



SOUTHERN SUNSET PLAZA



COUNTRY CLUB DR & SOUTHERN AVE

Mesa, AZ



property summary



AVAILABLE Suites PRICING Call for Pricing

LOCATION 1250 -1342 S COUNTRY CLUB DR, MESA, AZ 85210

PROPERTY HIGHLIGHTS

- » 237,152 SF mixed-use shopping center comprised of retail and employment users
- » On-site 24-hour contact center
- » Area draw of the Fiesta Distract enjoys an employment population of 94,940 within a 3-mile radius
- » Large parking field
- » Excellent visibility and monument signage opportunities
- » Less than 1/2 mile form US-60 (full diamond interchange)

TRAFFIC COUNTS

COUNTRY CLUB DR

N ±43,655 VPD (NB & SB)

S ±50,428 VPD (NB & SB)

ADOT 2023

SOUTHERN AVE

E ±25,054 VPD (EB & WB)

W ±18,268 VPD (EB & WB)

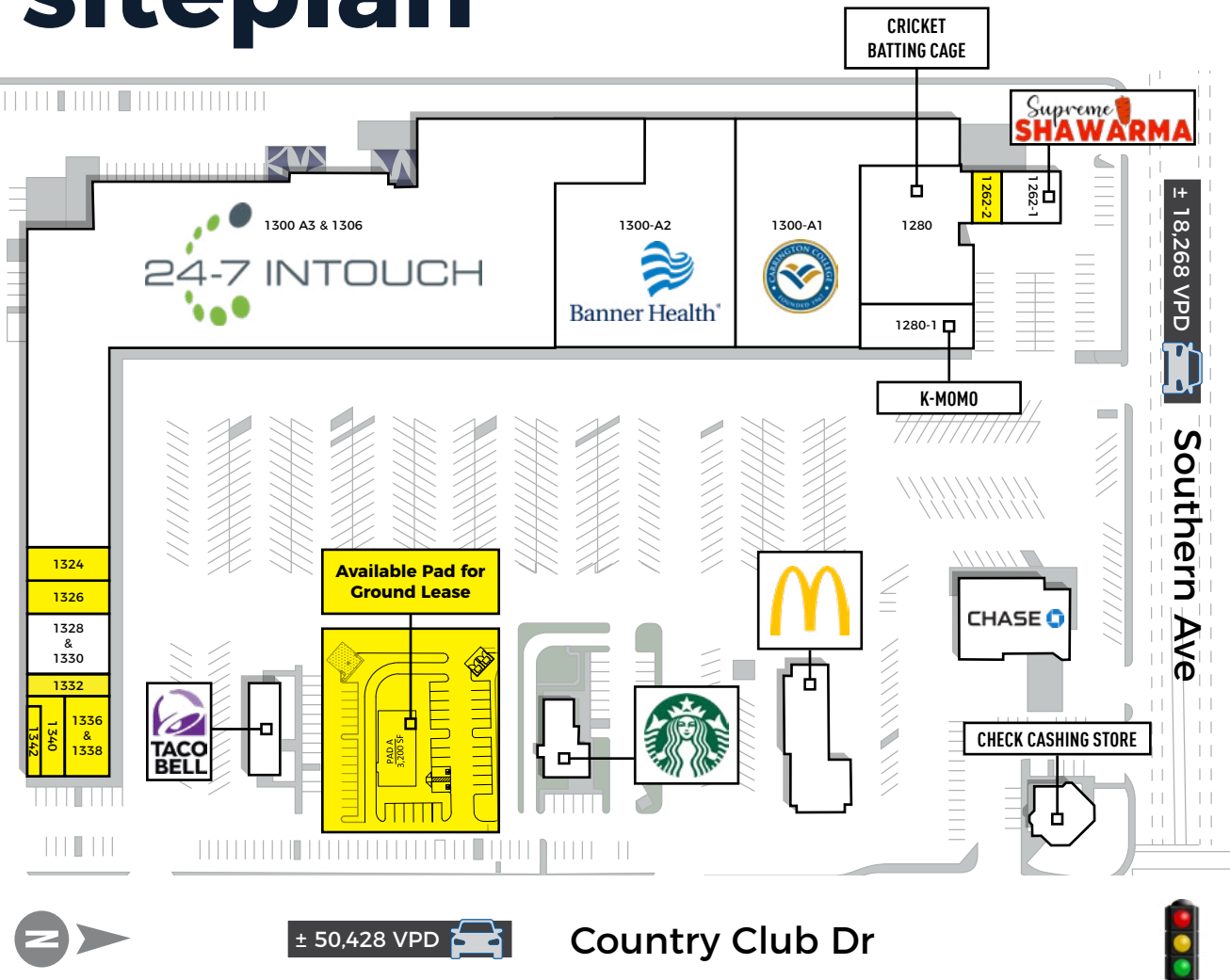
TENANTS NEARBY:



HIGHLY VISIBLE, FULLY REDEVELOPED PLAZA
COUNTRY CLUB DR & SOUTHERN AVE



siteplan



SUITE	TENANT	SF
1262-1	SUPREME SHAWARMA	2,835
1262-2	AVAILABLE	1,350
1280	Cricket Batting Cage	16,216
1280-1	K-MOMO	5,562
1300-A1	Carrington College	24,394
1300-A2	Banner Health	21,000
1300-A3	24-7 Intouch Contact Centers	116,204
1324	AVAILABLE	4,090
1326	AVAILABLE (FORMER RESTAURANT)	2,407
1328 & 1330	24-7 In-Touch	4,680
1332	AVAILABLE (FORMER RESTAURANT)	1,660
1336	AVAILABLE	1,600
1338	AVAILABLE	1,500
1340	AVAILABLE	1,650
1342	AVAILABLE	1,155



HIGHLY VISIBLE, FULLY REDEVELOPED PLAZA
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±5,000-11,000 SF END CAP



HIGHLY VISIBLE, FULLY REDEVELOPED PLAZA
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aerial zoomed

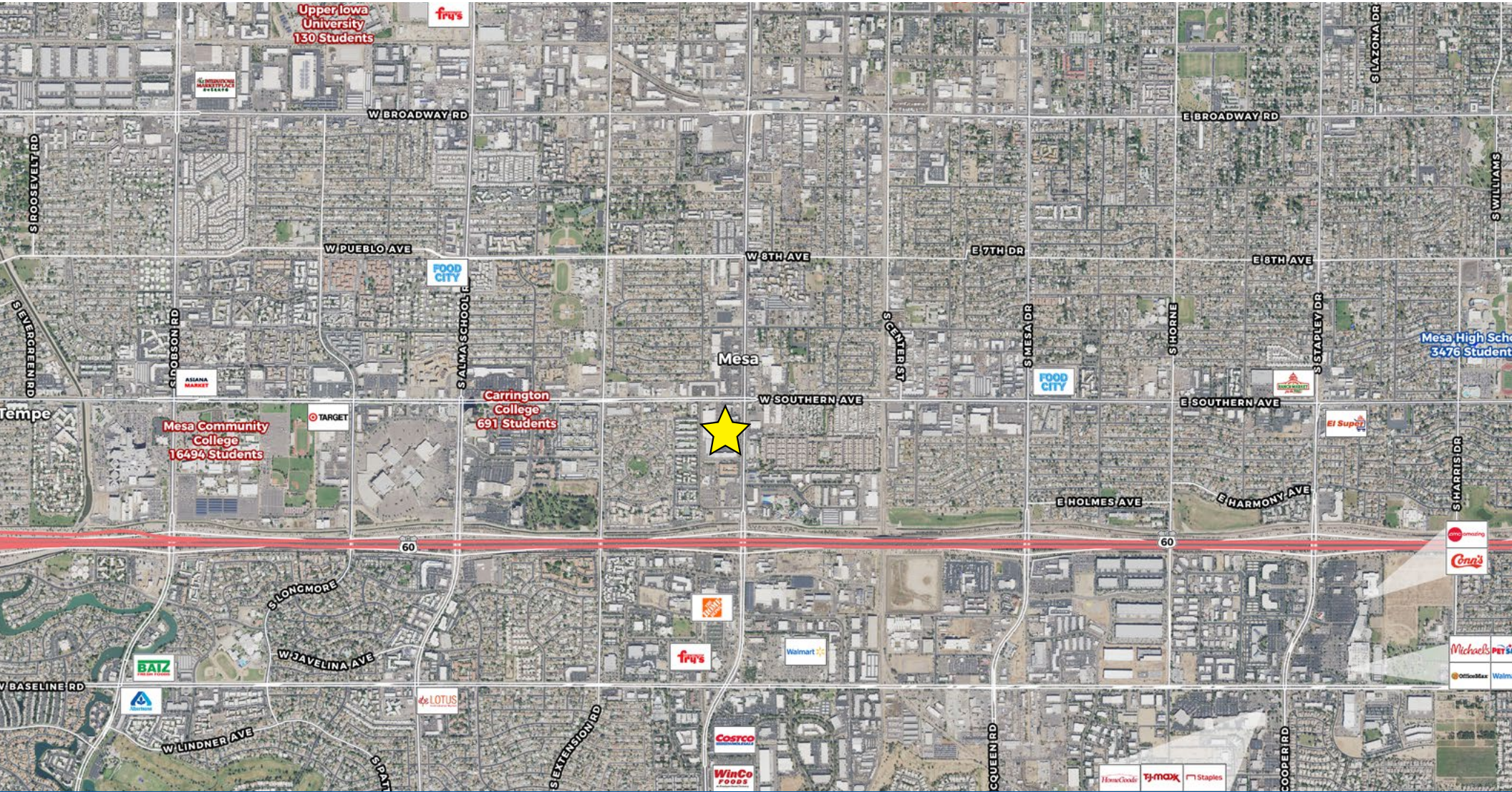


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HIGHLY VISIBLE, FULLY REDEVELOPED PLAZA
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PCA
PHOENIX COMMERCIAL ADVISORS

aerial wide



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SWC

HIGHLY VISIBLE, FULLY REDEVELOPED PLAZA
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demographics

2024 ESRI ESTIMATES



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Population	20,177	164,668	405,334
2029 Total Population	20,028	169,369	414,132



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2024 Housing Units	8,094	67,613	171,515
Owner Occupied	36.1%	43.9%	50.7%
Renter Occupied	58.2%	49.7%	42.8%
Vacant	5.8%	6.4%	6.6%



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	25,666	191,122	407,199
Workers	16,181	114,632	221,482
Residents	9,485	76,490	185,717



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
Average HH Income	\$70,753	\$86,646	\$97,166
Median HH Income	\$52,634	\$64,141	\$75,613
Per Capita Income	\$27,143	\$33,652	\$38,501



AVERAGE INCOMES

	1-Mile	3-Mile	5-Mile
2024 Households	7,627	63,283	160,255
2029 Households	7,691	66,375	166,908



BUSINESSES

	1-Mile	3-Mile	5-Mile
2024 Businesses	1,033	7,204	14,663

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