

SHOPS AT COUNTRY CLUB

1855 S. COUNTRY CLUB DRIVE & 1903 S. COUNTRY CLUB DRIVE - MESA, ARIZONA 85210

EXISTING & NEW SHOPS
FOR LEASE



JENNIFER EGGERT

CODY LESLIE

O: (480) 565-3772 M: (480) 205-7681 | jennifer.eggert@orionprop.com

O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

ORION
INVESTMENT REAL ESTATE



FOR LEASE: PROPERTY HIGHLIGHTS

1855 S. COUNTRY CLUB DRIVE & 1903 S. COUNTRY CLUB DRIVE

- Wal-Mart Anchored Shops Building
- Future Drive-Thru Pad and New Shops Space Planned
- Country Club & Baseline is one of the busiest intersections in the Valley, boasting a combined traffic count of **76,746 vehicles per day**
- Monument Signage Available

Lease Rate:

Call for Pricing

Existing:

1,350 SF

Future Shops:

Up To 7,083 SF Future Shops
1,840 SF End Cap Drive-Thru

Future Drive-Thru:

±1,926 SF

Year Built:

2008

Cross Streets:

N/NEC Country Club Drive &
Baseline Road

JENNIFER EGGERT
CODY LESLIE

O: (480) 565-3772 M: (480) 205-7681 | jennifer.eggert@orionprop.com

O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

SITE PLAN



SUITE	TENANT	SIZE
101	VIBE DETAIL	3,250 SF
103	AVAILABLE	1,350 SF
105	BASSETT SALON SOLUTIONS	1,350 SF
106	ELWOOD STAFFING	1,350 SF
107	INTERNATIONAL COMMERCE HIGH SCHOOL	1,300 SF
111	PHENIX SALON SUITES	5,255 SF
	POTENTIAL DRIVE- THRU PAD	±1,926 SF
	NEW SHOPS SPACE, with Drive Through End Cap ±1,926 SF	8,923 SF

JENNIFER EGGERT
CODY LESLIE

O: (480) 565-3772 M: (480) 205-7681 | jennifer.eggert@orionprop.com

O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

ORION
INVESTMENT REAL ESTATE



O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

AERIAL PHOTOS



JENNIFER EGGERT
CODY LESLIE

O: (480) 565-3772 M: (480) 205-7681 | jennifer.eggert@orionprop.com

O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

ORION
INVESTMENT REAL ESTATE

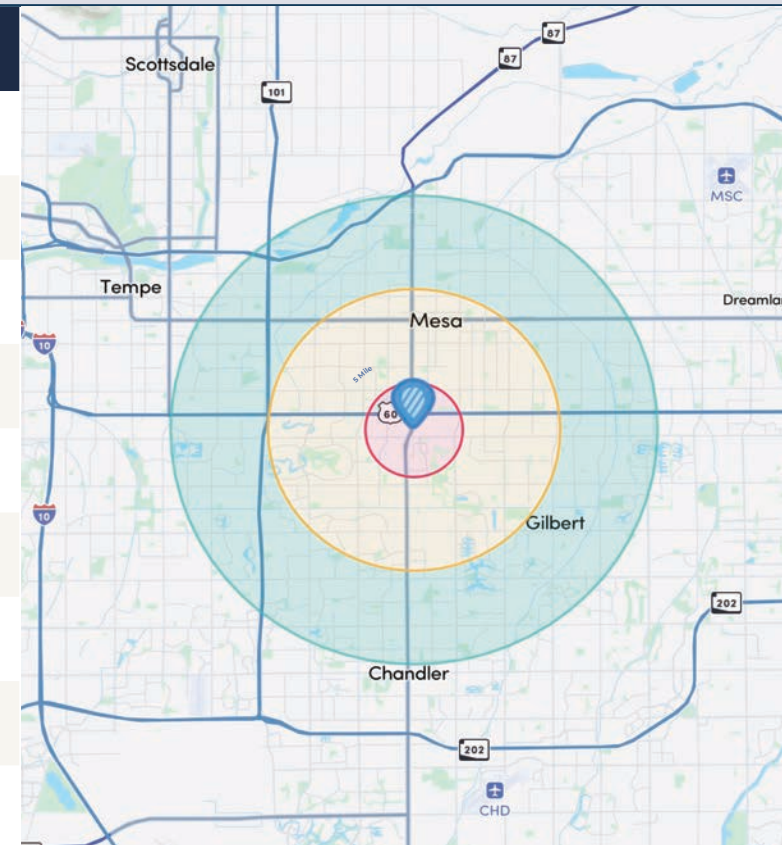


O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com

DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	25,089	233,142	588,823
Estimated Population:	14,349	153,105	424,963
2029 Proj. Residential Population:	14,010	152,438	420,382
Average Household Income:	\$89,646	\$93,853	\$104,759
Median Age:	32.4	34.0	34.7
Average Household Size:	3.0	3.1	3.1
Total Businesses:	1,065	8,913	21,022
Total Employees:	10,740	80,037	163,860
Total Retail Expenditure:	\$279.65 M	\$2.9 B	8.45 B



JENNIFER EGGERT
CODY LESLIE

O: (480) 565-3772 M: (480) 205-7681 | jennifer.eggert@orionprop.com

O: (480) 908-1107 M: (505) 980-3726 | cody.leslie@orionprop.com