

SALE

RESTAURANT / DEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



Sale Price

\$1,599,999

OFFERING SUMMARY

Building Size:	4,545 SF
Lot Size:	33,525 SF
Zoning:	C-TC
Market:	Greater Phoenix
Submarket:	Downtown Mesa
Traffic Count:	30,829

PROPERTY OVERVIEW

Why would you open a business at 105 N Country Club Dr? Simple: It's the ultimate "Right Place, Right Time" move in Downtown Mesa.

Here is why this 0.77-acre site is a total no-brainer:

1. A Captive (and Hungry) Audience Forget waiting for customers—they are already here. Within just one mile, the daytime population hits 36,023. That is nearly double the residential count, meaning you've got a massive, built-in lunch and mid-day crowd of workers, students, and professionals ready to spend.
2. 30,000+ Daily Impressions Positioned as the Western Gateway to the Downtown Transformation District, your signage will be front-and-center for a staggering 30,829 vehicles every single day. You aren't just on a street; you are on a regional arterial road (SR 87) that funnels the entire East Valley directly past your front door.
3. The "ASU Effect" & Cultural Magnetism You are blocks away from the ASU MIX Center, which is pouring tech-forward students and faculty into the area. Add the Mesa Arts Center and its 400,000+ annual patrons to the mix, and you've got a year-round pipeline of foot traffic and "destination" seekers.
4. Instant Brand Equity (The El Charro Legacy) You aren't just opening a shop; you are inheriting a legend. This site was the home of the historic El Charro restaurant, a community landmark since 1958. Leveraging this mid-century nostalgia means instant local press, community goodwill, and significantly lower customer acquisition costs.
5. The "Financial Cheat Code" Mesa wants you here. Because this site is in an

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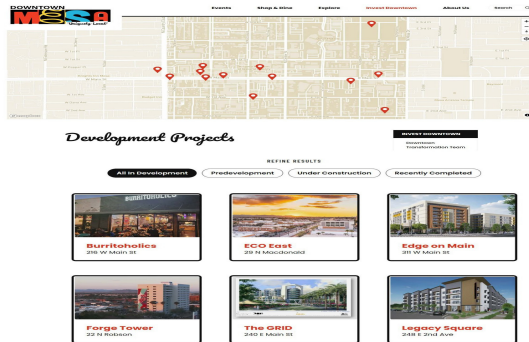
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PROPERTY DESCRIPTION

Don't miss out on this rare opportunity! A historic restaurant site up for sale on a .77-acre lot, bring your restaurant concept to Mesa's busy Downtown with light rail access and Metro one block away. Be a part of all the new development happening! <https://downtownmesa.com/invest/downtown>

Expand and rejuvenate this iconic venue with ample space for renovation and growth. Situated in central Mesa, it's prime commercial real estate, conveniently close to downtown, Mesa Arts Center, Mesa Convention Center, and major transportation routes including the Superstition Freeway. Whether for restaurants or any business aiming for visibility and accessibility in a lively urban area, this property is an ideal choice for redevelopment.



LOCATION DESCRIPTION

The Strategic Gateway Advantage: Positioned at the literal western entry point of the Downtown Transformation District, the property captures both heavy vehicle traffic—30,829 vehicles per day—and the organic pedestrian overflow from the urban core and is located on a signalized intersection one block off the Valley Metro.

SITE DESCRIPTION

Prime commercial real estate location in central Mesa. Close proximity to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes like the Superstition Freeway. Ideal for restaurants or any business seeking visibility and accessibility in a vibrant urban area. Prime location for redevelopment.

PARKING DESCRIPTION

Striped surface parking for 53 cars.



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