

2ND GEN RESTAURANT AVAILABLE FOR LEASE

1440 S COUNTRY CLUB DR MESA, AZ 85210



PROMINENT COUNTRY CLUB DR FRONTAGE

FOR MORE
INFORMATION
PLEASE CONTACT:

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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Availability

Suite 3	±3,794 SF	\$27.00 NNN
Suite 6	±1,481 SF	\$27.00 NNN

Suite 3 & 6 are contiguous up to ±5,275 SF

Property Highlights

- Existing Kitchen Fixtures
- Enclosed outdoor patio with potential for additional outdoor patio expansion space
- 55K VPD on S Country Club Dr
- 217K VPD at Diamond Exchange Country Club & Hwy 60
- Ingress/Egress directly onto both the north and south bound lanes of S Country Club Dr
- Located in one of the most Heavily Trafficked Portions of Mesa



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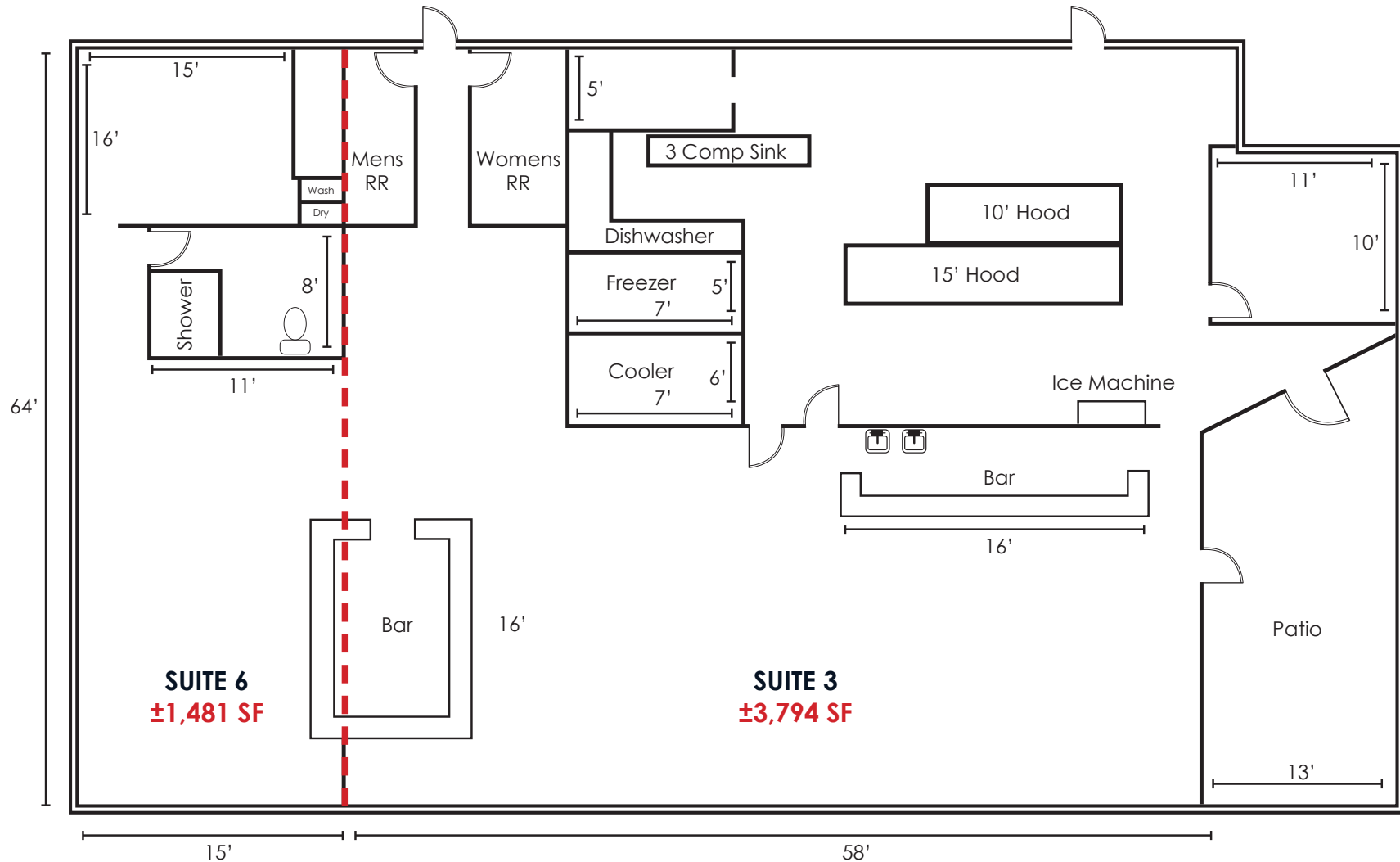
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AREA MAP



QSR WITH DRIVE-THRU
DEVELOPMENT POTENTIAL



Full Diamond Access to the
US-60 Freeway