



FOR LEASE | RETAIL & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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PROPERTY SUMMARY

Available SF:	1,204 - 3,000 SF
Lot Size:	2.0 Acres
Building Size:	18,461 SF
Year Built:	1991
Cross Streets:	Country Club Dr & Guadalupe Rd

SUITES AVAILABLE	LEASE RATES
Suite 1 3,000 SF Retail	\$25/SF/yr FSG
Suite 15/16 1,204 SF Industrial	\$24/SF/yr FSG
Car Wash 6,070 SF	Contact Listing Broker

Car Wash Is Available For Sale Or Lease! Purchase Business or Bring In Your Own Operation And Lease The Fully Functional Space

PROPERTY OVERVIEW

With **three available suites**, including one retail suite, one industrial suite equipped with roll-up doors, and a functional car wash, this property has versatile options for a wide range of users.

Located at a main Mesa intersection, the property benefits from **excellent exposure and easy access** from multiple directions. Its **central location** places it just north of Downtown Mesa, south of Downtown Chandler with its active business and dining scene, and east of Downtown Gilbert, which offers a variety of popular restaurants and entertainment options. **This positioning makes the property convenient for both customers and employees throughout the East Valley.**

PROPERTY HIGHLIGHTS

- Suite 1 has an open layout and is the perfect fit for a C-store
- Suite 15 & 16 - Industrial shops with (2) 12' Roll-up doors + shop space (car work, detailing)
- Car Wash - Fully functional car wash available for immediate use. Purchase the operation OR bring in your own!
- 35,000+ traffic count at Country Club and Guadalupe intersection

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FOR LEASE | OFFICE & INDUSTRIAL SHOPS

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CAR WASH - FOR SALE OR LEASE

FOR SALE

Available as a fully functional, turnkey car wash operation, this is an excellent opportunity for an operator or investor to acquire an established business. The car wash includes existing equipment and infrastructure, allowing a new owner to step into a ready-to-operate operation. The property itself is available for lease, providing the opportunity to acquire and operate the car wash business without purchasing the underlying real estate.

FOR LEASE

Not interested in acquiring the existing car wash business? Bring your own business and take advantage of the fully functional car wash area, complete with existing equipment and infrastructure. This provides an opportunity for an operator to lease the space and establish their own car wash operation in a ready-to-lease space!



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[illegible]

A wide-angle photograph of a commercial building under a dramatic, cloudy sky. The building has a bright blue roofline and a light blue stucco facade with a section of stacked stone veneer. There are three large bays: the leftmost is a glass-fronted entrance, the middle is an open bay with a red fire extinguisher and a sign, and the rightmost is a closed bay with a grey roll-up door. To the right, a sign for 'AUTO' is partially visible. The foreground is a paved parking lot with blue painted lines. In the background, other commercial buildings and palm trees are visible under the same sky.

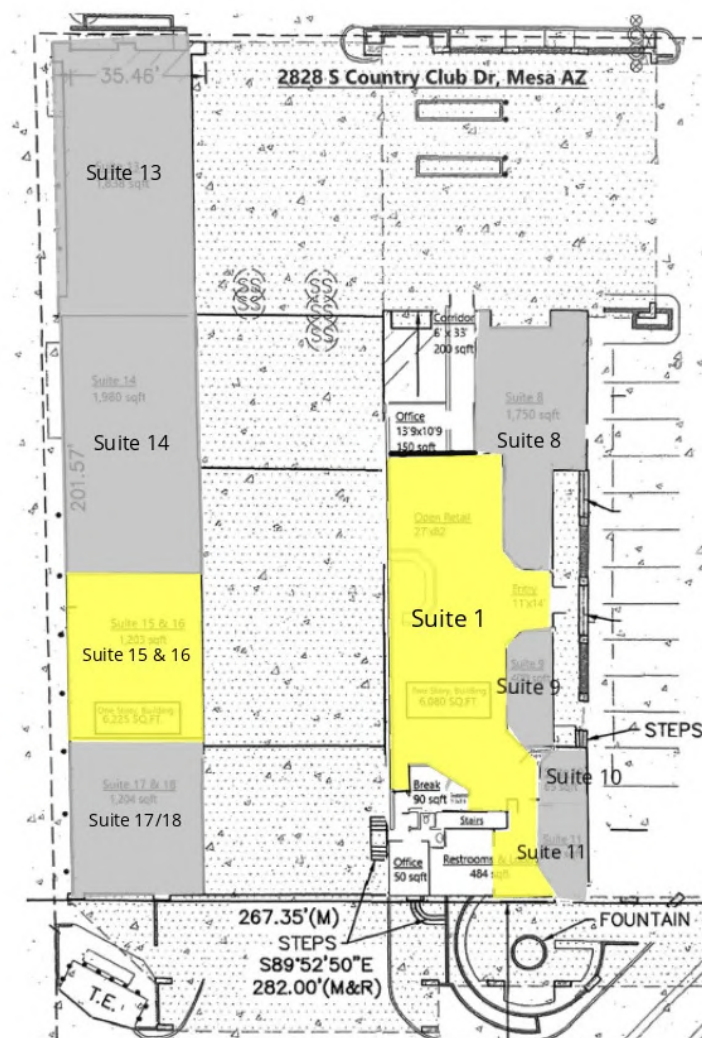


CoBE
REAL ESTATE

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LEGEND

- Available
- Unavailable

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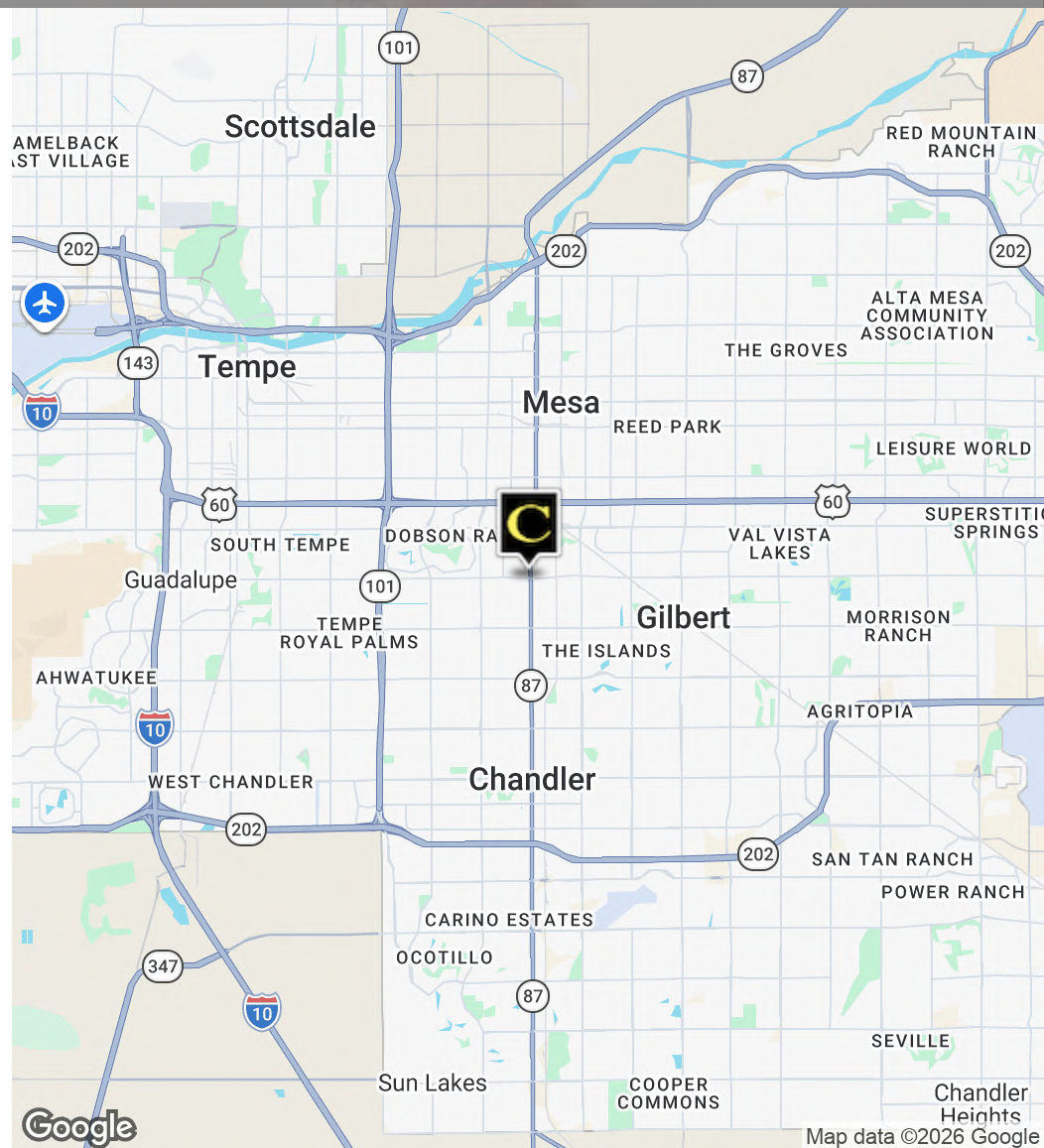
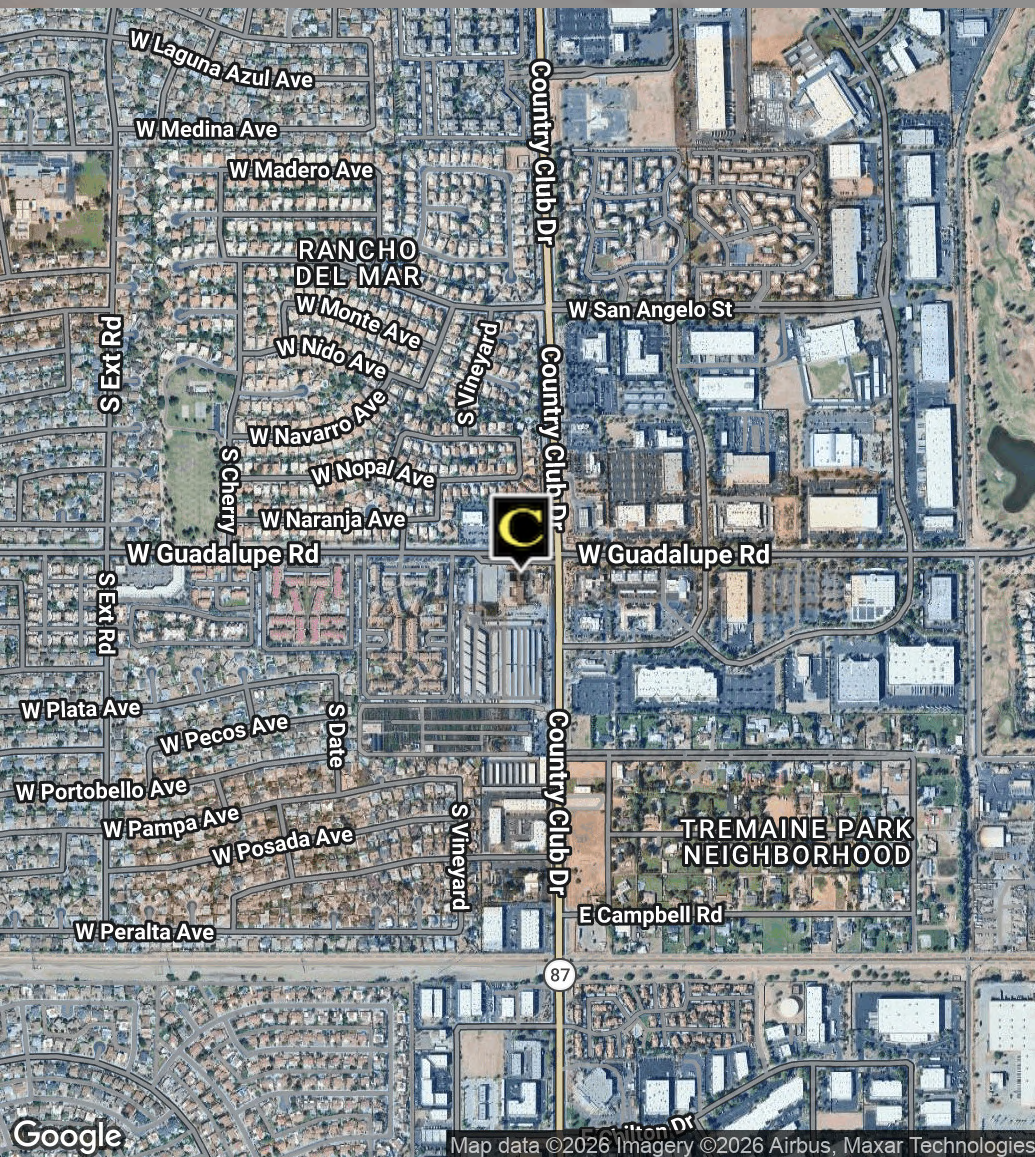
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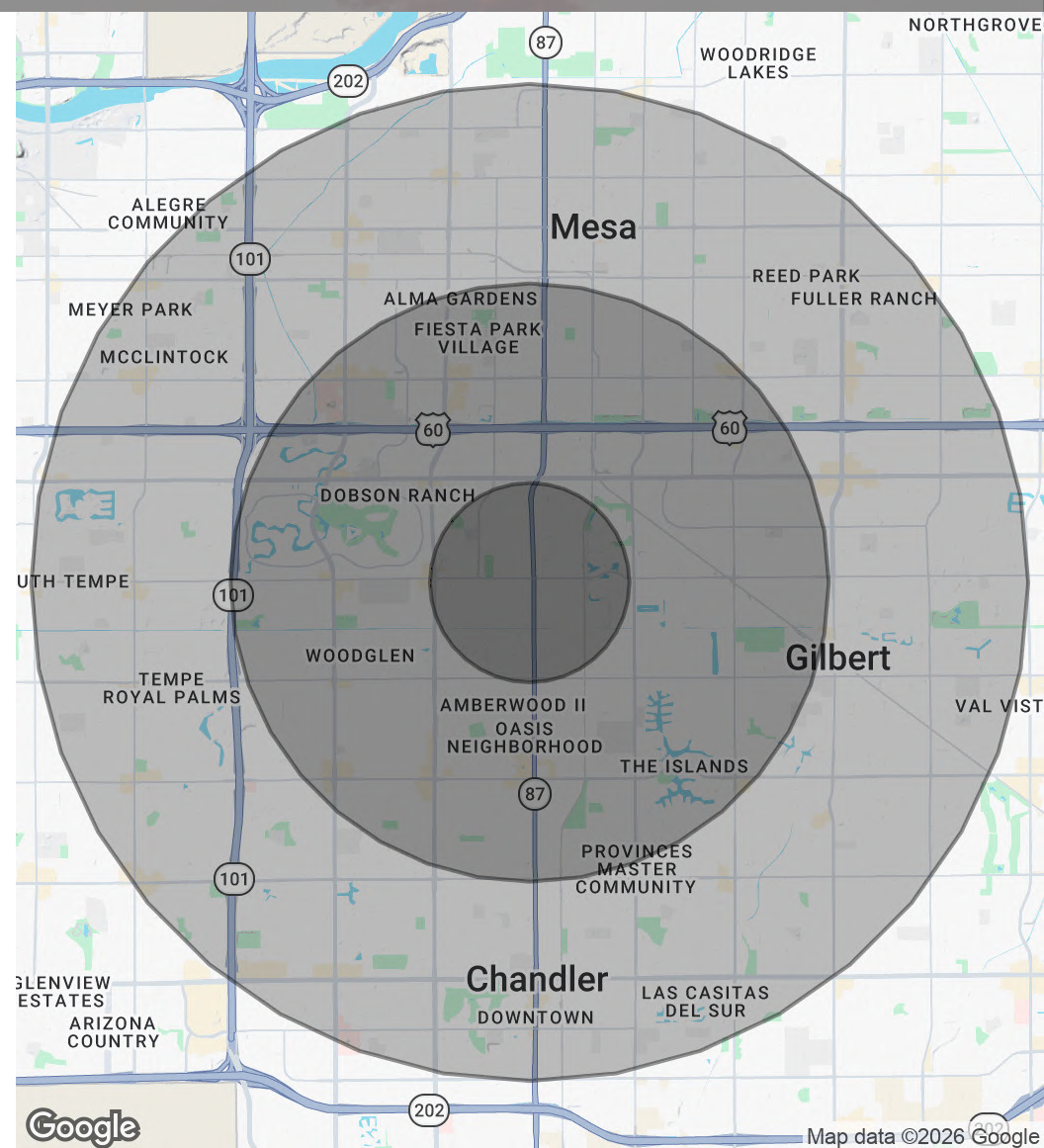
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,963	145,203	437,348
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,287	56,986	167,196
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$120,710	\$99,641	\$100,539
Average House Value	\$418,171	\$410,037	\$432,673

2020 American Community Survey (ACS)



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