COVER (RECTANGULAR)
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- STORM DRAIN MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS REBAR
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- PEDESTRIAN ACCESS
- ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- S/N RIGHT OF WAY
- B/L BOOK
- P/C PAGE
- (TYP.) TYPICAL



DESCRIPTION

PART OF LOT 1, BLOCK 49, CITY OF MESA, BEGINNING 115 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 50 FEET;

THENCE WEST 126.6 FEET TO THE LINE OF SAID LOT 1;

THENCE SOUTH 50 FEET ALONG THE WEST LINE OF SAID LOT 1;

THENCE EAST 126.6 FEET TO THE POINT OF BEGINNING.

ALSO THE NORTH 50 FEET OF THE SOUTH 115 FEET OF LOT ONE, BLOCK FORTY-NINE, MESA, ACCORDING TO THE PLAT OF RECORDS IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 23 OF MAPS, PAGE 18.

ALSO THE SOUTH 65 FEET OF LOT 1, BLOCK 49, MESA, AS PER MAP RECORDED IN BOOK 3, PAGE 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

ALSO PARCEL NO. 1 THAT PART OF LOT 1, BLOCK 49, MESA, ACCORDING TO BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 165 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 50 FEET;

THENCE WEST TO THE WEST LINE OF LOT 1;

THENCE SOUTH ALONG THE WEST SIDE OF SAID LOT 1, A DISTANCE OF 50 FEET;

THENCE EAST TO THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL NO. 2 THAT PART OF LOT 1, BLOCK 49, MESA, ACCORDING TO BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

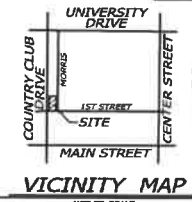
BEGINNING AT A POINT OF 115 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1;

THENCE WEST 126.05 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 126.08 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING.



OWNER

A.P.N.: 138-56-046
OWNER: EL CHABRO RESTAURANT
DEED: 05308-056A, M.C.R.

A.P.N.: 138-56-045
OWNER: EL CHABRO RESTAURANT
DEED: 07923-001B, M.C.R.

A.P.N.: 138-56-048
OWNER: EL CHABRO RESTAURANT
DEED: 04683-000A, M.C.R.

A.P.N.: 138-56-040 & 138-56-050
OWNER: EL CHABRO RESTAURANT
DEED: 1998-017717A, M.C.R.

NOTES

- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
- THE BASIS OF BEARING IS THE MONUMENT LINE OF COUNTRY CLUB BOULEVARD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, USING A BEARING OF NORTH 60 DEGREES 50 MINUTES 50 SECONDS EAST, PER THE SUBDIVISION OF "CLARK ADDITION AMENDED", RECORDS OF MARICOPA COUNTY, ARIZONA.
- THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAY, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR GOVERNMENTAL AGENCY MAY REQUIRE.
- USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PRINTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 3 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 23 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CLARK ADDITION AMENDED" RECORDED IN BOOK 32 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-078162, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-019403, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1969-022570, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1969-017717A, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 889 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 858 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS

CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN
R.L.S. #42137



BOUNDARY SURVEY
105 N. COUNTRY CLUB
MESA, AZ 85201

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-889-0223 (Office) 602-888-0728 (Cell)
info@superior-surveying.com



DWG: AC CHK: JW
SHEET 1 OF 1
DATE: 5/27/2021
JOB: 202104105