

**SUBJECT**

1,964 SF  
DRIVE THRU OPPORTUNITY



258,276 ADT

**Holiday Inn**

Mesa Valley  
Modern Dentist

Country Club Dr

Schlotzsky's



CIRCLE K

**Days Inn**  
BY WYNDHAM

**Waffle House**

Country Club Dr  
88,821 ADT



**DEL TACO**

**GameStop**

**Calver's**



RETAIL PROPERTY FOR LEASE

# SINGLE TENANT DRIVE THRU

1821 S Country Club Dr Mesa, AZ 85210

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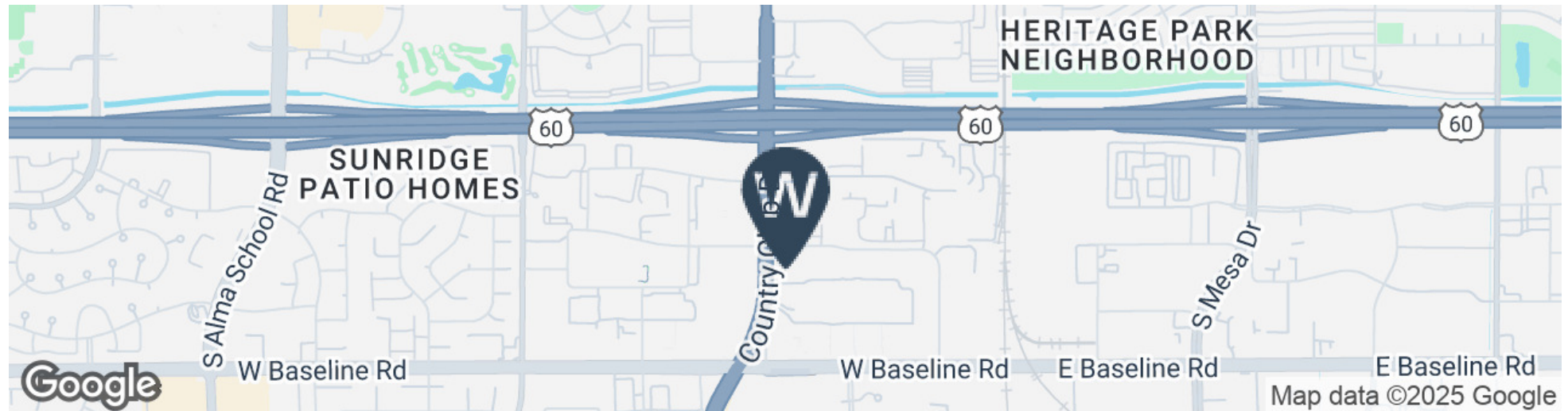
**WESTERN RETAIL ADVISORS**

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Phoenix, AZ 85016  
602.778.3747 | w-retail.com



## DRIVE THRU OPPORTUNITY

1821 S Country Club Dr Mesa, AZ 85210



### LOCATION DESCRIPTION

Conveniently located off US 60 between Country Club Dr and Baseline Rd

### PROPERTY HIGHLIGHTS

- 1,964 SF DRIVE THRU OPPORTUNITY
- FREESTANDING BUILDING ALONG COUNTRY CLUB DR JUST SOUTH OF US 60
- 0.54 AC LOT
- Nearly 89,000 ADT along Country Club Dr
- Over 93,000 Average HH income in 1 mile
- Freeway visibility

### AREA CO-TENANTS

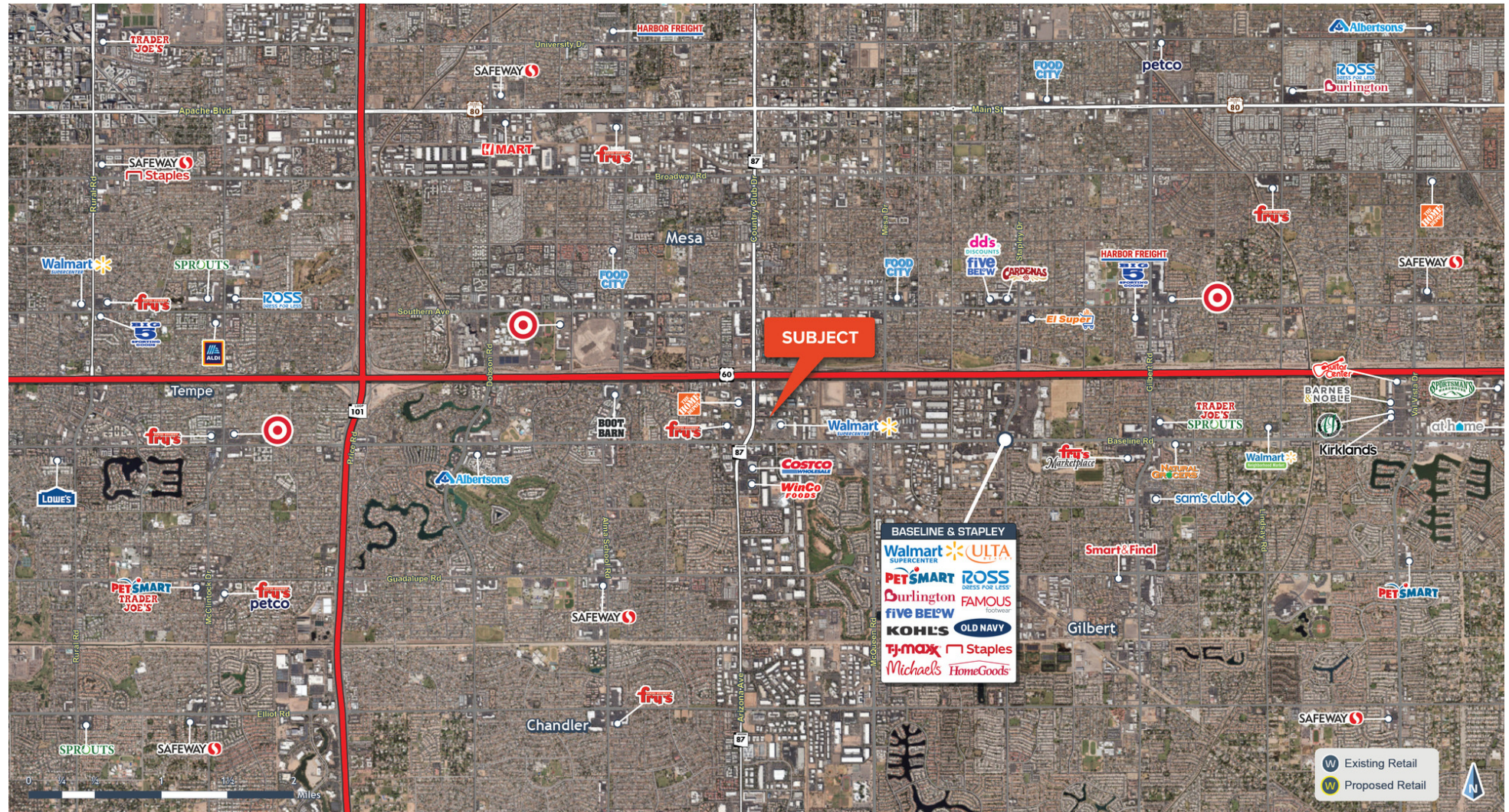


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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	1,964 SF	Lease Rate:	CALL FOR PRICING

## AVAILABLE SPACES

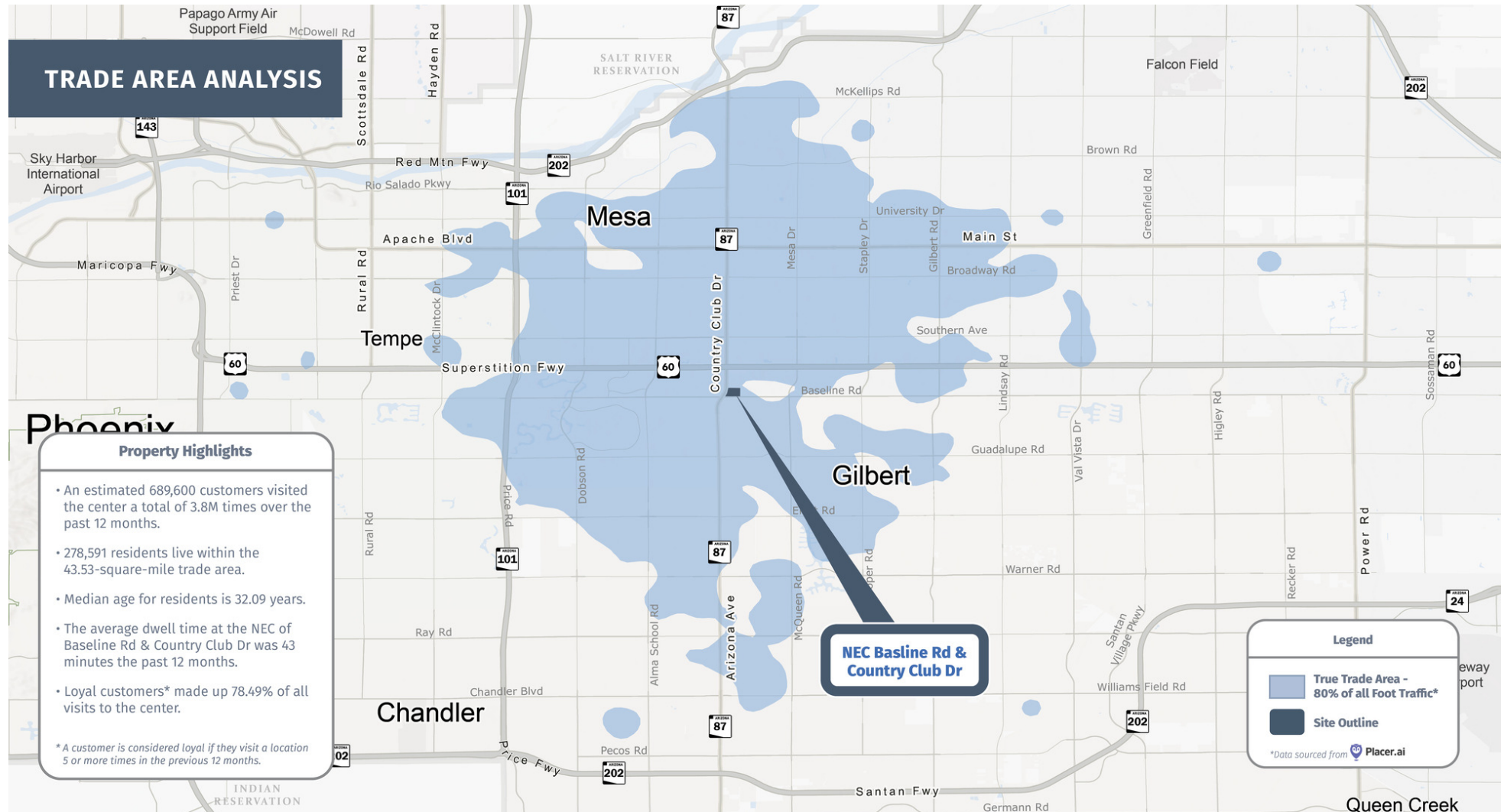
SUITE	TENANT	SIZE	RATE
SINGLE TENANT DRIVE THRU OPPORTUNITY	Available	1,964 SF	CALL FOR PRICING

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,246	153,454	427,601
Median Age	34.4	34.8	35.1




HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$70,103	\$74,114	\$50,916
Average	\$92,764	\$95,174	\$104,865




DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	816	7,129	15,215
Employees	14,789	95,102	176,715
Daytime Population	20,596	178,719	414,498




EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	45.6%	41.3%	45.8%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	62.6%	58.5%	63.3%
Services	13.5%	19.9%	17.5%
Blue Collar	23.9%	21.6%	19.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,705	60,610	168,723
Median Home Value	\$481,408	\$421,380	\$443,075

\*2025 Demographic data derived from ESRI

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