

S/SWC COUNTRY CLUB DRIVE &
SOUTHERN AVENUE
MESA, ARIZONA

SOUTHERN SUNSET PLAZA

1262-1342 South
Country Club Drive
Mesa, AZ



±4,680 SF
Sublease Available

±5,000-11,000 SF
End Cap Space

±30,000 SF
Sublease Available

Available Pad
for Ground Lease

24-7 INTOUCH



S COUNTRY CLUB DR

±43,465 VPD



NOT TO SCALE

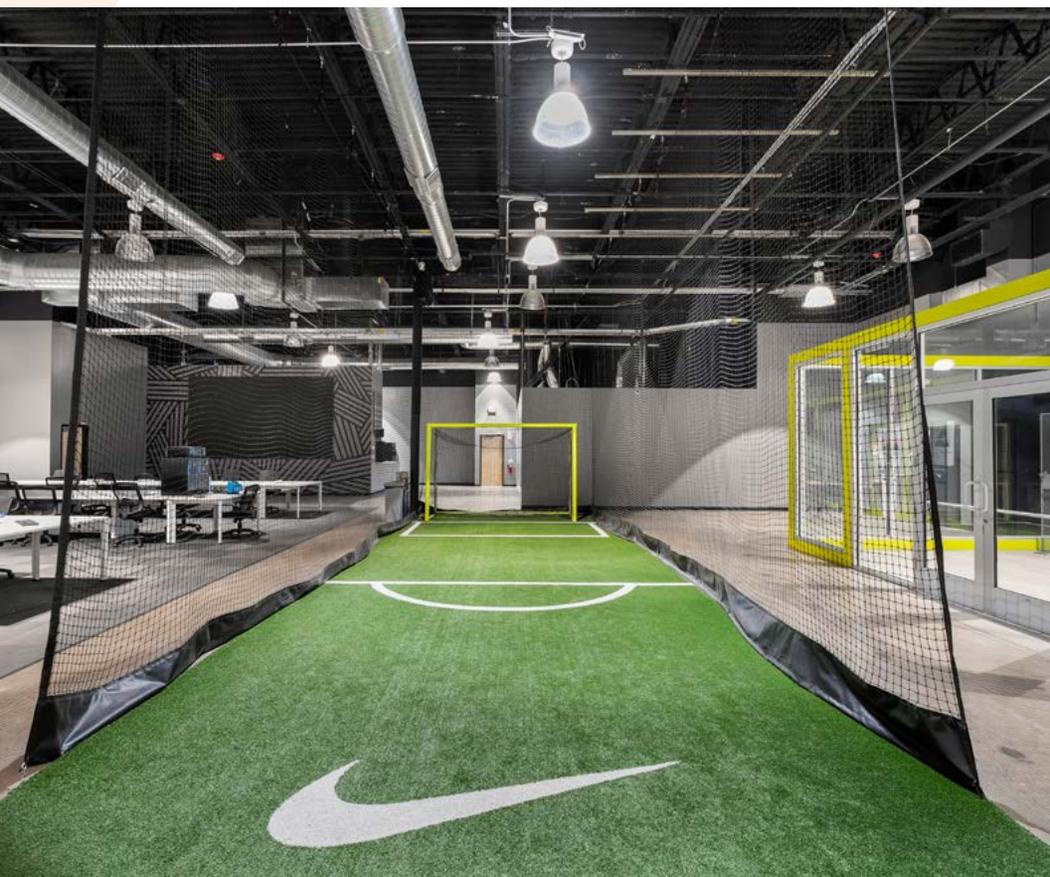
±5,000-
11,000 sf
end cap

S O U T H E R N S U N S E T P L A Z A

CBRE

Suite 1300-105

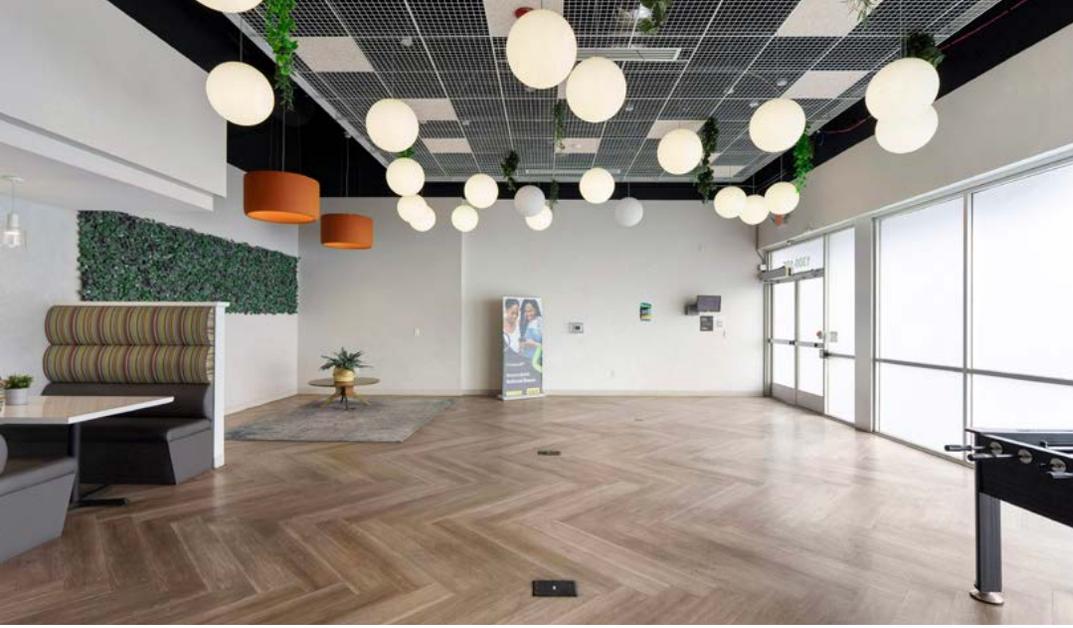
±30,000 SF Sublease Available



Space Features

- » Flex space with dock-high roll up door
- » Multiple training areas & conference rooms
- » Basketball court
- » Lounge area
- » Relaxing mezzanine area

Suites 1328-1330 ±4,680 SF Sublease Available

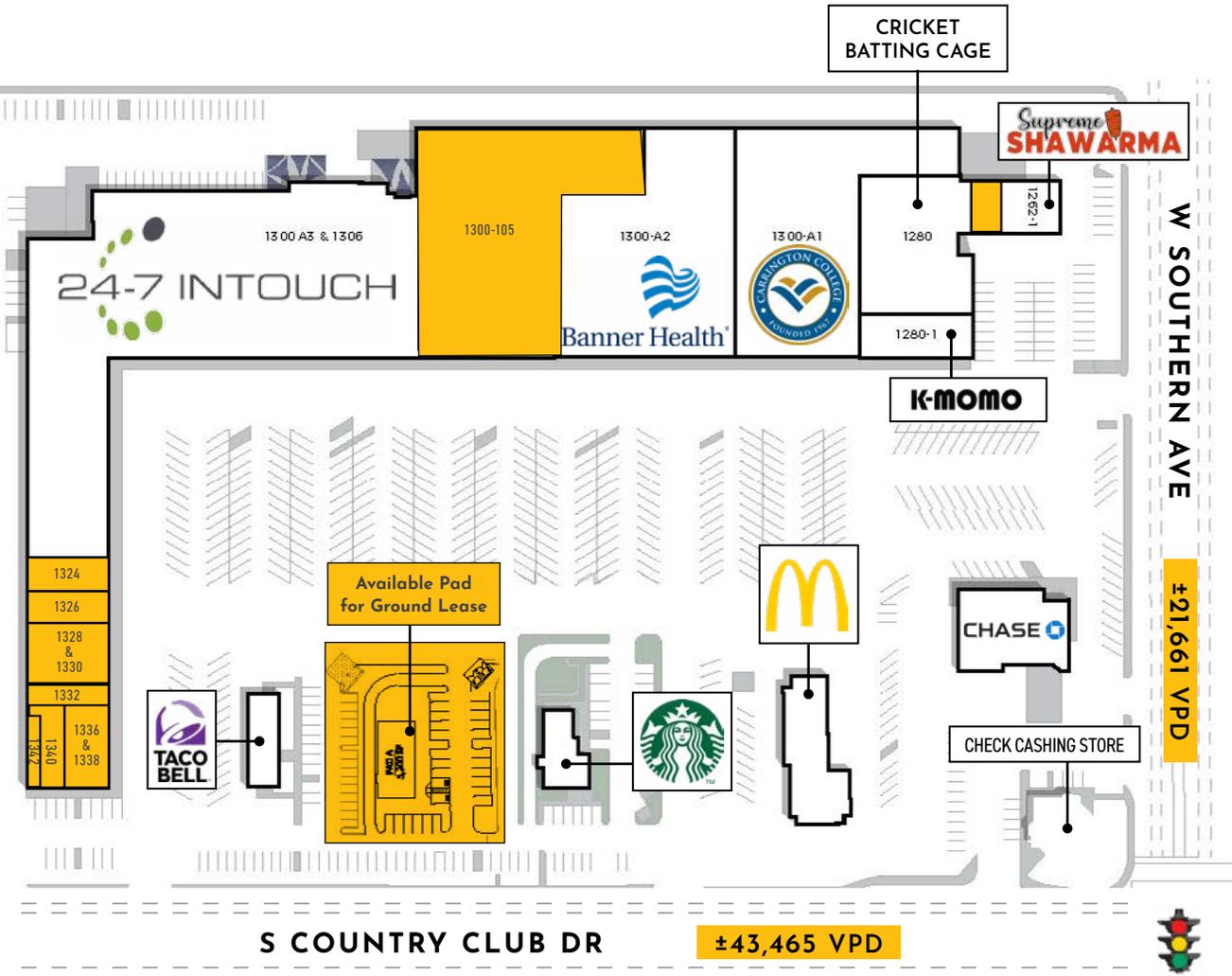


Space Features

- » Great open space with rollup door
- » Multiple training rooms and private offices



site plan & availability



| SUITE | TENANT | SF (±) |
|-------------|-------------------------------|--------|
| 1262-1 | Supreme Shawarma | 2,835 |
| 1262-2 | AVAILABLE | 1,350 |
| 1280 | Cricket Batting Cage | 16,216 |
| 1280-1 | K-MOMO | 5,562 |
| 1300-A1 | Carrington College | 24,394 |
| 1300-A2 | Banner Health | 21,000 |
| 1300-A3 | 24-7 Intouch Contact Centers | 86,204 |
| 1300-105 | AVAILABLE SUBLEASE | 30,000 |
| 1324 | AVAILABLE | 4,090 |
| 1326 | AVAILABLE (Former Restaurant) | 2,407 |
| 1328 & 1330 | AVAILABLE SUBLEASE | 4,680 |
| 1332 | AVAILABLE (Former Restaurant) | 1,660 |
| 1336 | AVAILABLE | 1,600 |
| 1338 | AVAILABLE | 1,500 |
| 1340 | AVAILABLE | 1,650 |
| 1342 | AVAILABLE | 1,155 |
| PAD | AVAILABLE | 3,200 |



property summary

- > Mixed-use shopping center offering retail and employment opportunities
- > Newly redeveloped center located in a densely populated area
- > One-half mile to Superstition Freeway/US 60 full diamond interchange
- > Excellent accessibility with multiple entrance points off Country Club Drive and Southern Avenue
- > On-site 24-hour Contact Center
- > Three miles to Banner Desert Medical Center, one of the largest and most advanced hospitals in Arizona
- > Adjacent to Mesa Fiesta District: 94,000+ employment base in healthcare, business and higher education
- > Less than three miles to Mesa Community College, the largest of the 10 Maricopa Community Colleges

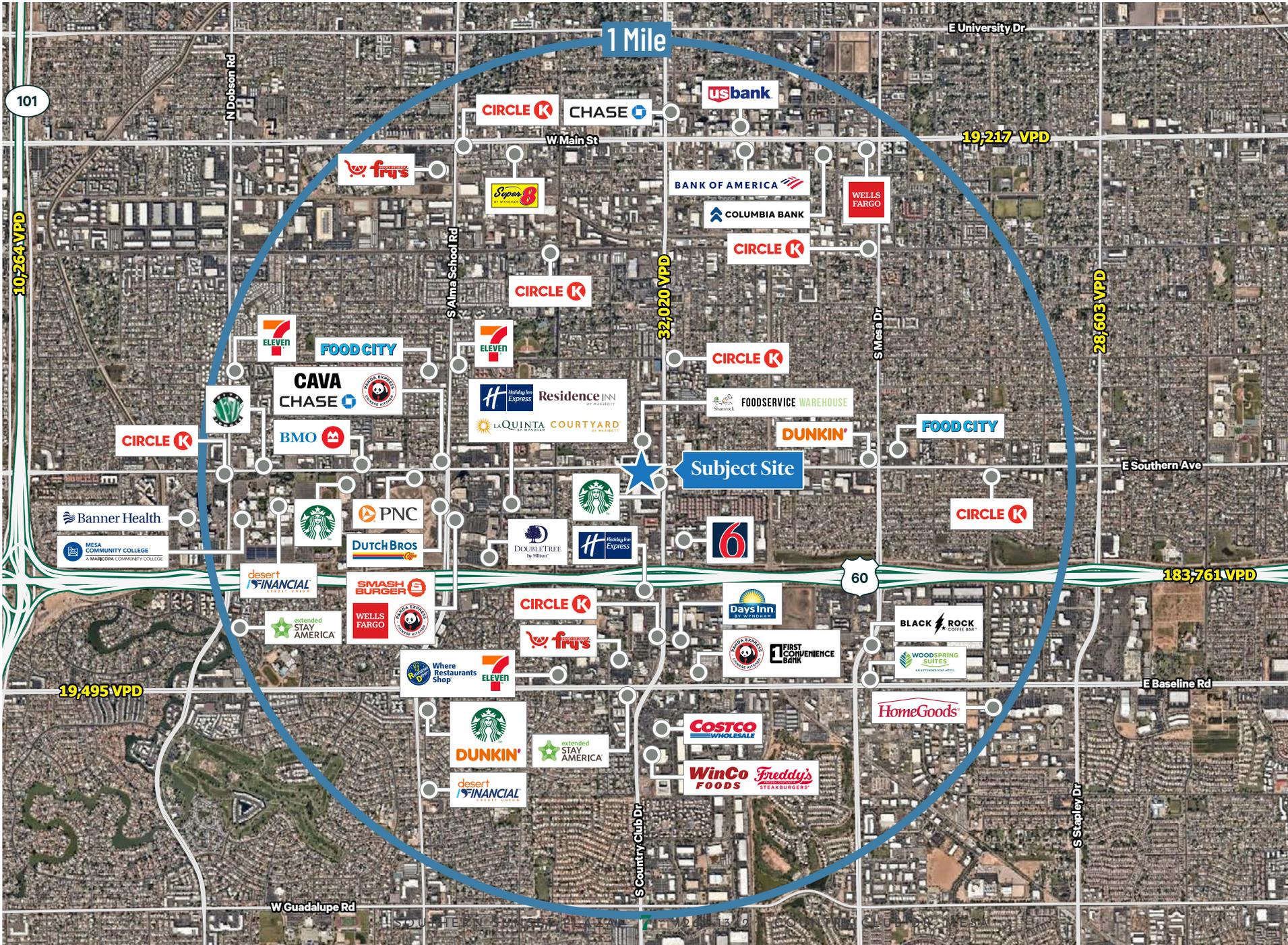


PROPERTY OVERVIEW

| | |
|---------------|----------------------------|
| Building Size | ±197,127 SF |
| Lot Size | ±17.03 Acres |
| Year Built | 1973 / 2001 Renovated |
| Parking: | 4.73/1,000 SF |
| Signage: | Monument signage available |



amenities map





area demographics



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|--------|---------|---------|
| 2025 Population | 19,943 | 163,209 | 404,605 |
| 2030 Total Population | 19,822 | 167,826 | 411,845 |



DAYTIME POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| 2025 Daytime Population | 24,296 | 182,423 | 400,604 |
| Daytime Workers | 61.6% | 58.3% | 53.6% |



HOUSEHOLD INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|-----------|-----------|
| Average Household Income | \$70,262 | \$90,257 | \$100,851 |
| 2030 Average Household Income | \$78,402 | \$101,182 | \$111,343 |



HOUSING VALUE

| | 1 MILE | 3 MILES | 5 MILES |
|--|-----------|-----------|-----------|
| 2025 Owner Occupied Housing Units | 2,884 | 29,547 | 86,022 |
| 2025 Median Value of Owner Occ Housing Units | \$366,155 | \$404,893 | \$435,351 |



HOUSING UNITS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|---------|
| Owner-Occupied Housing | 2,887 | 29,563 | 86,042 |
| Renter-Occupied Housing | 4,979 | 33,984 | 75,730 |



BUSINESSES

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2025 Businesses | 943 | 7,084 | 14,906 |

traffic counts (2023)

COUNTRY CLUB DRIVE

N: ±43,655 VPD

S: ±43,465 VPD

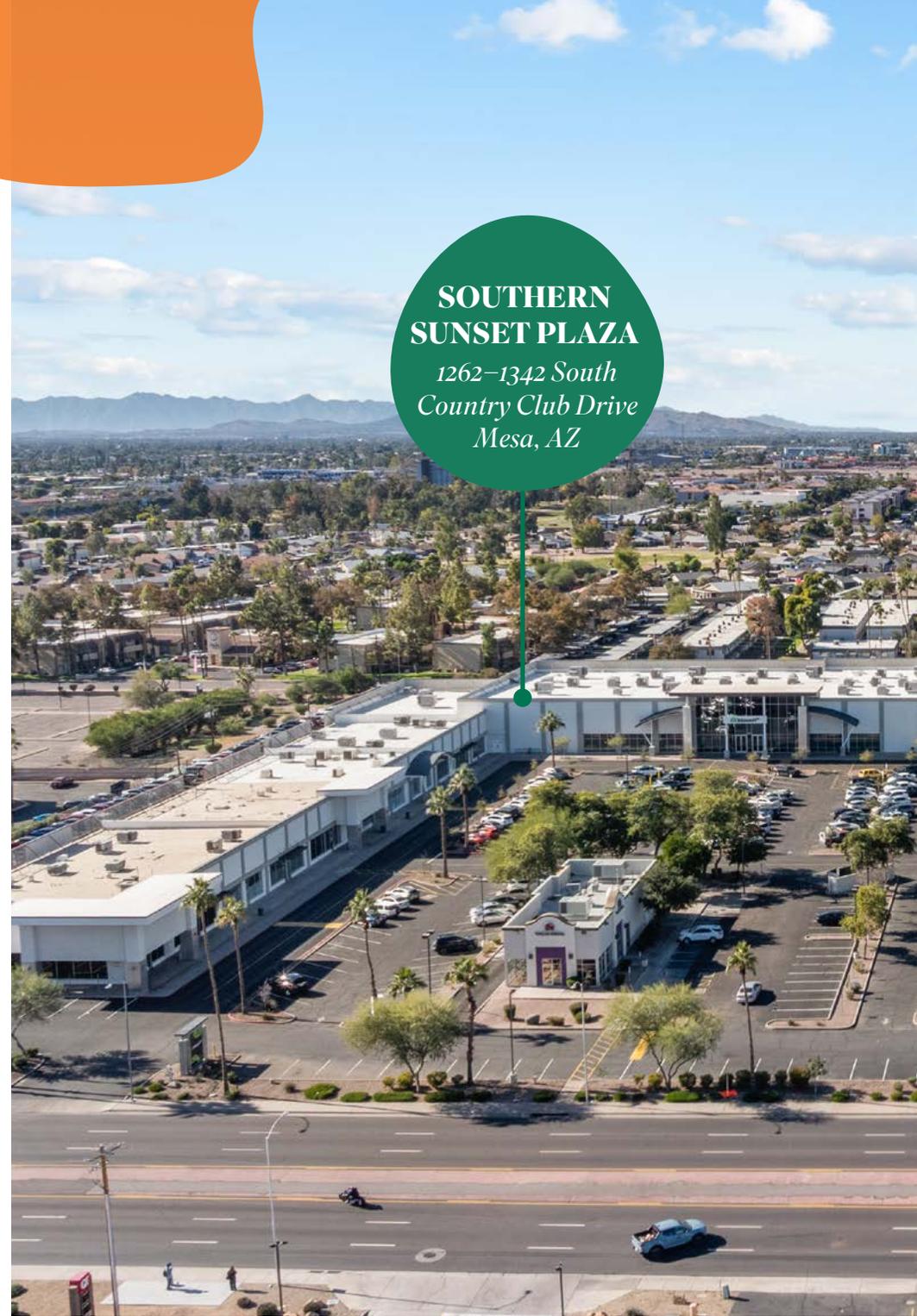
SOUTHERN AVENUE

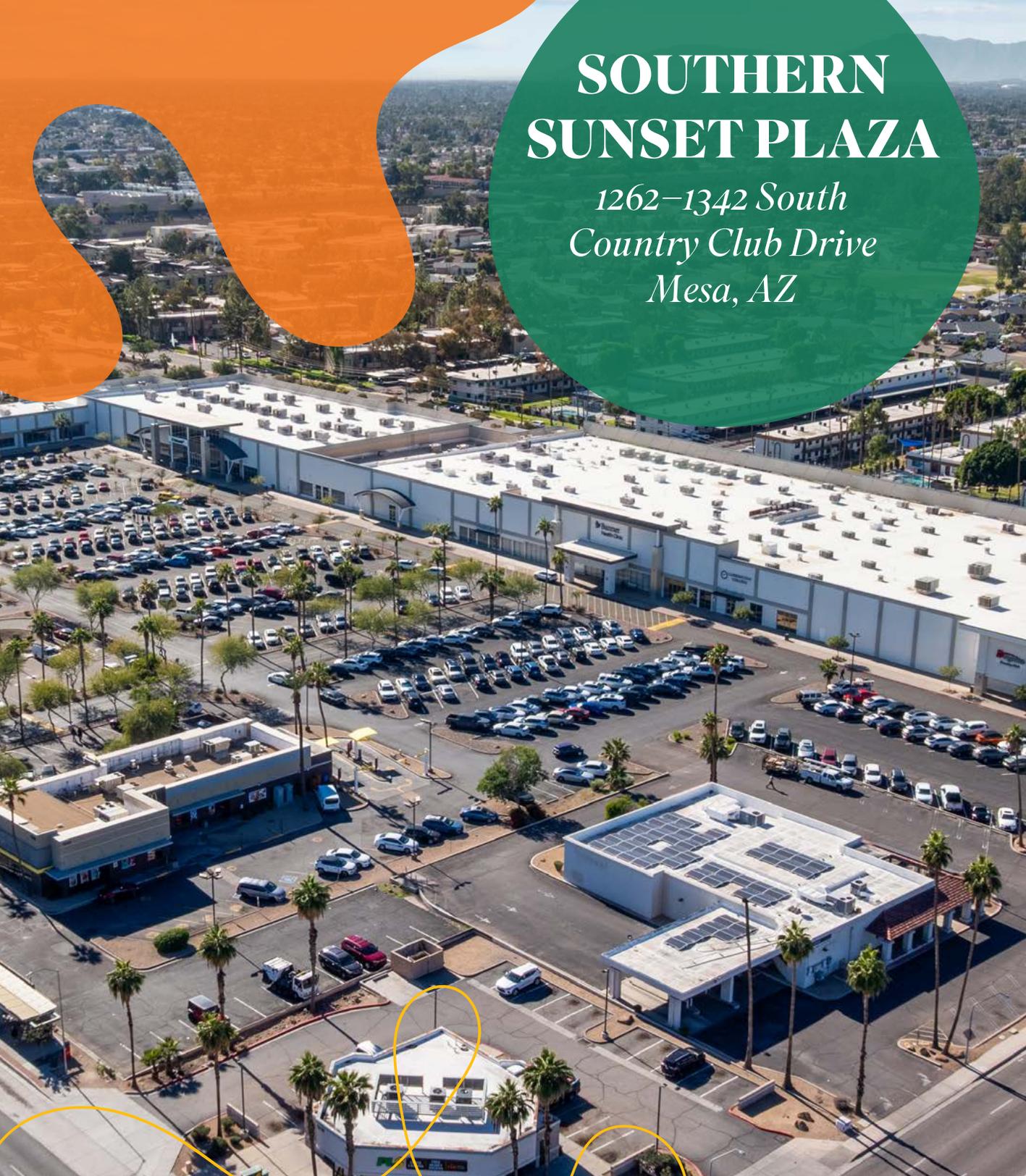
E: ±19,349 VPD

W: ±21,661 VPD

SOURCE: ESRI (2023) & ADOT (2023)

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