

# 58 NORTH COUNTRY CLUB DRIVE

1,050 SF RETAIL AVAILABLE FOR LEASE



EXCLUSIVELY LISTED BY:

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**ORION**  
INVESTMENT REAL ESTATE

# 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.

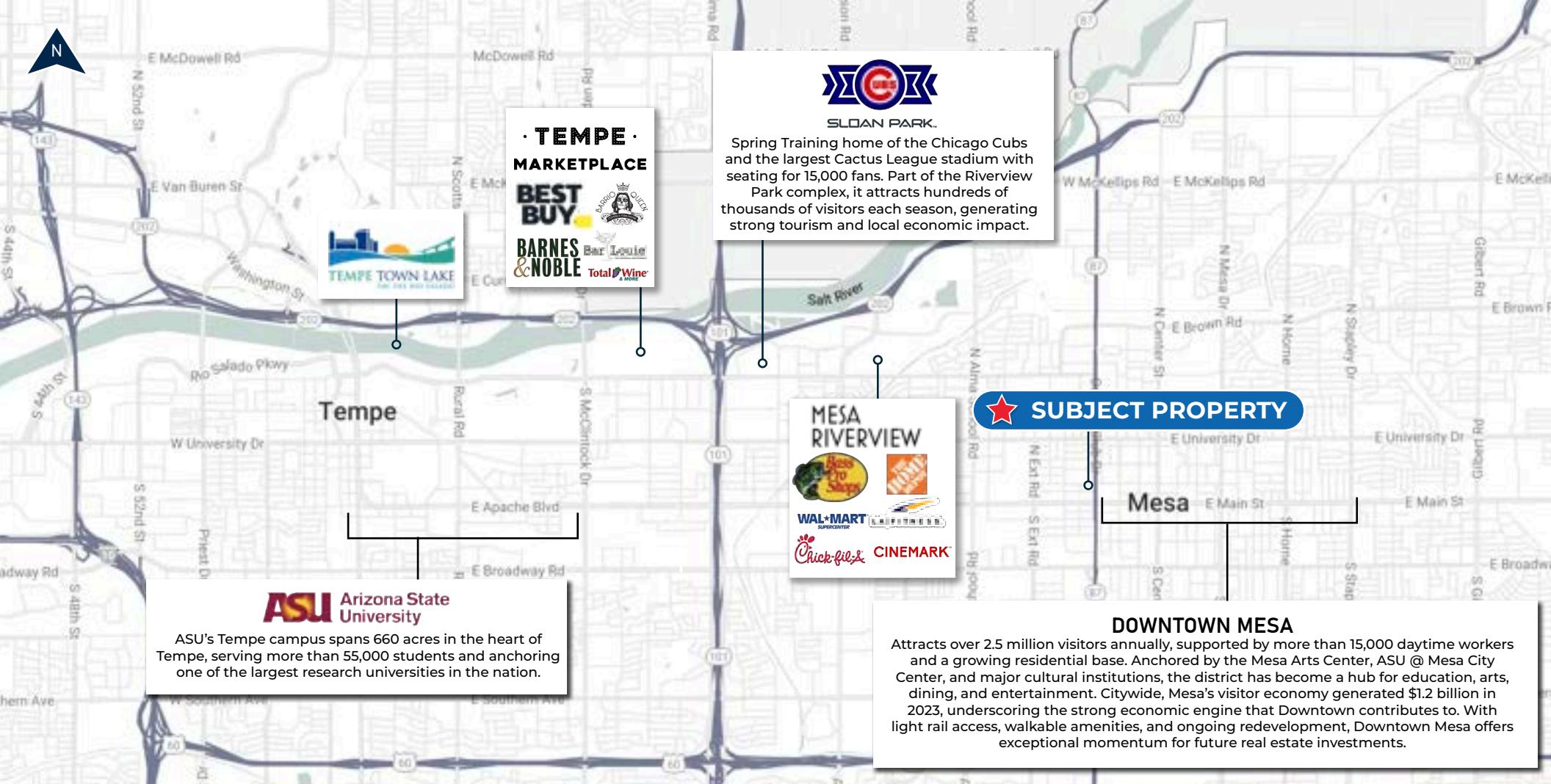


# LOOKING EAST

## DOWNTOWN MESA

N





# AERIAL MAP

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

## LOCATION PROXIMITIES

DOWNTOWN MESA  
MESA RIVERVIEW  
SLOAN PARK  
TEMPE MARKETPLACE  
TEMPE TOWN LAKE  
ASU - TEMPE CAMPUS

distance & times are approximate

<b>0.7 MILES</b>	<b>3 MINUTES</b>
<b>3.1 MILES</b>	<b>8 MINUTES</b>
<b>3.4 MILES</b>	<b>9 MINUTES</b>
<b>4.8 MILES</b>	<b>12 MINUTES</b>
<b>7.1 MILES</b>	<b>15 MINUTES</b>
<b>6.0 MILES</b>	<b>18 MINUTES</b>

# 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**

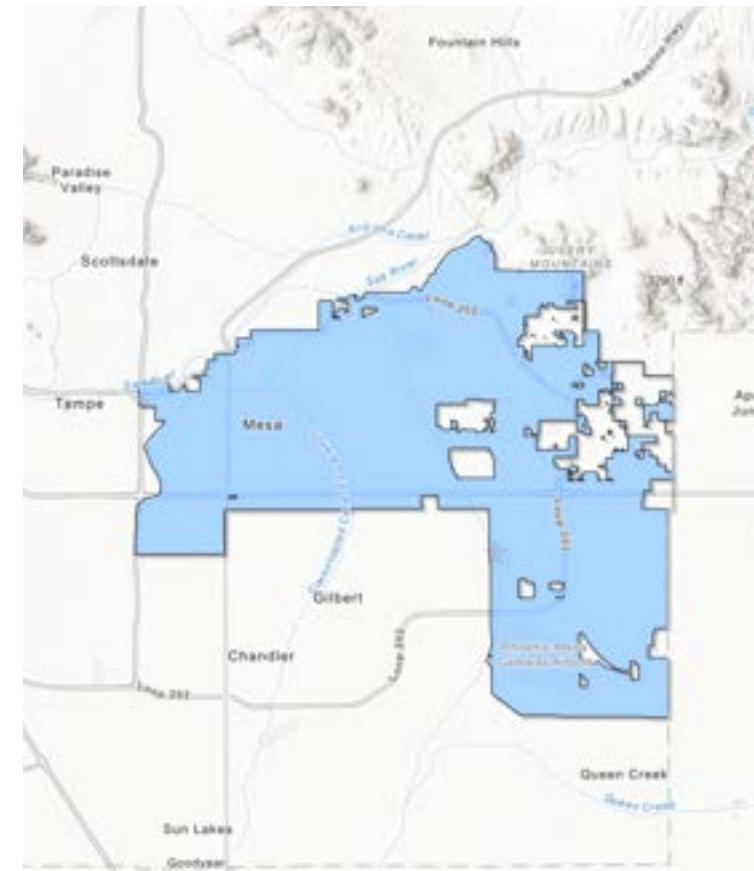


## 5 MILE AVG HOUSEHOLD INCOME

**\$98,928**

## 2025 DEMOGRAPHICS (Sites USA)

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





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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.