

58 NORTH COUNTRY CLUB DRIVE

1,050 SF RETAIL AVAILABLE FOR LEASE

AVAILABLE



EXCLUSIVELY LISTED BY:

LEO PATAQ

Senior Associate

Mobile Phone: (602) 321-9040

leo.pataq@orionprop.com



PROPERTY OVERVIEW

AVAILABLE SPACE

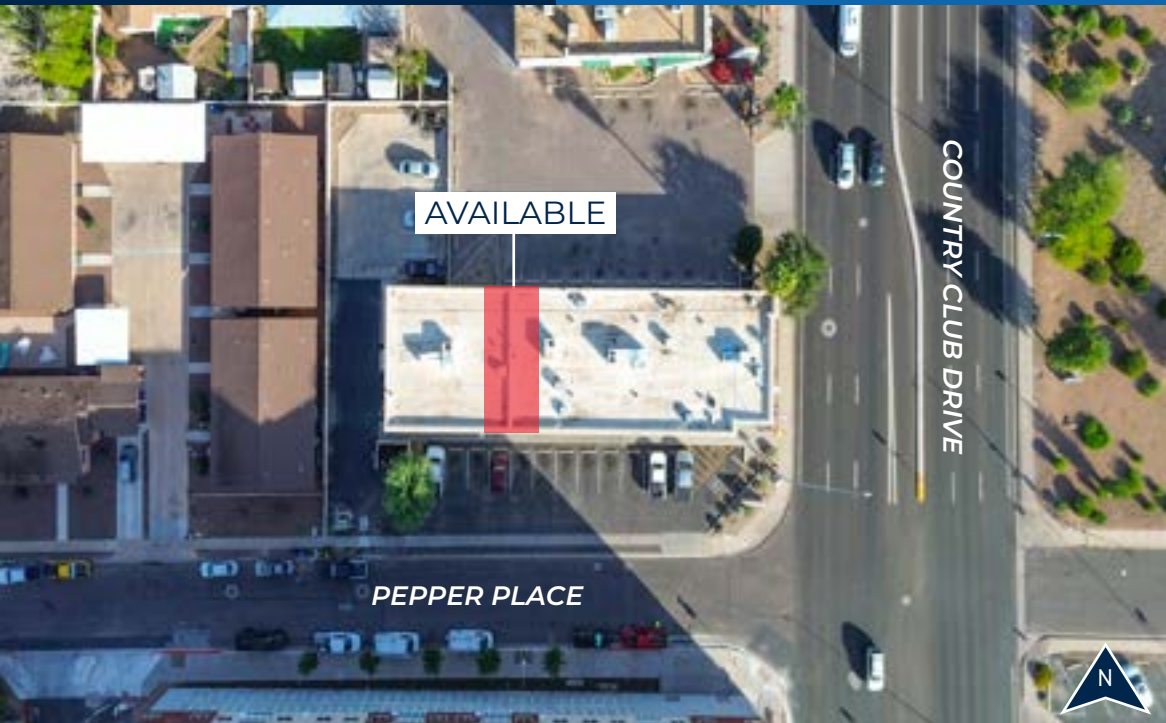
1,050 SF

ZONING

C-2

PARCEL

135-60-059A



- ▶ Fully Built Out Barbershop/Salon For Lease
- ▶ New 198 Unit Apartment Complex Built Directly Adjacent to Shopping Center
- ▶ Located right off of Main Street and Country Club Drive
- ▶ Over **45,000 Vehicles Per Day** at the Intersection

AVAILABLE SPACE

1,050 SF

LEASE RATE

[Call for Pricing](#)

ZONING

C-2

PARKING

23 Spaces

BUILDING SIZE (GBA)

7,357 SF

PARCEL

135-60-059A

CROSS STREETS:

Country Club Drive
Main Street

LOCATION OVERVIEW

WEST FACING

COUNTRY CLUB AND PEPPER PLAZA
58 NORTH COUNTRY CLUB DRIVE
MESA, ARIZONA 85201

The location also offers unmatched regional connectivity. Within minutes, visitors can access key attractions including Mesa Riverview, Sloan Park, Tempe Marketplace, Tempe Town Lake, and the ASU Tempe Campus, all major economic engines that draw millions of visitors per year. Light rail runs along Main Street, enhancing accessibility and supporting ongoing redevelopment throughout the area.

THE RESIDENCES ON MAIN 2025 NEW BUILD | 198 UNITS



MAIN STREET
17,166 VPD

COUNTRY CLUB DRIVE
30,956 VPD



★ SUBJECT PROPERTY



CHASE



LOOKING EAST

DOWNTOWN MESA



200+ UNITS



100+ UNITS



131 UNITS

THE RESIDENCES ON MAIN
2025 NEW BUILD | 198 UNITS



35,981 VPD

COUNTRY CLUB DRIVE

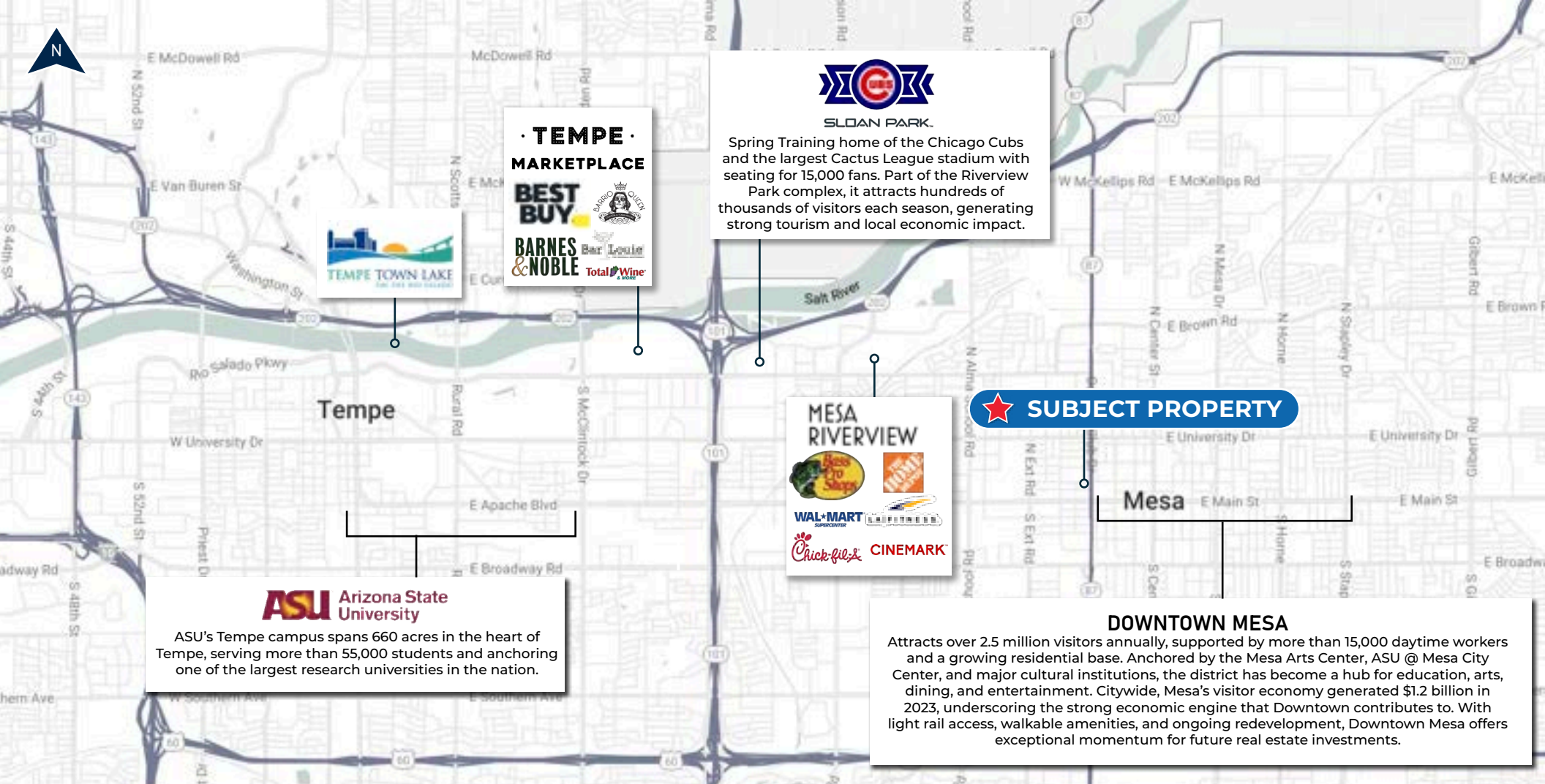
1ST STREET

NEARBY MULTIFAMILY UNITS

MEZONA ON MAIN (131 UNITS)	0.2 MI
CIMARRON APARTMENTS (200+ UNITS)	0.8 MI
METRO ON MAIN (336 UNITS)	0.8 MI
EQUINOX ON COUNTRY CLUB (196 UNITS)	0.8 MI
MELODY ON MAIN (335 UNITS)	0.9 MI
COUNTRY CLUB VERANDAS (340+ UNITS)	2.0 MI
RISE ON COUNTRY CLUB (272 UNITS)	2.4 MI

★ SUBJECT PROPERTY





AERIAL MAP

PARCEL NUMBER **135-60-059A**

LOCATION PROXIMITIES

distance & times are approximate

DOWNTOWN MESA	0.7 MILES	3 MINUTES
MESA RIVERVIEW	3.1 MILES	8 MINUTES
SLOAN PARK	3.4 MILES	9 MINUTES
TEMPE MARKETPLACE	4.8 MILES	12 MINUTES
TEMPE TOWN LAKE	7.1 MILES	15 MINUTES
ASU - TEMPE CAMPUS	6.0 MILES	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.



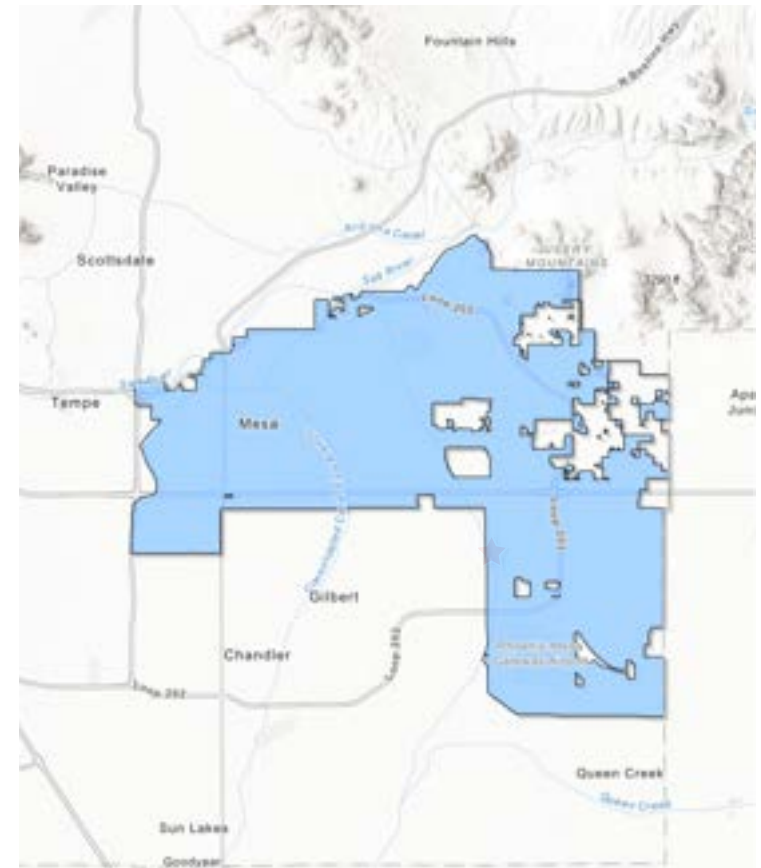
5 MILE DAYTIME POPULATION
498,725



5 MILE AVG HOUSEHOLD INCOME
\$98,928

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	29,319	227,384	498,725
Employees:	10,012	60,832	141,005
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	7,975	64,015	143,146
Average Size:	2.3	2.6	2.5
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$68,326	\$87,770	98,928
Annual Retail Expenditure:	\$326.1 M	\$3 B	\$7 B



AVAILABLE



58 NORTH COUNTRY CLUB DRIVE

1,050 SF RETAIL AVAILABLE FOR LEASE

LEO PATAQ

SENIOR ASSOCIATE

MOBILE: (602) 321-9040

EMAIL: leo.pataq@orionprop.com



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.