

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



W SOUTHERN AVE

S COUNTRY CLUB DR

±43,465 VPD



NOT TO SCALE

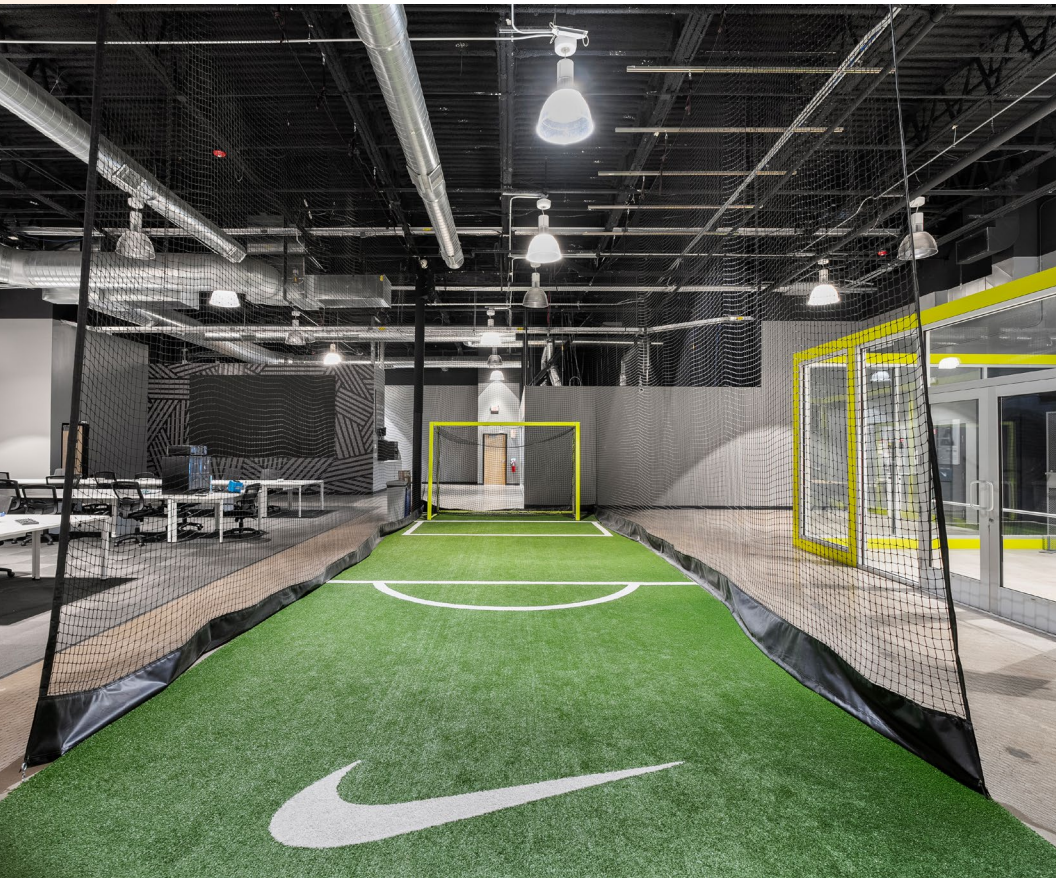
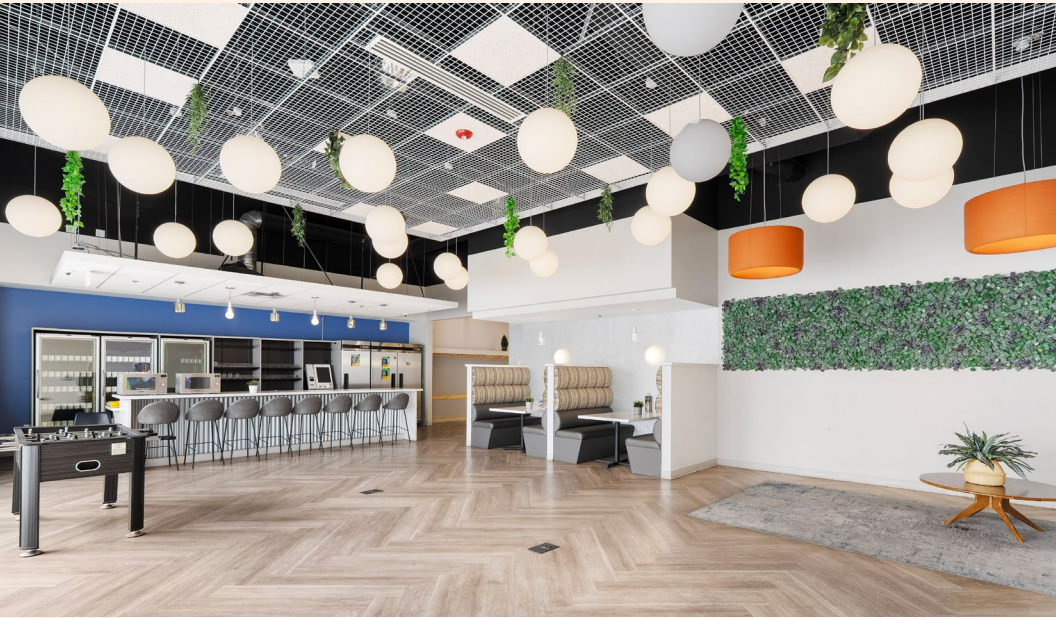
**±5,000-
11,000 sf**
end cap

SOUTHERN SUNSET PLAZA

CBRE

Suite 1300-105

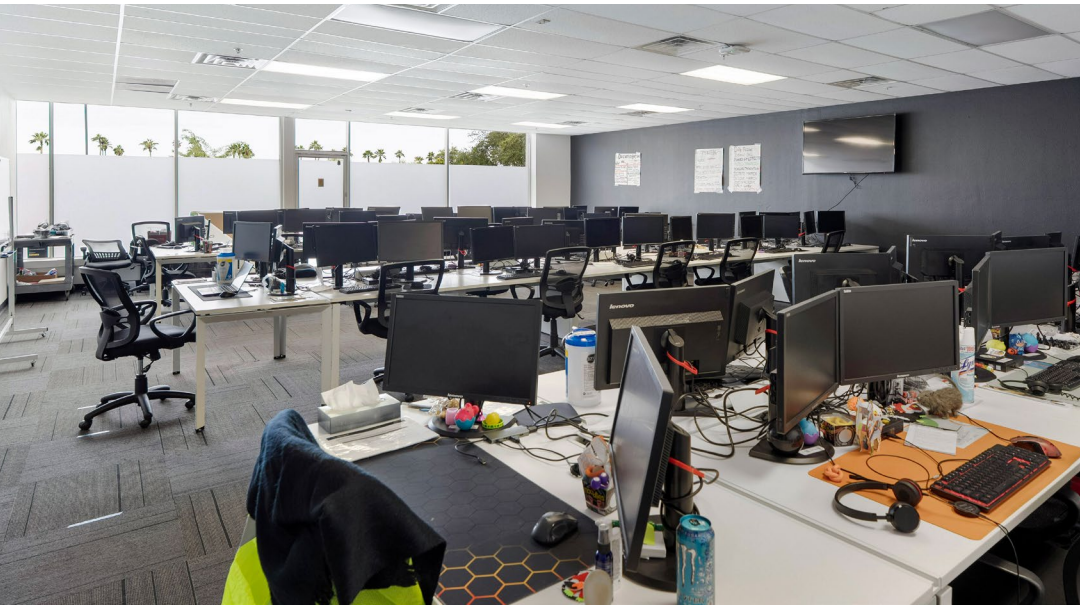
±30,000 SF Sublease Available



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

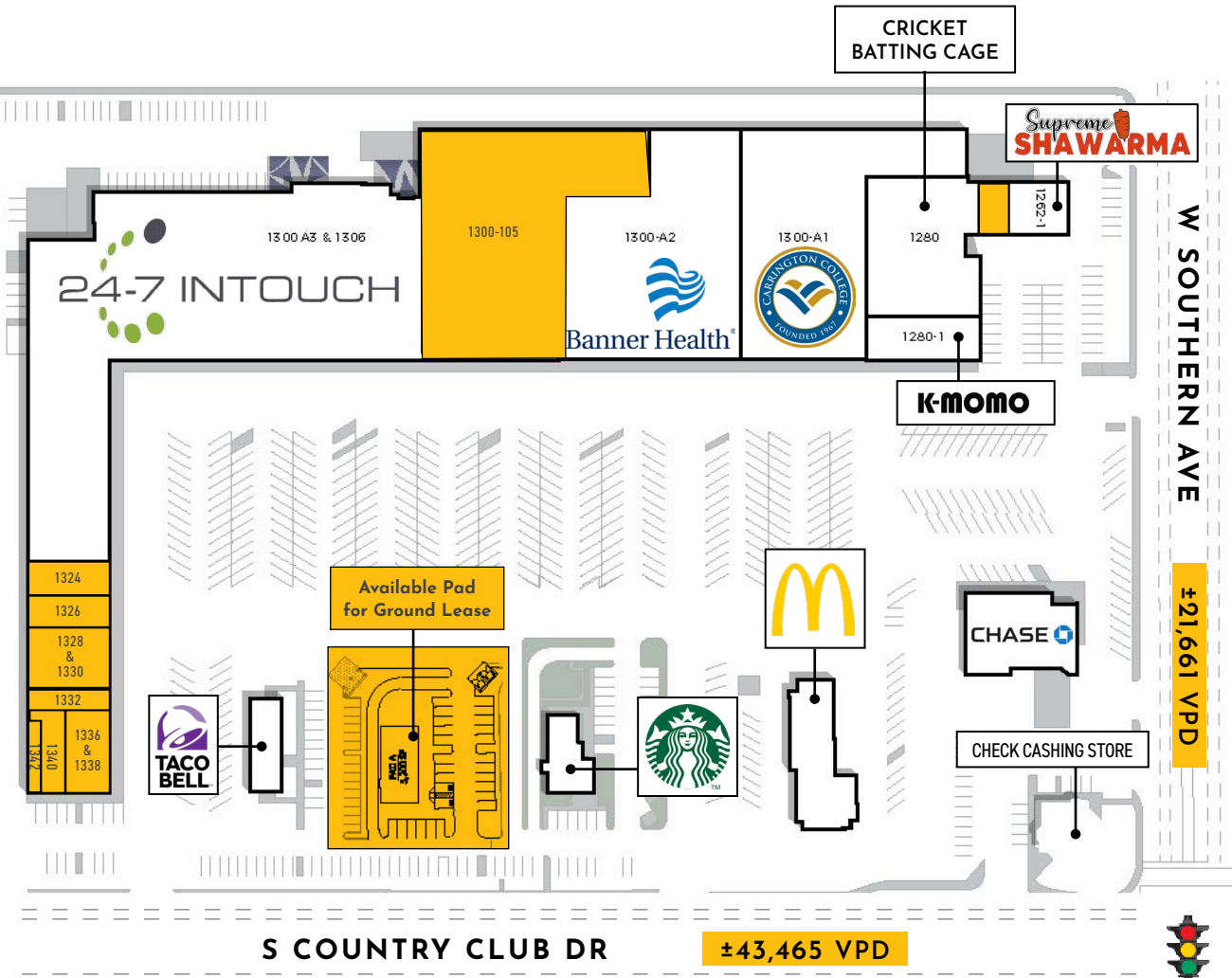


Space Features

- » 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

NOT TO SCALE

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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