

PRICE REDUCTION

# DEVELOPMENT OPPORTUNITY IN MESA

1.28 ACRES FOR SALE | \$675,000

NORTH COUNTRY CLUB DRIVE | MESA, AZ 85201



COUNTRY CLUB DRIVE: 24,284 VPD

EXCLUSIVELY LISTED BY:

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**★ SUBJECT PROPERTY**

THE OAKS APARTMENTS  
88 UNITS

SIERRA MADRE  
206 UNITS

OLIVE TREE APARTMENTS  
36 UNITS

THE BRONTE WEST APARTMENTS  
48 UNITS

BANNER CORPORATE  
CENTER

MARK AT 87 APARTMENTS  
92 UNITS

SONORAN PALMS APARTMENTS  
206 UNITS

UNIVERSITY DRIVE: 20,332 VPD

COUNTRY CLUB DRIVE: 24,284 VPD

THE BRONTE EAST APARTMENTS  
87 UNITS

CLUB 715  
71 UNITS

EQUINOX ON COUNTRY CLUB  
196 UNITS

# INVESTMENT OVERVIEW

SALE PRICE **\$675,000**

LOT SIZE **1.28 ACRES**

ZONING **C-2**

PARCELS **135-24-050A  
135-24-051A**

- FOR SALE**
- COMMERCIAL OR RESIDENTIAL DEVELOPMENT**
- HEAVY TRAFFIC COUNT OF: 44,616 VPD**
- PROXIMITY TO MAJOR DRAWS**
  - Downtown Mesa
  - Mesa Innovation District
  - Arizona State University
  - Tempe Marketplace



**SLOAN PARK.**

Spring Training home of the Chicago Cubs and the largest Cactus League stadium with seating for 15,000 fans. Part of the Riverview Park complex, it attracts hundreds of thousands of visitors each season, generating strong tourism and local economic impact.

**· TEMPE ·**  
**MARKETPLACE**  
**BEST BUY**  
**BARNES & NOBLE**  
 Bar Louie  
 Total Wine



**★ SUBJECT PROPERTY**

**MESA RIVERVIEW**  
 Mesa 20 Shops  
**WAL-MART**  
 Chick-fil-A  
**CINEMARK**



ASU's Tempe campus spans 660 acres in the heart of Tempe, serving more than 55,000 students and anchoring one of the largest research universities in the nation.

**DOWNTOWN MESA**

Attracts over 2.5 million visitors annually, supported by more than 15,000 daytime workers and a growing residential base. Anchored by the Mesa Arts Center, ASU @ Mesa City Center, and major cultural institutions, the district has become a hub for education, arts, dining, and entertainment. Citywide, Mesa's visitor economy generated \$1.2 billion in 2023, underscoring the strong economic engine that Downtown contributes to. With light rail access, walkable amenities, and ongoing redevelopment, Downtown Mesa offers exceptional momentum for future real estate investments.

**AERIAL MAP**

644 - 676 NORTH COUNTRY CLUB DRIVE  
 MESA, ARIZONA 85201

**PARCEL NUMBERS**      **135-24-050A**  
    **135-24-051A**

**LOCATION PROXIMITIES**

distance & times are approximate

DOWNTOWN MESA	<b>1.6 MILES</b>	4 MINUTES
MESA RIVERVIEW	<b>2.2 MILES</b>	5 MINUTES
SLOAN PARK	<b>2.6 MILES</b>	6 MINUTES
TEMPE MARKETPLACE	<b>4.0 MILES</b>	12 MINUTES
TEMPE TOWN LAKE	<b>5.3 MILES</b>	14 MINUTES
ASU - TEMPE CAMPUS	<b>6.7 MILES</b>	18 MINUTES

# MESA, ARIZONA

Mesa, Arizona is the third-largest city in the state, positioned in the heart of the fast-growing Phoenix metropolitan area. Home to more than 520,000 residents, Mesa benefits from a diverse economy driven by aerospace, healthcare, education, advanced manufacturing, and technology. The city attracts millions of annual visitors through its cultural venues, spring training facilities, and outdoor recreation, contributing over \$1.2 billion in annual economic impact. With excellent freeway access, proximity to major universities, and a skilled regional workforce, Mesa offers a strong foundation for both business expansion and real estate investment.



5 MILE DAYTIME POPULATION

**470,897**

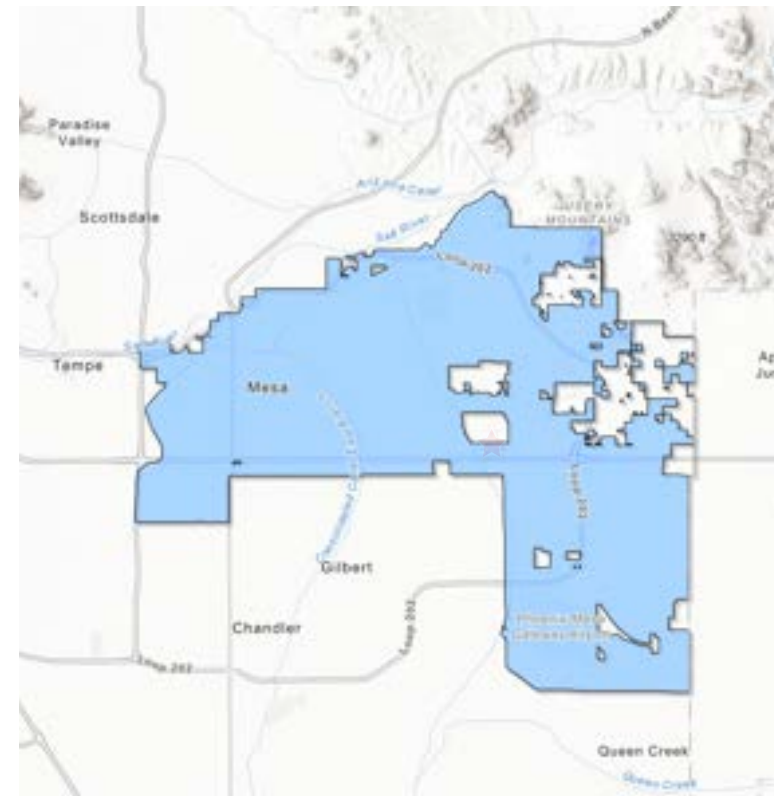


5 MILE AVG HOUSEHOLD INCOME

**\$97,403**

## 2025 DEMOGRAPHICS (Sites USA)

	1- MILE	3-MILE	5-MILE
<b>POPULATION:</b>			
Daytime:	<b>28,452</b>	<b>204,664</b>	<b>470,897</b>
Employees:	<b>8,970</b>	<b>47,834</b>	<b>126,755</b>
<b>HOUSEHOLDS:</b>			
Total:	<b>7,995</b>	<b>60,113</b>	<b>137,002</b>
Average Size:	<b>2.3</b>	<b>2.6</b>	<b>2.5</b>
<b>INCOME:</b>			
Average Household Income:	<b>\$80,037</b>	<b>\$86,823</b>	<b>\$97,403</b>
Annual Retail Expenditure:	<b>\$363.33 M</b>	<b>\$2.81 B</b>	<b>\$6.75 B</b>





# DEVELOPMENT OPPORTUNITY

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.