

SOUTHERN SUNSET PLAZA

1262–1342 South
Country Club Drive
Mesa, AZ

CBRE

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

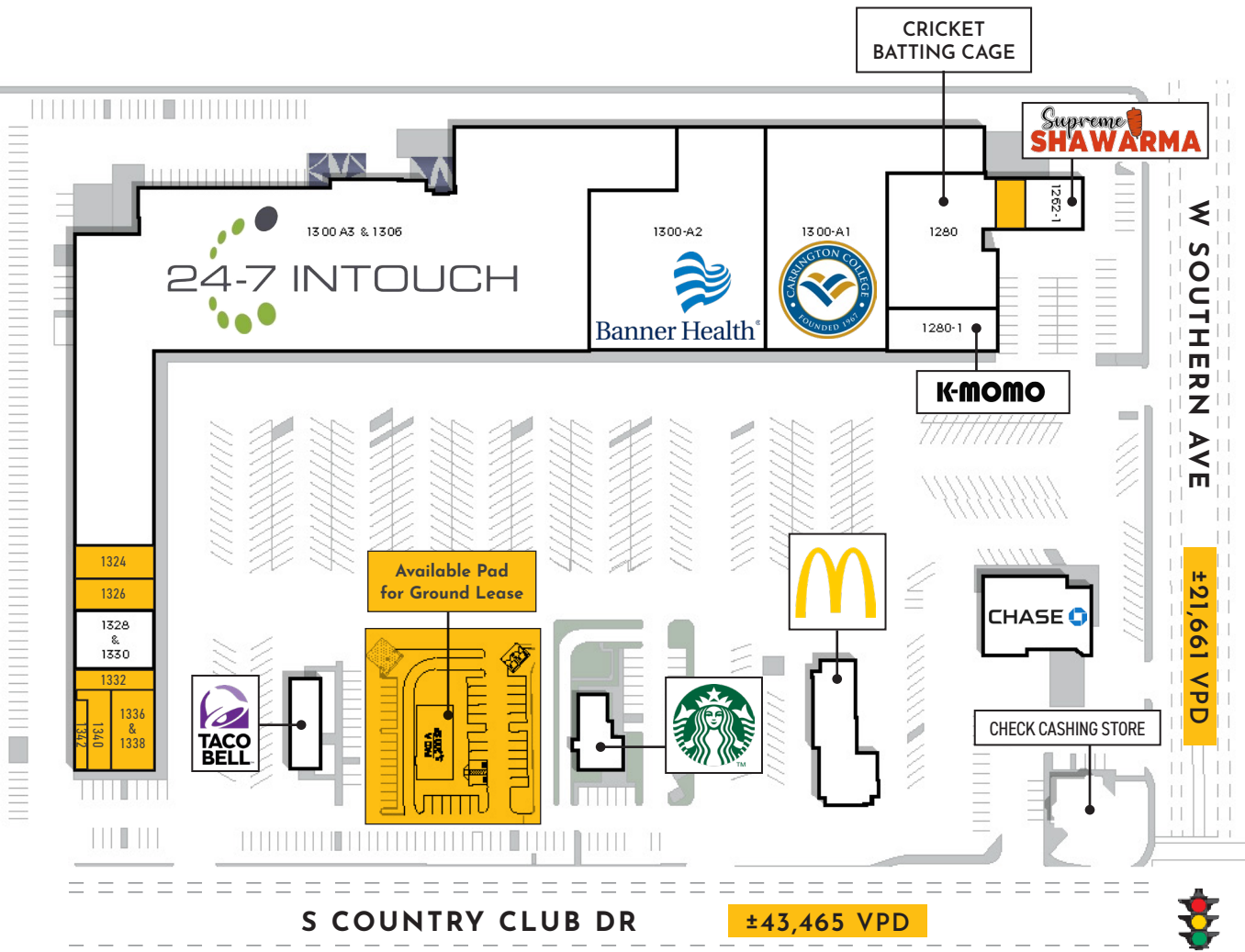


**±5,000-
11,000 sf**
end cap

SOUTHERN SUNSET PLAZA

CBRE

site plan & availability



SUITE	TENANT	SF (±)
1262-1	Supreme Shawarma	2,835
1262-2	AVAILABLE	1,350
1280	Cricket Batting Cage	16,216
12801-1	K-MOMO	5,562
1300-A1	Carrington College	24,394
1300-A2	Banner Health	21,000
1300-A3	24-7 Intouch Contact Centers	116,204
1324	AVAILABLE	4,090
1326	AVAILABLE (Former Restaurant)	2,407
1328 & 1330	24-7 In-Touch	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



1 Mile

Subject Site

101

10,264 VPD

19,495 VPD

32,020 VPD

19,217 VPD

28,603 VPD

183,761 VPD

60

W Main St

E University Dr

E Southern Ave

E Baseline Rd

W Guadalupe Rd

N Dobson Rd

S Alma School Rd

S Country Club Dr

S Stapley Dr

usbank

CHASE

CIRCLE K

frys

Super 8

BANK OF AMERICA

COLUMBIA BANK

WELLS FARGO

FOODCITY

7 ELEVEN

CAVA

CHASE

BMO

Residence Inn

LAQUINTA COURTYARD

FOODSERVICE WAREHOUSE

DUNKIN'

FOODCITY

CIRCLE K

Banner Health

MESA COMMUNITY COLLEGE

STARBUCKS

PNC

DUTCH BROS

DOUBLE TREE

6

CIRCLE K

Days Inn

BLACK ROCK COFFEE BAR

WOODSPRING SUITES

HomeGoods

Costco WHOLESALE

WinCo FOODS

Freddy's STEAKBURGERS

extended STAY AMERICA

SMASH BURGER

WELLS FARGO

Where Restaurants Shop

7 ELEVEN

STARBUCKS

DUNKIN'

desert FINANCIAL

1 Mile



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

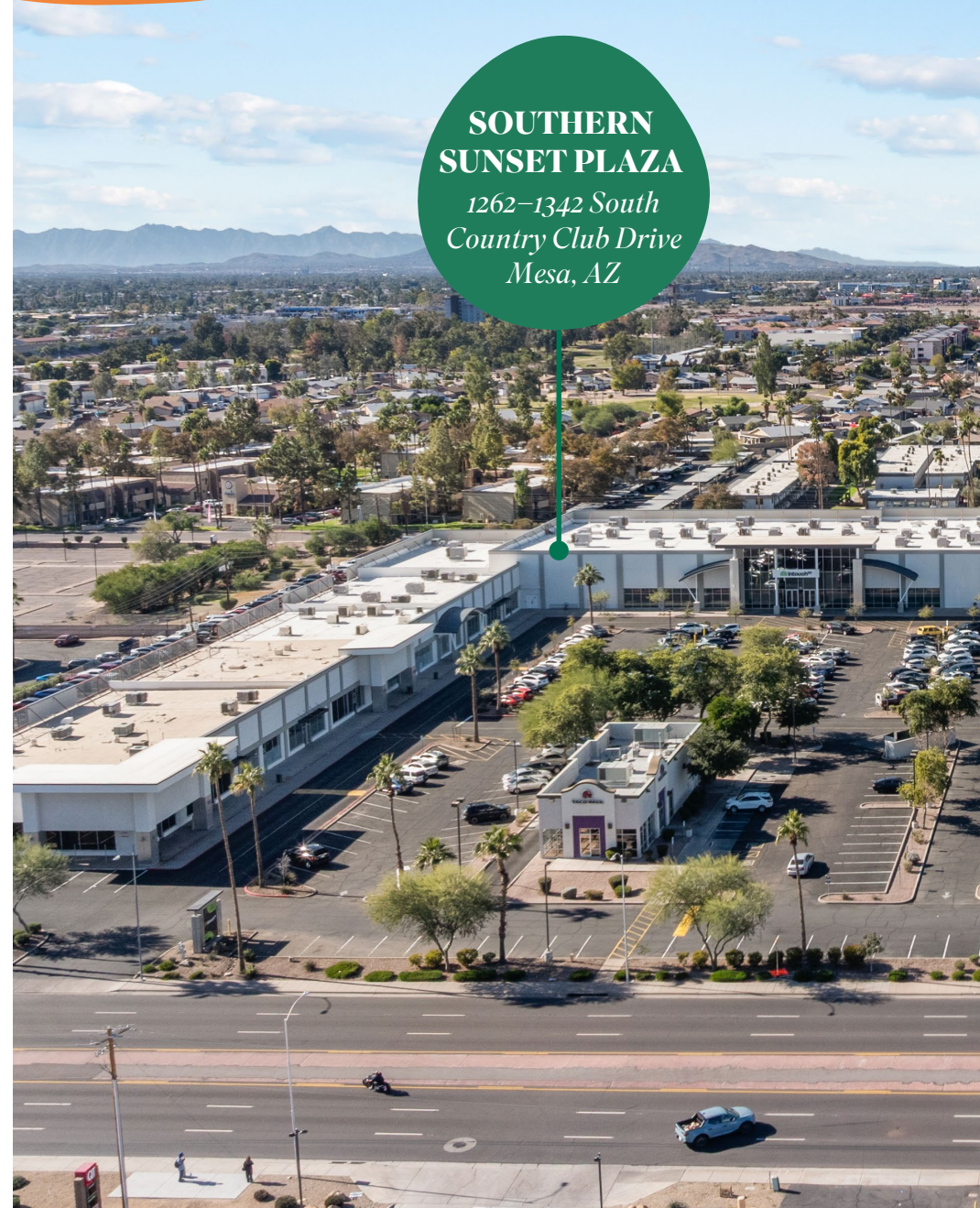
E: ±19,349 VPD

W: ±21,661 VPD

SOURCE: ESRI (2023) & ADOT (2023)

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