

235 N COUNTRY CLUB - FOR LEASE

COUNTRY CLUB DR - DRIVE THRU BUILDING

235 N Country Club Dr Mesa, AZ 85201



LEASE RATE

Call for Pricing

Leo Pataq

Retail Leasing and Sales Specialist
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PROPERTY SUMMARY

COUNTRY CLUB DR - DRIVE THRU BUILDING

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PROPERTY AND LOCATION DESCRIPTION

- GREAT VISIBILITY FROM COUNTRY CLUB DRIVE
- 31,650 VPD ALONG COUNTRY CLUB DRIVE
- WITHIN THE MESA DOWNTOWN DISTRICT
- 15 MINUTES FROM ARIZONA STATE UNIVERSITY •
- OWNER USER OPPORTUNITY
- 2 SPACES AVAILABLE FOR LEASE
- FORMER BASEMENT BAR: 4,800 SF (WITHOUT DRIVE THRU)
(SUBLEASE OPPORTUNITY)
- ENTIRE BUILDING: 9,888 SF (WITH DRIVE THRU)
- 25 PARKING SPACES

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	4,800 - 9,888 SF
Lot Size:	27,671 SF
Building Size:	9,888 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,151	63,252	143,998
Total Population	18,210	168,632	373,218
Average HH Income	\$64,446	\$74,850	\$92,680

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SPACES FOR LEASE

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LEASE INFORMATION

Lease Type: NNN
Total Space: 4,800 - 9,888 SF

Lease Term: Negotiable
Lease Rate: Call For Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Basement Bar Space - 4,800 SF	Available	4,800 SF	NNN	Negotiable	-
Drive Thru Building on Country Club - 9,888 SF	Available	9,888 SF	NNN	Negotiable	-

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4,800 SF FORMER BAR

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SPACE OVERVIEW

- Former Basement Bar: 4,800 SF
- Opportunity to Sublease from the Upstairs Drive Thru Liquor Store
- No Access to Drive Thru
- Separate Entrance from Upstairs Business
- Monument Signage Available

Additional Photos: https://www.dropbox.com/scl/fo/n7qcotzx8brgz4g34xvzn/AKcNRzE6JvMaLbeh-Qy_jYg?rlkey=vcvi7dh6iz0nnhludnjsk884f&st=doqxbao4&dl=0

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9,888 SF DRIVE THRU

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SPACE OVERVIEW

- Owner User Opportunity
- Former Drive Thru Liquor Store
- Full buildout: walk-in coolers, cigar humidor
- Entire Building: 9,888 SF (with Drive Thru)
- Would have the opportunity to sublease the Former Basement Bar: 4,800 SF
- Monument Signage Available
- 25 Parking Spaces

Additional Photos: https://www.dropbox.com/scl/fo/n7qcotzx8brgz4g34xvzn/AKcNRzE6JvMaLbeh-Qy_jYg?rlkey=vcvi7dh6iz0nnhludnjsk884f&st=doqxbao4&dl=0

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AERIAL VIEW

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RETAILER MAP

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DEMOGRAPHICS

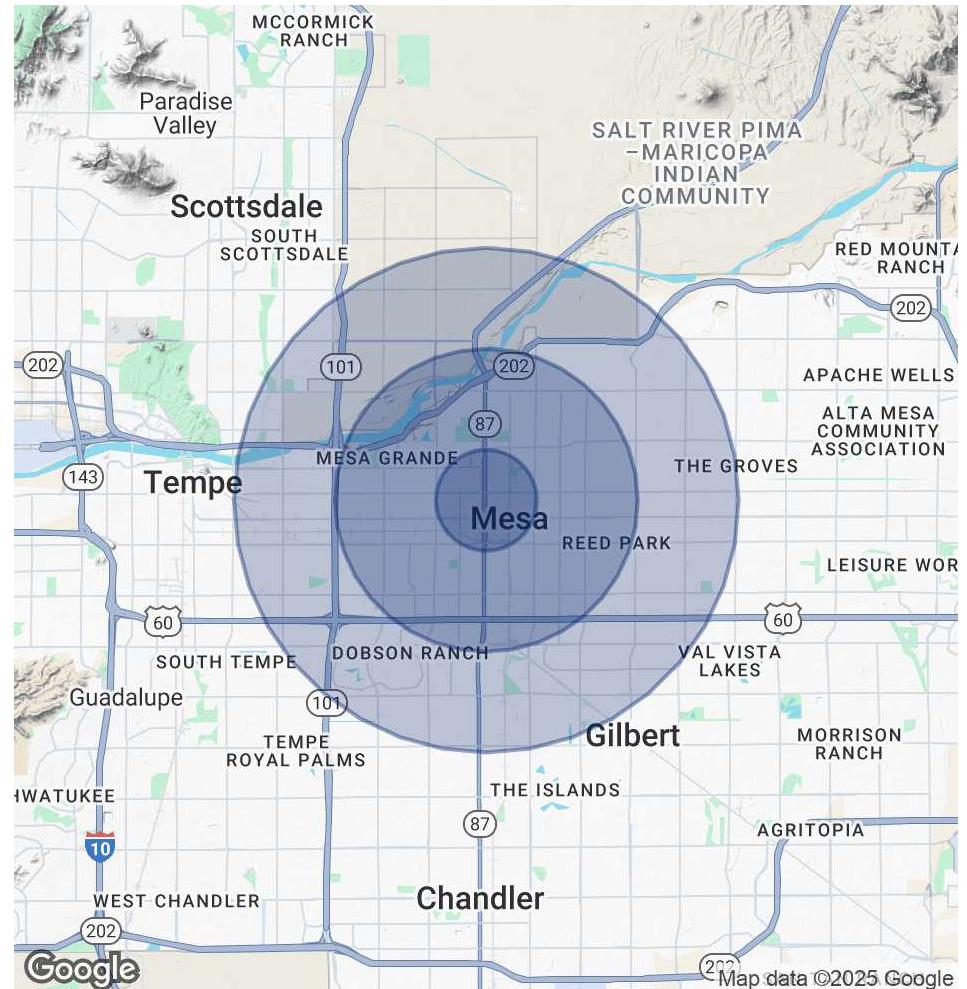
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,210	168,632	373,218
Average Age	38	35	37
Average Age (Male)	36	34	36
Average Age (Female)	39	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,151	63,252	143,998
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$64,446	\$74,850	\$92,680
Average House Value	\$406,333	\$354,111	\$406,224

Demographics data derived from AlphaMap



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CITY OF MESA



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LOCATION DETAILS

Market	Mesa
Sub Market	Phoenix
County	Maricopa
Cross Streets	Country Club and Main Street

CITY OF MESA OVERVIEW

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.



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