



235 FOR SALE
N COUNTRY CLUB DRIVE
MESA, AZ 8501

CONTACT

Trent McCullough, Partner
tmuccullough@levrose.com
480.294.6582

Danielle Davis, Partner
ddavis@levrose.com
480.294.6017

Branden Mondragon, Vice President
bmondragon@levrose.com
480.289.4234

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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

LevRose Commercial Real Estate is proud to offer an exclusive listing for the Bad Habits Liquor Store located at 235 N Country Club in Mesa, Arizona

The site consists of ±9,888 total square feet of building which sits on a 0.649 acre parcel of land. The property is leased to a sole tenant, Jackson's, for Bad Habits Liquor Store. Initially, the lease began on April first of 2021, for a 5-year period, with one subsequent 5-year renewal option.

Other national retailers in the immediate area that drive traffic to the area include Sonic, Dairy Queen, Subway, Taco Bell, O'Riley, Planet Fitness, Jimmy John's, Circle K, Ace Hardware, Autozone, and Fry's. Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.

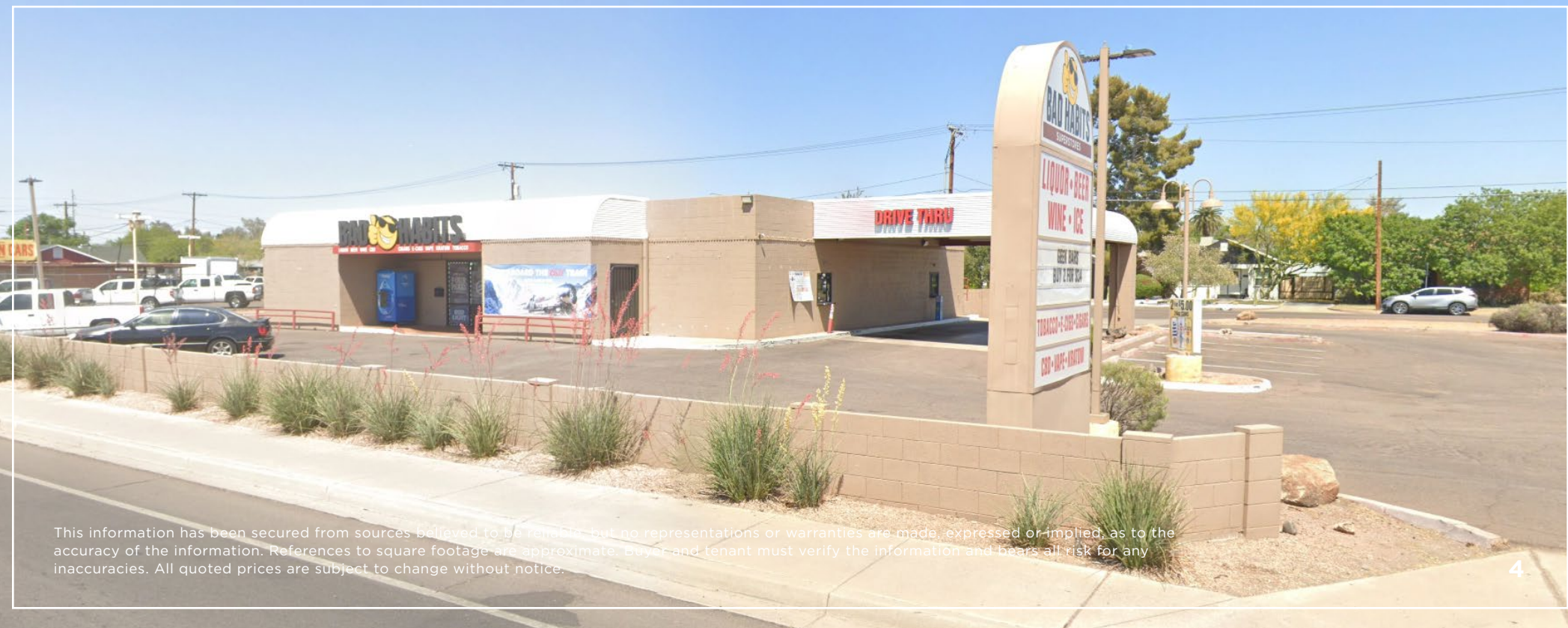


OFFERING DETAILS

PROPERTY TYPE	Retail
SALE PRICE	\$1,600,000 (\$161.81/SF)
2025 NOI	\$73,743
GROUND LEVEL SF	±5,088 SF
BASEMENT SF	±4,800 SF
BUILDING SIZE	±9,888 SF
LOT SIZE	±28,286 SF (±0.649 AC)
PARCEL	138-57-001A
ZONING	DB-1 - Downtown Business District
PARKING	25 Spaces

PROPERTY HIGHLIGHTS:

- Great visibility from Country Club Drive.
- 31,650 VPD along Country Club Drive.
- Short-Term lease significantly below market rent.
- 214 Feet of frontage along Country Club.
- Within the Mesa Downtown District.
- Owner/user or redevelopment opportunity.
- Tenant will vacate early if requested.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

TENANT OVERVIEW

BRAND PROFILE

Bad Habits Liquor Store has four locations across Arizona with a mission to provide guests with the highest quality products, at a great price, served by the friendliest employee team in the business. and values that put their customs first, as their customers are the reason they exist. They provide super products and unbeatable customer service.



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LEASE SUMMARY

TRADE NAME:	BAD HABITS LIQUORE STORE
TENANT/GUARANTOR:	Jackson BevCo
LEASE TYPE:	NNN
RENT COMMENCMENT:	4/1/21
LEASE EXPIRATION:	3/31/26
LEASE TERM:	5 Years
04/01/2021 - 03/31/2022	\$66,000.00 per year, Absolute Net
04/01/2022 - 03/31/2023	\$67,980.00 per year, Absolute Net
04/01/2023 - 03/31/2024	\$70,019.40 per year, Absolute Net
04/01/2024 - 03/31/2025	\$72,119.98 per year, Absolute Net
04/01/2025 - 03/31/2026	\$74,283.58 per year, Absolute Net
OPTION PERIODS:	One (1) Five (5) Year Term
OPTION 1 (04/01/2026 - 03/31/2031)	Increases at 3%, with 3% annual increases
SQUARE FEET OCCUPIED:	± 9,888 SF
2024 REAL ESTATE TAXES	\$12,522.24



AERIAL OVERVIEW



SITE

W UNIVERSITY DRIVE

W MAIN STREET

W BROADWAY ROAD

N ALMA SCHOOL ROAD

NEXT ROAD

COUNTRY CLUB DRIVE

N CENTER STREET

N MESA DRIVE

Advantage Auto Parts | metro by T-Mobile | Little Caesars | HARBOR FREIGHT | Kentucky Fried Chicken | Subway | Chevron | Jack in the box

QT QuikTrip | Walgreens

boost mobile | cricket | SONIC

metro by T-Mobile | FAMILY DOLLAR

CIRCLE K

jiffy lube | CIRCLE K | McDonald's

planet auto parts | O'Reilly AUTO PARTS

metro by T-Mobile | Fry's | PAPA JOHNS | cricket | BURGER KING | CIRCLE K

ABC Supply Co. Inc. | 6

CHASE | Planet Smoothie | DQ | TACO BELL

SUBWAY | Bank of America | us bank

MARRIOTT

boost mobile | WELLS FARGO | Deseret Book | metro by T-Mobile

gerber COLLISION & GLASS | DESERET INDUSTRIES

ACE

CIRCLE K

CIRCLE K | AutoZone | U-HAUL | LifeStorage

metro by T-Mobile

FOOD CITY | Stanley Howards | DOLLAR GENERAL | TACO BELL | BURGER KING | metro by T-Mobile | cricket | CVS pharmacy | Walgreens | PAPA JOHNS

Starbucks | PNC ESPORTA | Chevron | Jack in the box | CIRCLE K | SUBWAY | GNC



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	17,460	167,176	354,710
2029	18,998	180,542	382,994



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	6,885	62,145	137,193
2029	7,509	67,220	148,430



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$56,291	\$66,154	\$78,833



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	21,463	73,146	176,835



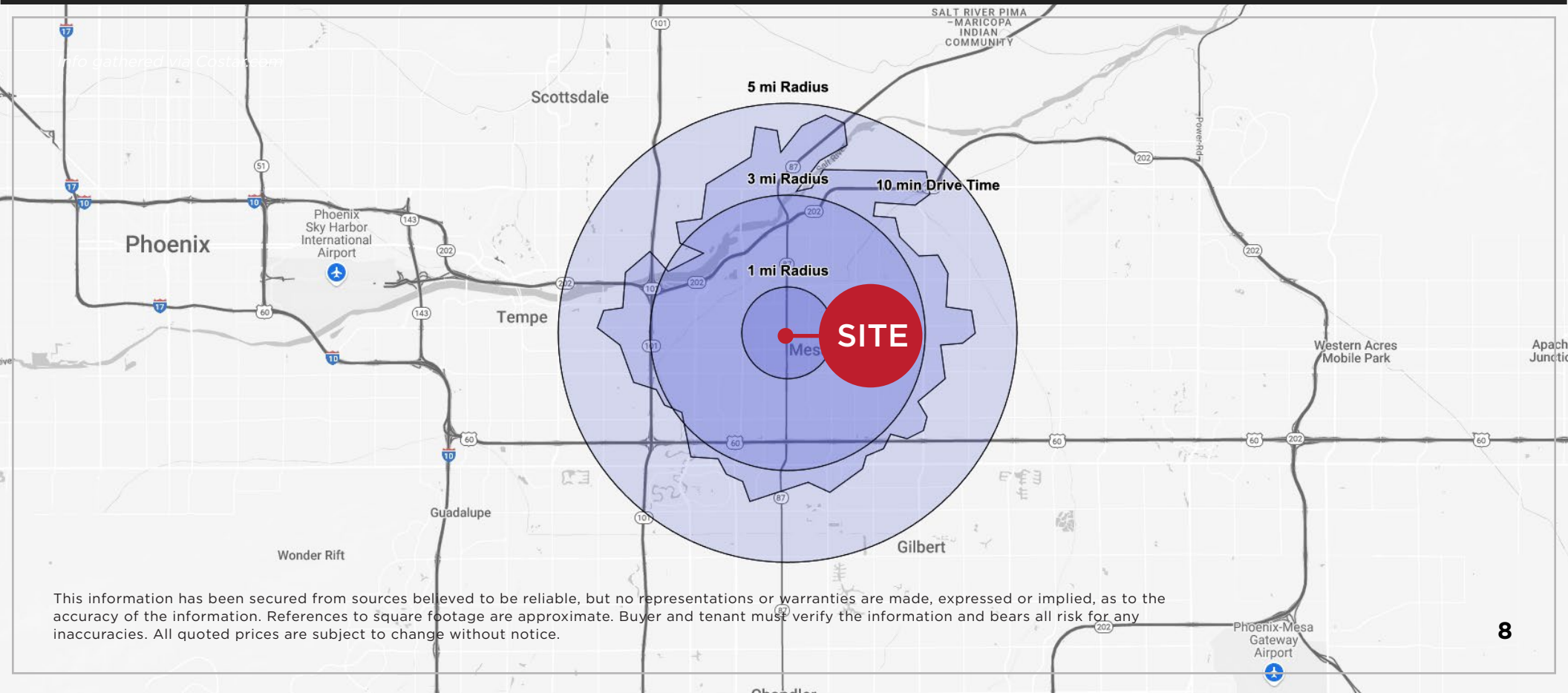
BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	1,254	6,543	16,454



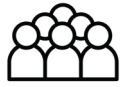
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$298,396	\$281,576	\$325,986



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



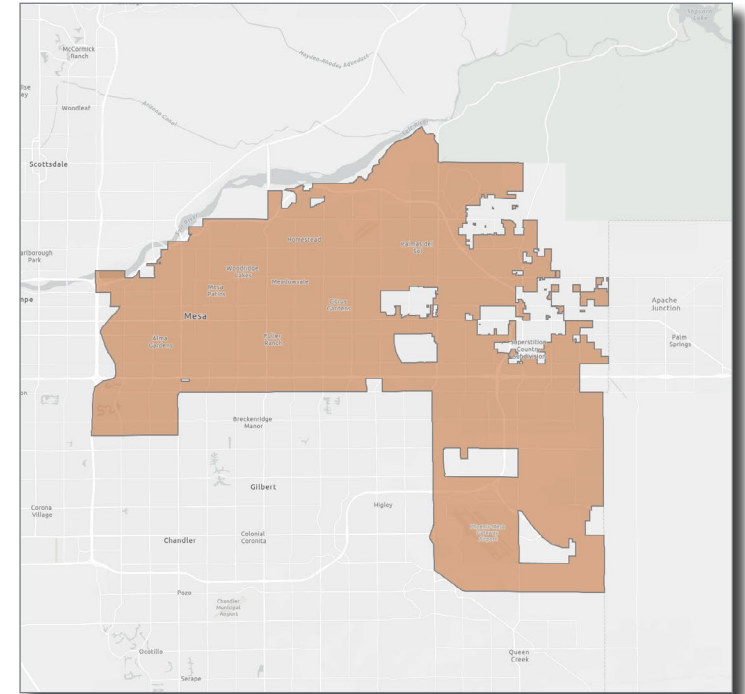
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

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