



RETAIL PROPERTY FOR LEASE

COUNTRY CLUB PLAZA

1040-1150 S Country Club Dr Mesa, AZ 85210

JASON FESSINGER
602.368.1090
jfessinger@w-retail.com

MEGAN ADAMIC
440.867.6440
madamic@w-retail.com

KALEN RICKARD
602.931.4492
krickard@w-retail.com

JULIE GREEN
602.710.1786
jgreen@w-retail.com

WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



LOCATION DESCRIPTION

NWC Country Club Dr & Southern

PROPERTY HIGHLIGHTS

- 2,400 SF FULLY BUILT OUT RESTAURANT SPACE AVAILABLE
- ADDITIONAL SPACE AVAILABLE & CAN BE DEMISED (2,500 SF - 5,650 SF)
- Strong Hispanic Population
- Close Proximity to US-60
- National Anchors including Goodwill, Bookmans, and Shamrock Foods

AREA CO-TENANTS



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

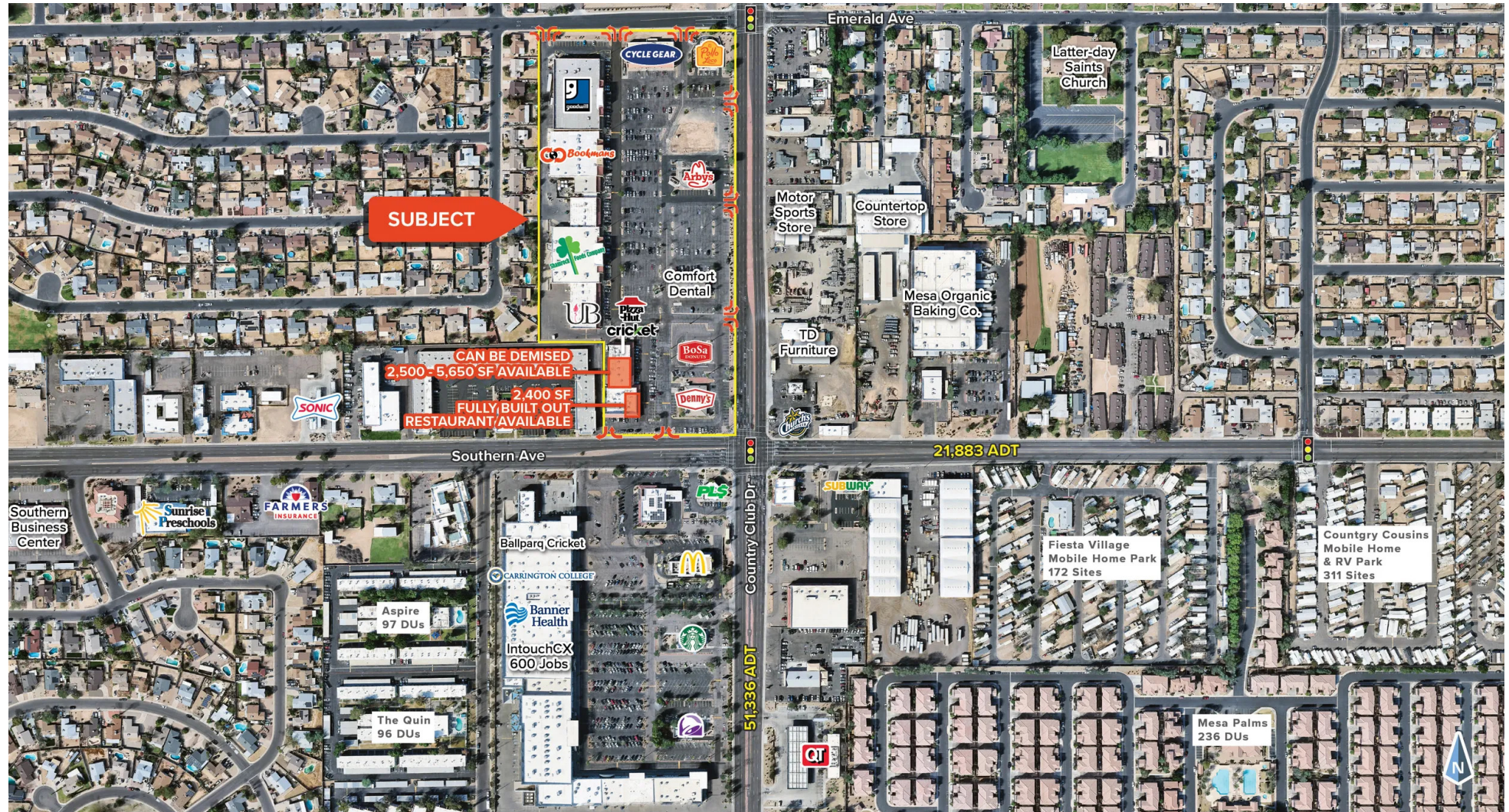
1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,400 - 5,650 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
CYCLE GEAR	0 SF	NNN	-	-
GOODWILL	0 SF	NNN	-	-
BOOKMAN'S USED BOOKS	0 SF	NNN	-	-
SOUTHWEST SPAS	0 SF	NNN	-	-
G G & D FINANCIAL	0 SF	NNN	-	-
GCB SPORTS EXCHANGE	0 SF	NNN	-	-
SHAMROCK FOODS	0 SF	NNN	-	-
SMOKE SHOP	0 SF	NNN	-	-
UNITED BEAUTY SUPPLY	0 SF	NNN	-	-
COMFORT DENTAL	0 SF	NNN	-	-
LAUNDROMAT	0 SF	NNN	-	-
TACOS	0 SF	NNN	-	-
LABOR MAX	0 SF	NNN	-	-
AVAILABLE	5,650 SF	NNN	CALL FOR PRICING	CAN BE DEMISED (2,500 SF - 5,650 SF)
BARBER SHOP	0 SF	NNN	-	-
REPTILE STORE	800 SF	NNN	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

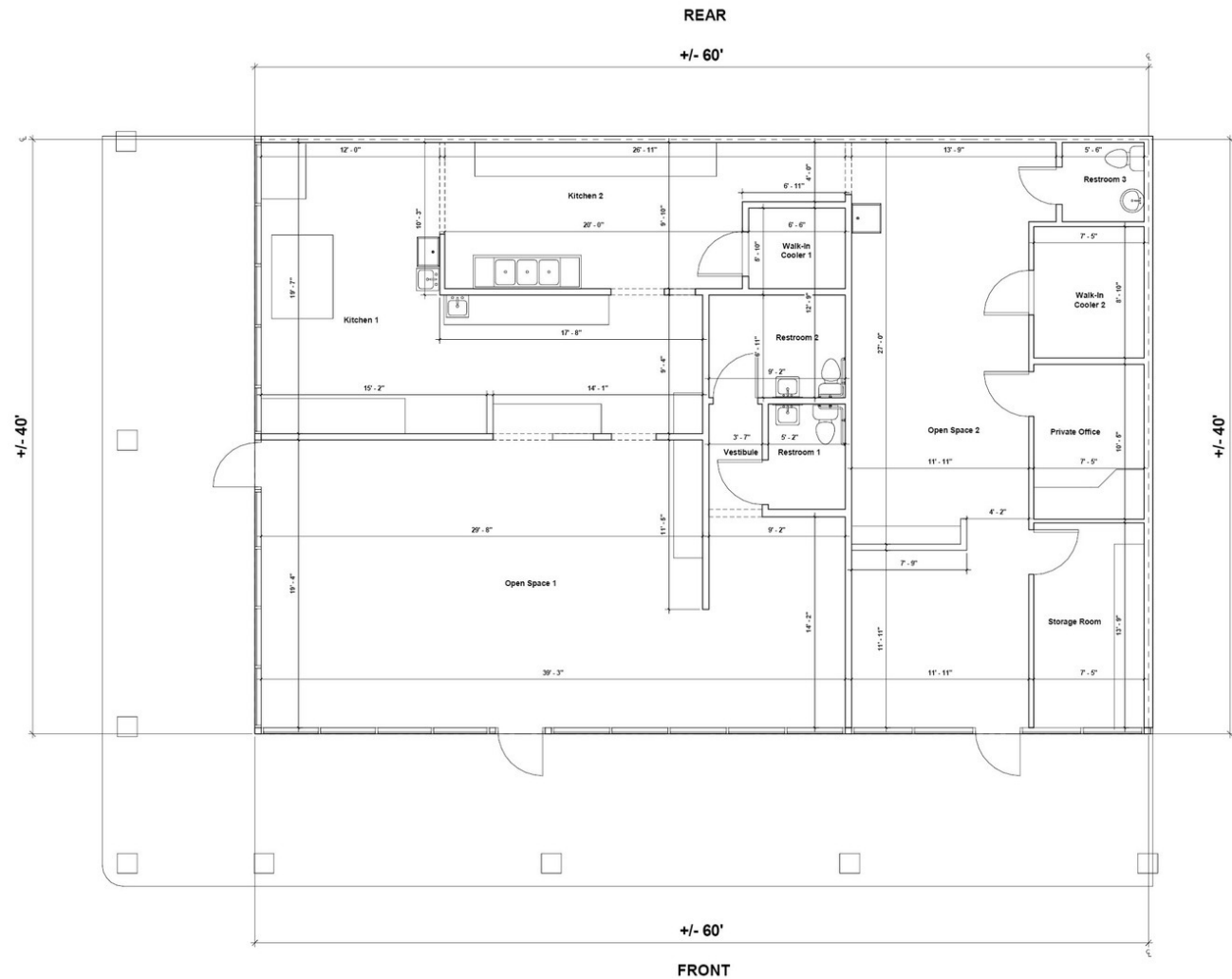
1040 S Country Club Dr Mesa, AZ 85210

SUITE	SIZE	TYPE	RATE	DESCRIPTION
RESTAURANT SPACE	2,400 SF	NNN	CALL FOR PRICING	FULLY BUILT OUT RESTAURANT
PIZZA HUT	0 SF	NNN	-	-
CRICKET WIRELESS	0 SF	NNN	-	-
FREEWAY INSURANCE	0 SF	NNN	-	-

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

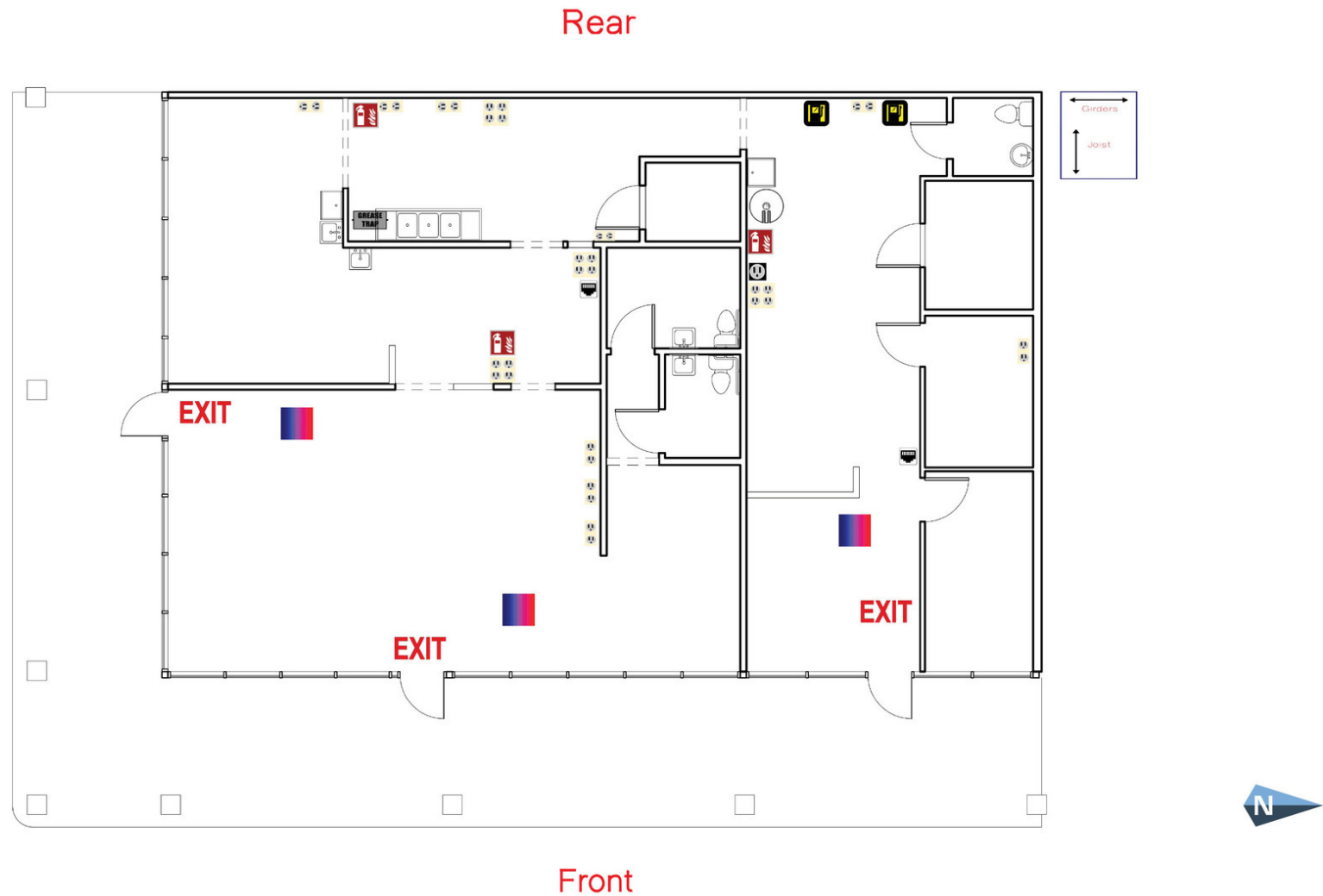
1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

RETAIL PROPERTY FOR LEASE

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



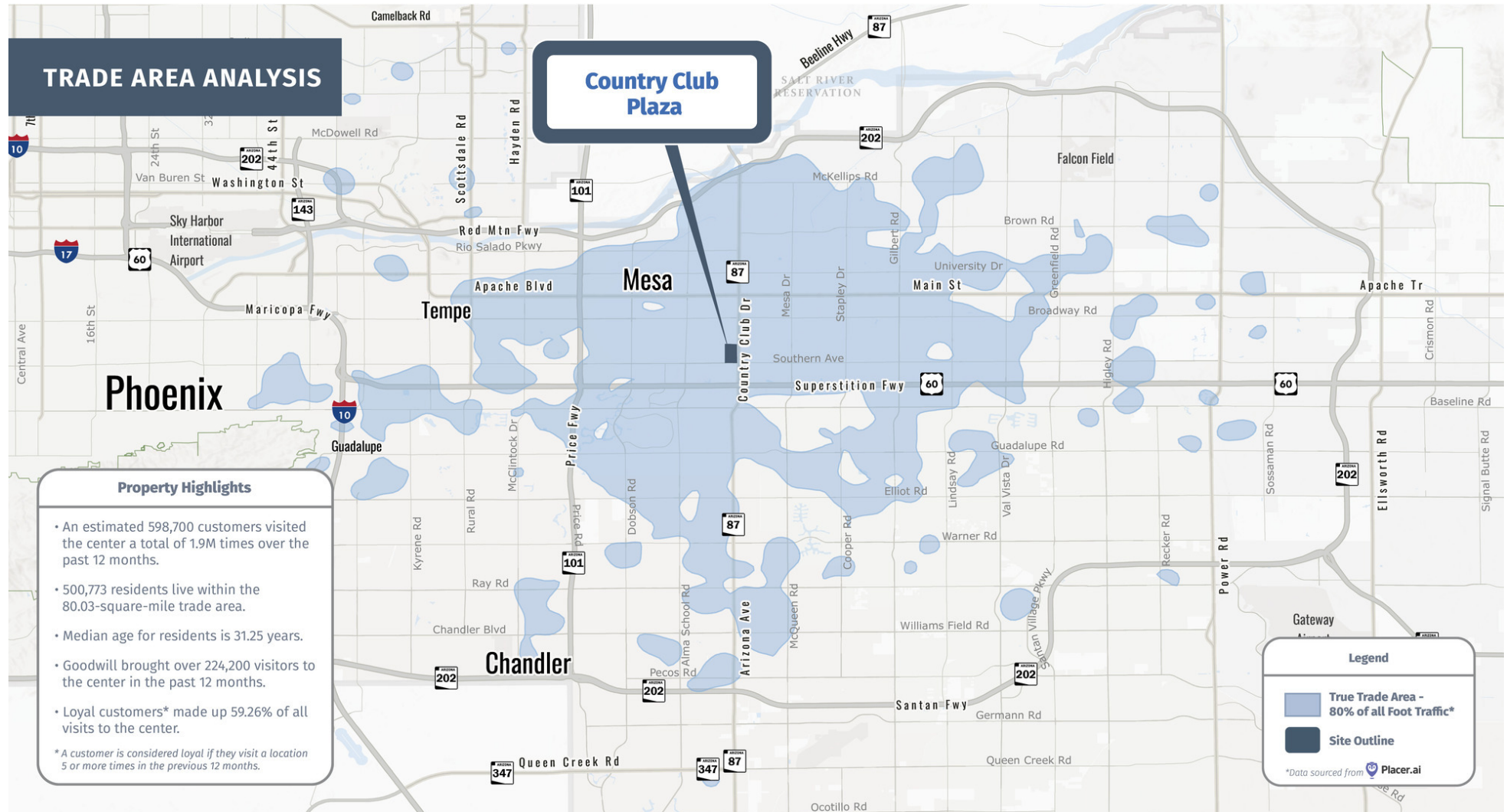
WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200, Phoenix, AZ 85016

602.778.3747 | w-retail.com

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

COUNTRY CLUB PLAZA

1040 S Country Club Dr Mesa, AZ 85210



POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	22,187	164,028	401,291
Median Age	31.5	33.8	34.4



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$54,120	\$66,396	\$77,158
Average	\$69,471	\$88,884	\$100,320



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	978	7,026	14,578
Employees	13,040	95,161	180,192
Daytime Population	25,647	185,275	396,069



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	27.7%	38.2%	45.1%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	45.1%	56.1%	62.7%
Services	26.1%	21.0%	18.0%
Blue Collar	28.8%	22.9%	19.3%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	8,782	63,924	160,512
Median Home Value	\$352,925	\$398,535	\$433,585

* 2025 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.