

# SALE OR GROUND LEASE OPPORTUNITY

## DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

644-676 North Country Club Drive Mesa, AZ 85201



**SALE PRICE**

**\$850,000**

**Leo Pataq**

Retail Leasing and Sales Specialist

(602) 321-9040

leo.pataq@cbrealty.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER**  
**COMMERCIAL** | **REALTY**

# SALE

## DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

654 North Country Club Drive Mesa, AZ 85201



### PROPERTY AND LOCATION DESCRIPTION

- 1.28 Acre Lot For Sale OR Ground Lease
- Commercial or Residential Development Opportunity
- Zoned: C-2
- Over 30,000 VPD on Country Club Dr
- Proximity to Downtown Mesa
- 15 Minutes from Arizona State University
- Located near the Mesa Innovation District, ASU @ City Center

### OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.28 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,226	58,102	132,200
Total Population	18,510	155,896	339,865
Average HH Income	\$67,940	\$74,892	\$89,684

**Leo Pataq**  
Retail Leasing and Sales Specialist  
(602) 321-9040  
leo.pataq@cbrealty.com



# REGIONAL MAP

DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

654 North Country Club Drive Mesa, AZ 85201



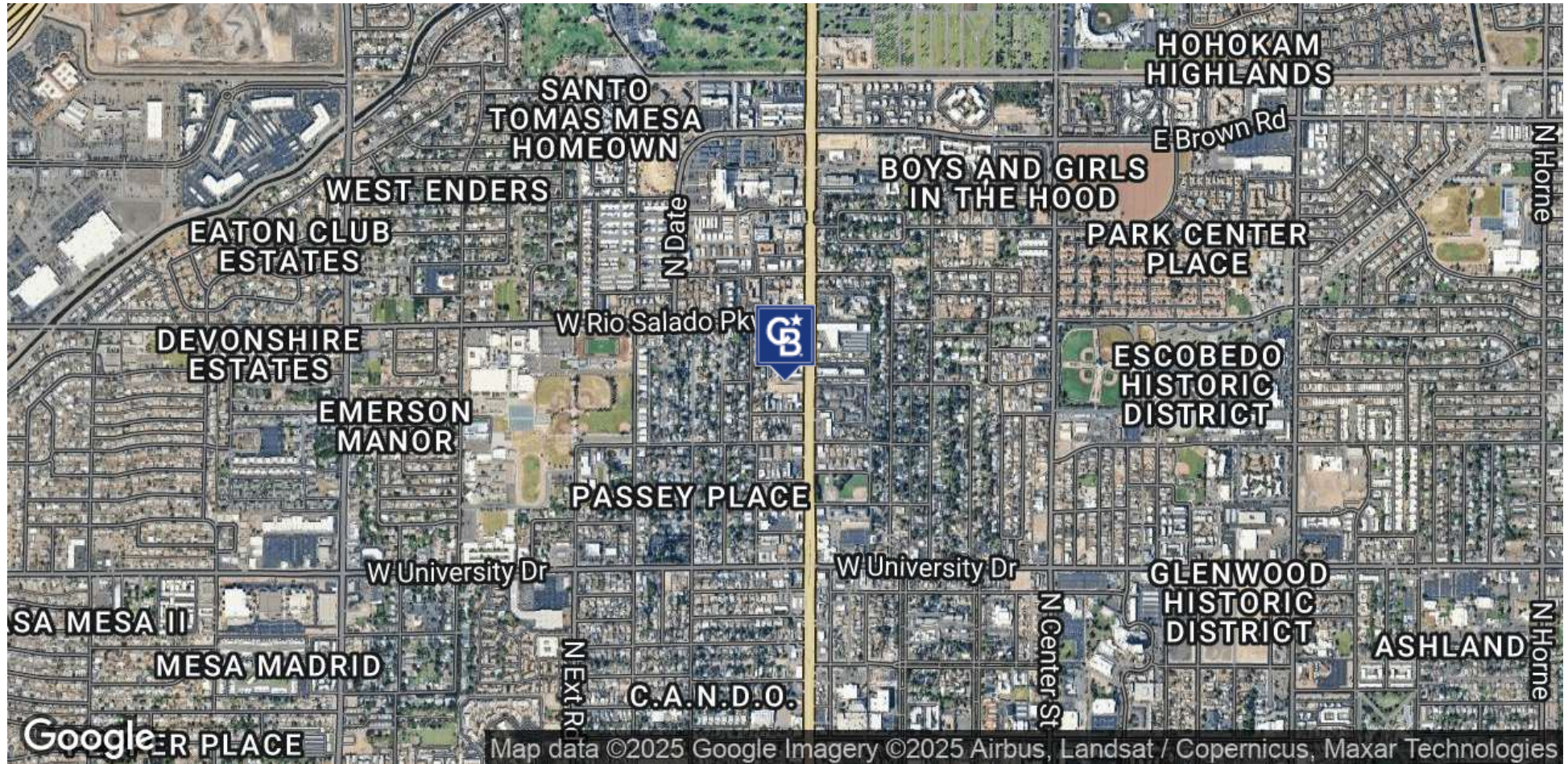
**Leo Pataq**  
Retail Leasing and Sales Specialist  
(602) 321-9040  
leo.pataq@cbrealty.com



# AERIAL MAP

## DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

654 North Country Club Drive Mesa, AZ 85201



**Leo Pataq**

Retail Leasing and Sales Specialist

(602) 321-9040

leo.pataq@cbrealty.com



**COLDWELL BANKER**  
**COMMERCIAL** | REALTY

# DEMOGRAPHICS

## DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

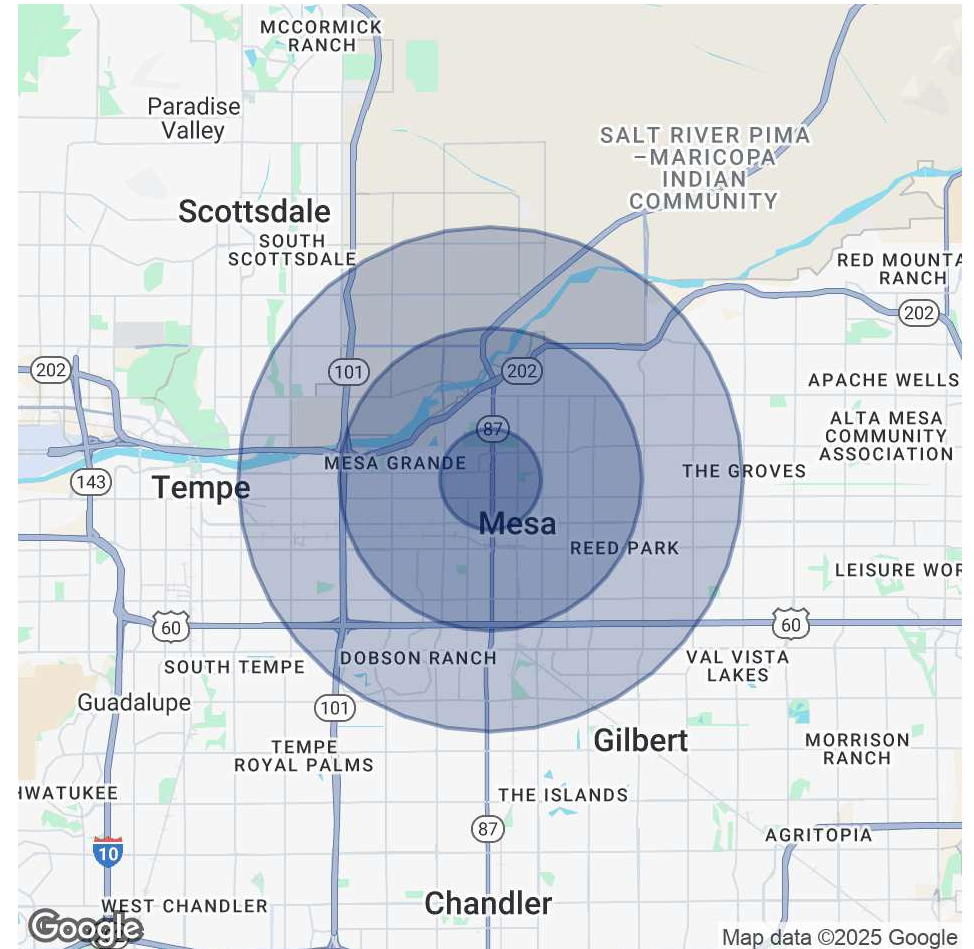
654 North Country Club Drive Mesa, AZ 85201

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,510	155,896	339,865
Average Age	39	35	37
Average Age (Male)	36	34	36
Average Age (Female)	41	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,226	58,102	132,200
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$67,940	\$74,892	\$89,684
Average House Value	\$420,455	\$358,589	\$399,674

Demographics data derived from AlphaMap



**Leo Pataq**  
 Retail Leasing and Sales Specialist  
 (602) 321-9040  
 leo.pataq@cbrealty.com



### LOCATION DETAILS

Market	Mesa
County	Maricopa

### CITY OF MESA OVERVIEW

Mesa, Arizona, is the third-largest city in the state and the largest suburban city in the U.S. Located in Maricopa County, just east of Phoenix, Mesa is known for its vibrant culture, strong economy, and outdoor recreational opportunities. With a mix of urban and suburban living, the city attracts families, businesses, and visitors looking for a blend of modern amenities and natural beauty. Mesa is strong in aerospace, technology, education, and tourism. Companies like Boeing and MD Helicopters have a presence in the city. Home to Mesa Community College, multiple ASU campuses, and A.T. Still University. It also has a strong sports presence with the spring training home for Chicago Cubs and Oakland Athletics in the Cactus League. Close to outdoor attractions like Usey Mountain Regional Park and Salt River for hiking and kayaking. Phoenix-Mesa Gateway Airport is a growing commercial and industrial hub, supporting freight and passenger services. Major aerospace suppliers and MRO (Maintenance, Repair, and Overhaul) companies operate within Falcon Field Airport, one of the busiest general aviation airports in the U.S. Mesa continues to grow as a hub for business, education, and recreation while maintaining a family-friendly suburban feel. Its proximity to Phoenix makes it an attractive destination for both residents and visitors.

**Leo Pataq**  
Retail Leasing and Sales Specialist  
(602) 321-9040  
leo.pataq@cbrealty.com

# CONTACT

## DEVELOPMENT OPPORTUNITY ON COUNTRY CLUB DR

654 North Country Club Drive Mesa, AZ 85201



### LEO PATAQ

Retail Leasing and Sales Specialist

**Direct:** (602) 321-9040 **Cell:** (602) 321-9040  
leo.pataq@cbrealty.com

#### COLDWELL BANKER COMMERCIAL REALTY

3113 E Lincoln Dr , Phoenix, AZ 85016  
(602) 321-9040

AZ #SA703616000

---

#### Leo Pataq

Retail Leasing and Sales Specialist  
(602) 321-9040  
leo.pataq@cbrealty.com



COLDWELL BANKER  
**COMMERCIAL** | REALTY