



FOR LEASE | RETAIL & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

FOR LEASE | RETAIL & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210



PROPERTY SUMMARY

Available SF:	1,204 - 3,000 SF
Lease Rate:	\$24 - 25 SF/yr (Full Service)
Lot Size:	2.0 Acres
Building Size:	18,461 SF
Year Built:	1991
Cross Streets:	Country Club Dr & Guadalupe Rd

PROPERTY OVERVIEW

With **three available suites**, including one retail suite, and two industrial suites equipped with roll-up doors, this property has versatile options for a wide range of users.

Located at a main Mesa intersection, the property benefits from **excellent exposure and easy access** from multiple directions. Its **central location** places it just north of Downtown Mesa, south of Downtown Chandler with its active business and dining scene, and east of Downtown Gilbert, which offers a variety of popular restaurants and entertainment options. **This positioning makes the property convenient for both customers and employees throughout the East Valley.**

PROPERTY HIGHLIGHTS

- Suite 1 has an open layout and is the perfect fit for a C-store
- Suite 15 & 16 - Industrial shops with (2) 12' Roll-up doors + shop space (car work, detailing)
- 35,000+ Traffic count for intersection of Country Club Dr and Guadalupe.
- Nestled around neighborhood communities with population of 149,000 individuals.

SUITES AVAILABLE	LEASE RATES
Suite 1 3,000 SF Retail	\$25/SF/yr FSG
Suite 15/17 1,204 SF Industrial	\$24/SF/yr FSG
Suite 17/18 1,204 SF Industrial	\$24/SF/yr FSG

Steve Beck | President & Associate Broker

O: 480.610.2400 C: 480.251.1505

steve@coberealestate.com

www.coberealestate.com



COUNTRY CLUB SUITES

[illegible]

A wide-angle photograph of a large, single-story industrial building with a grey facade and blue accents. The building features several large bay doors, some of which are open. In the foreground, a white van is parked on the left, and a white pickup truck with its driver-side door open is parked on the right. A few other vehicles are visible further back. The sky is bright blue with scattered white clouds. The text "Industrial Suites" is overlaid in the bottom left corner.

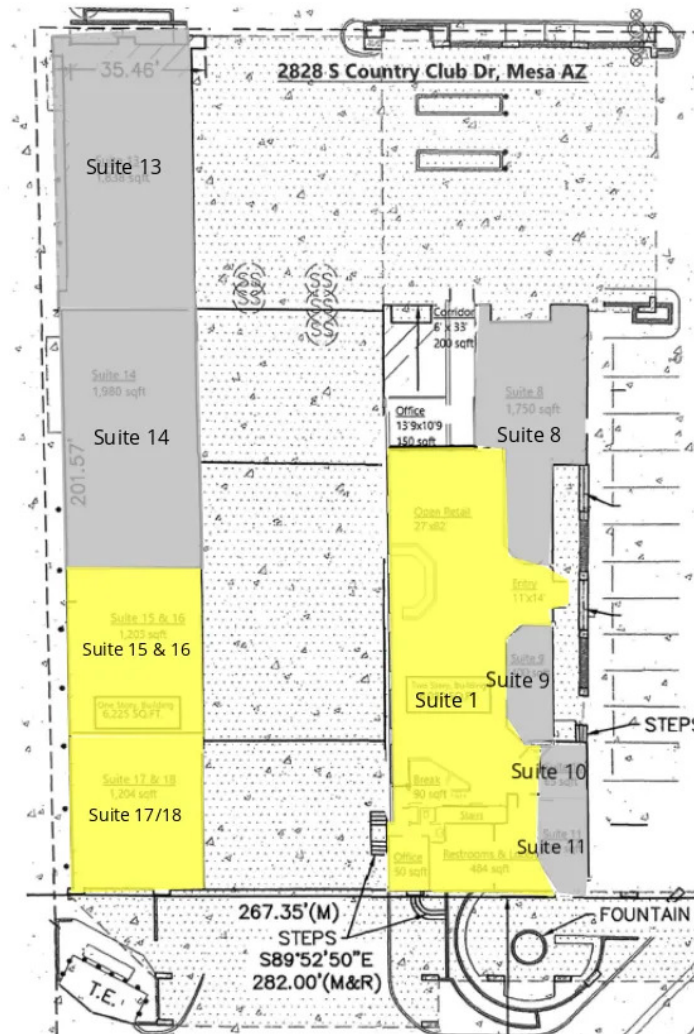


CoBE
REAL ESTATE

FOR LEASE | RETAIL, OFFICE & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210



Steve Beck | President & Associate Broker

O: 480.610.2400 C: 480.251.1505

steve@coberealestate.com

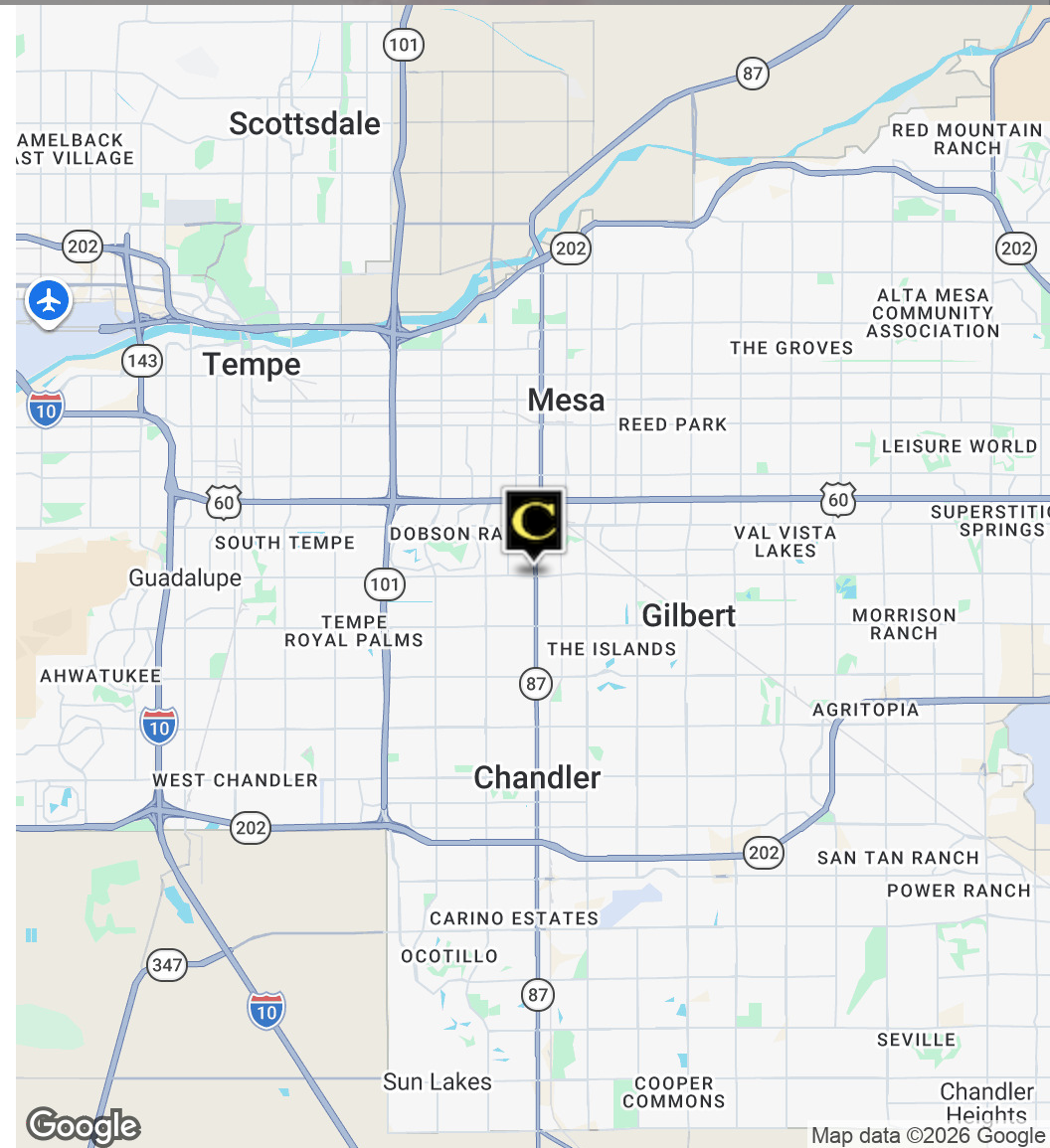
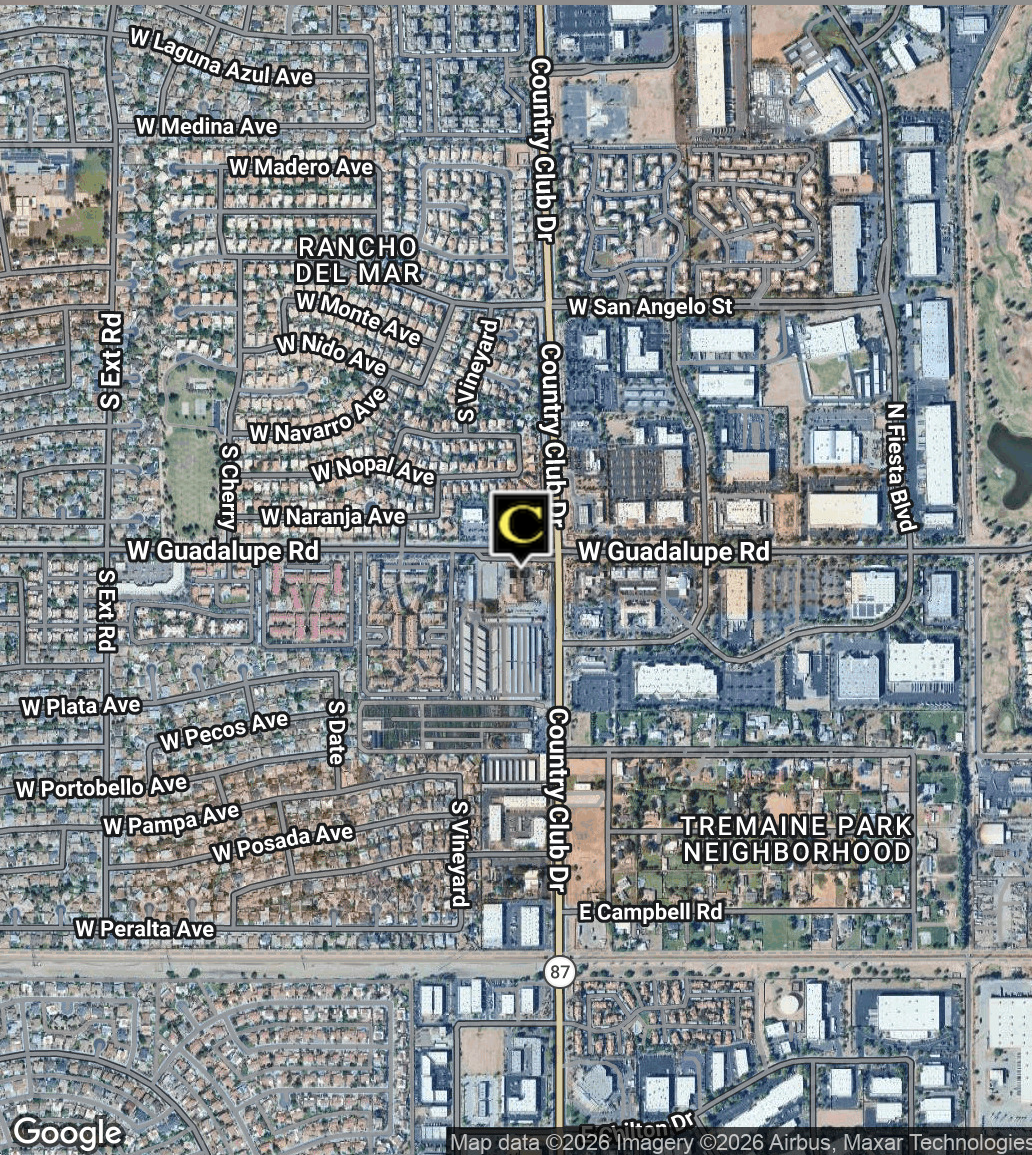
www.coberealestate.com



FOR LEASE | RETAIL, OFFICE & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210



Steve Beck | President & Associate Broker

O: 480.610.2400 C: 480.251.1505

steve@coberealestate.com

www.coberealestate.com



FOR LEASE | RETAIL, OFFICE & INDUSTRIAL SUITES

COUNTRY CLUB SUITES

2828 S Country Club Dr, Mesa, AZ 85210

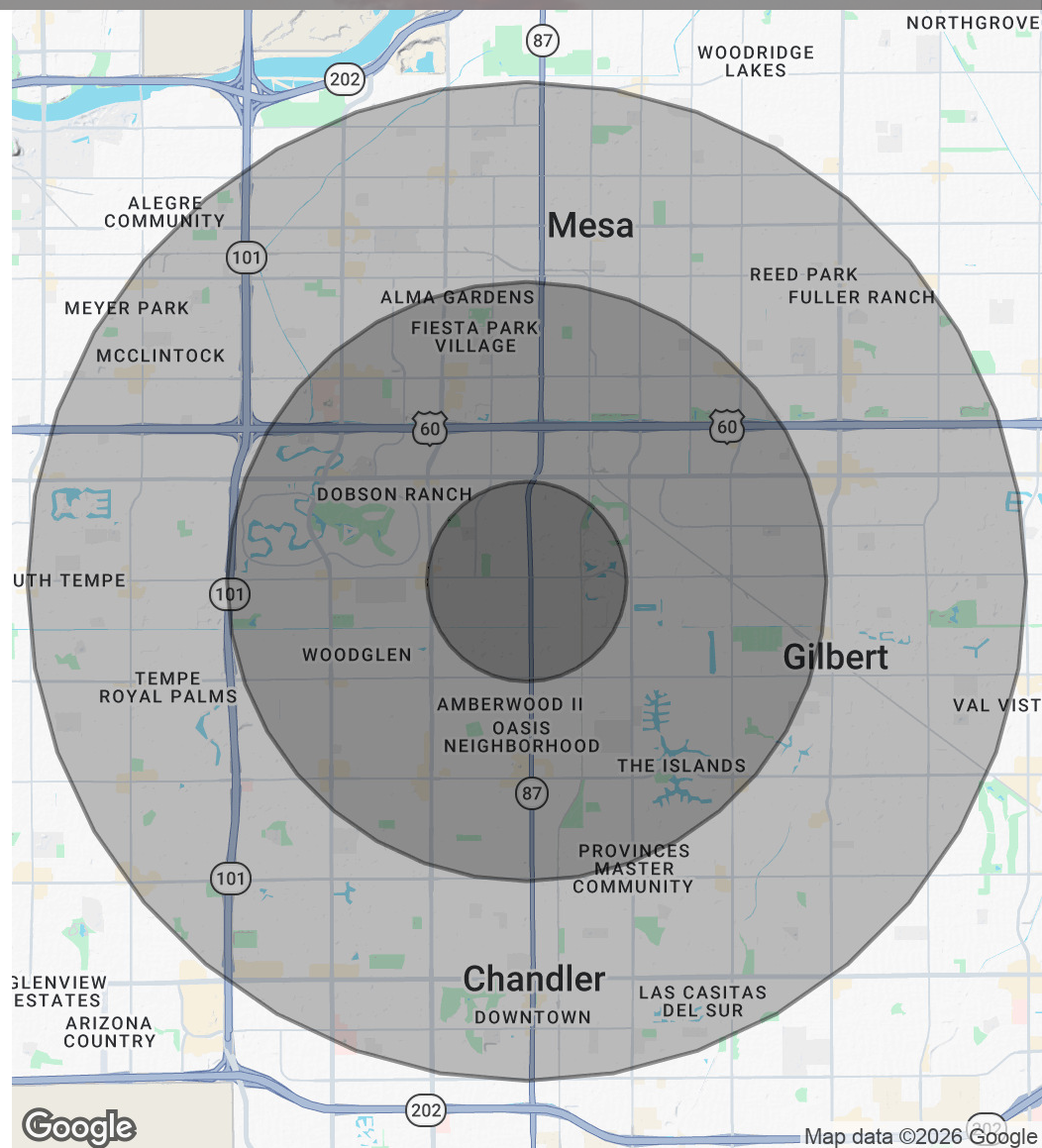
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,963	145,203	437,348
Average Age	39	38	37
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,287	56,986	167,196
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$120,710	\$99,641	\$100,539
Average House Value	\$418,171	\$410,037	\$432,673

2020 American Community Survey (ACS)



Steve Beck | President & Associate Broker

O: 480.610.2400 C: 480.251.1505

steve@coberealestate.com

www.coberealestate.com

