

OFFICE SUITES AVAILABLE FOR LEASE

736 N COUNTRY CLUB | MESA, AZ 85201

\$17.00/PSF
PER YEAR - FULL SERVICE

±7,194 SF AVAILABLE

OFFICE SUITES NEAR DOWNTOWN MESA



PROPERTY DETAILS

- 11,417 SF Multi-Tenant Office
- 4:1,000 Parking Ratio
- Zoning: C-2, City of Mesa
- W Rio Salado Pkwy & Country Club Dr
- Close to Loop 202
- Near Retail, Restaurants, & Public Transportation

contact :



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bkoplin@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

03/30/26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected.

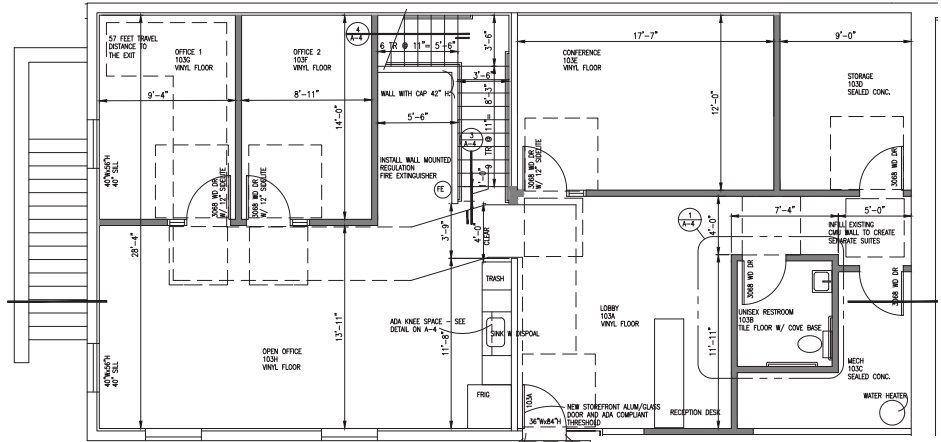
TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

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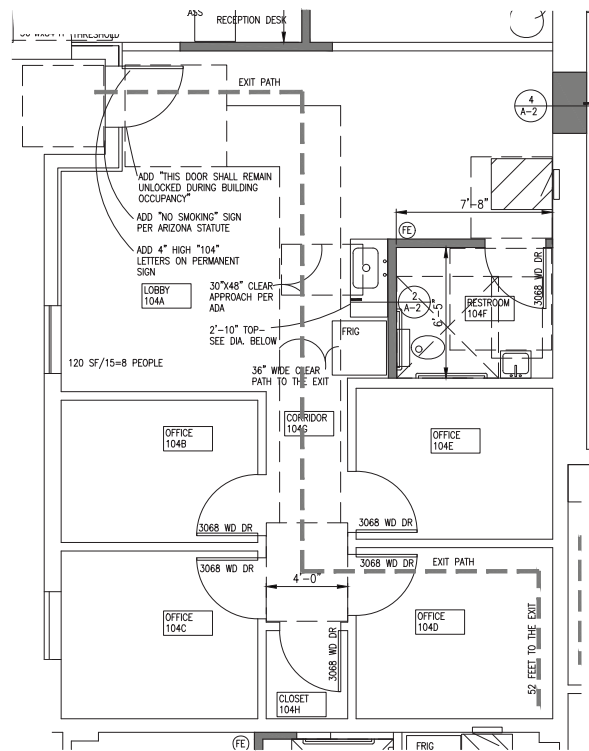
SUITE 103 ±2,274 SF

- Lobby
- Conference Room
- 3 Offices
- Storage Room
- Bullpen
- Restroom
- 100% HVAC



SUITE 104 ±841 SF

- Reception
- 4 Offices
- Restroom
- 100% A/C



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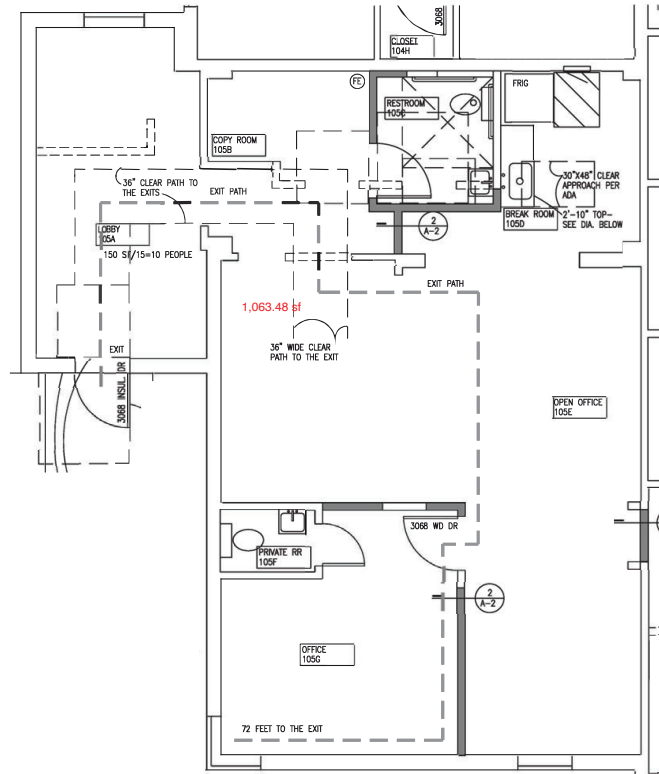
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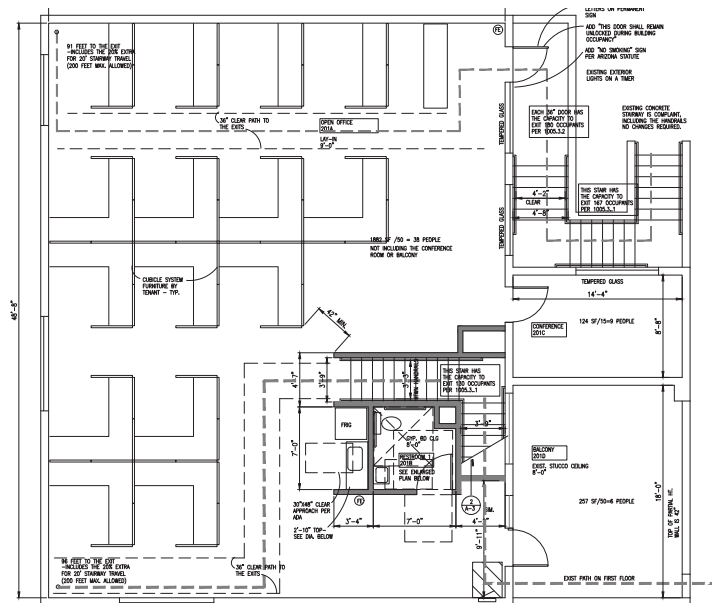
SUITE 105 ±1,148 SF

- Reception
- 1 Office
- Break Room
- Bull Pen
- 2 Restrooms
- 100% A/C



SUITE 201 ±2,931 SF

- Reception
- 1 Office
- Bull Pen
- 1 Restroom
- 100% A/C



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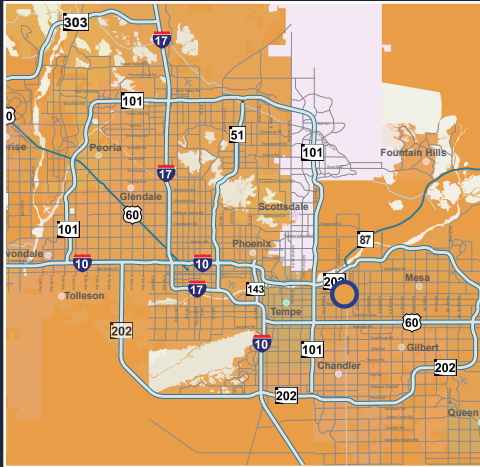
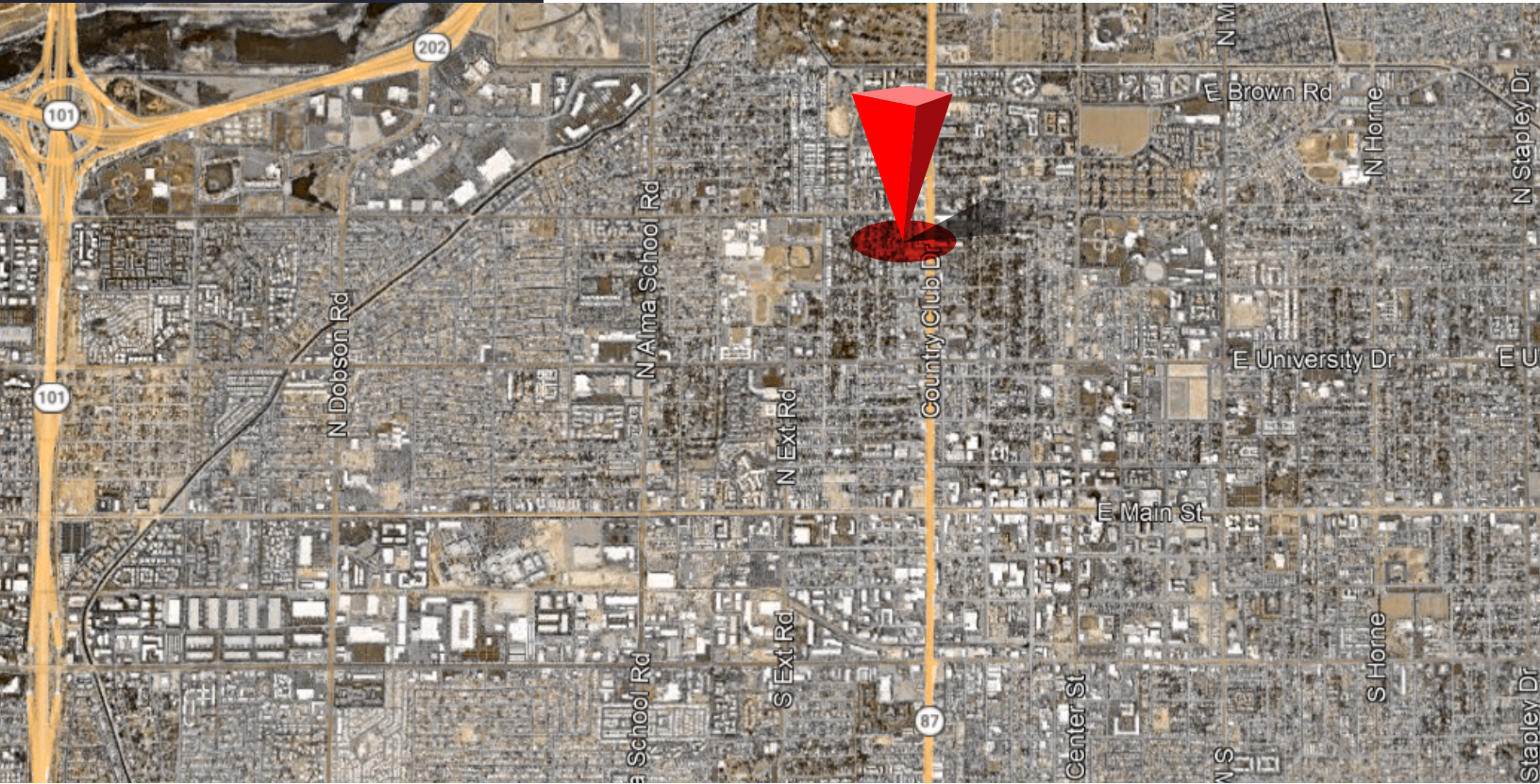
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2024 Population	19,923	155,411	339,692
Median Age	35.1	32.8	33.6
Bachelor's Degree or Higher	21%	20%	27%
2024 Households	7,920	57,661	131,465
Renter Occupied HHs	5,841	38,243	77,152
Avg Household Income	\$60,021	\$66,731	\$78,124
Median Household Income	\$46,635	\$51,127	\$58,849
Median Home Value	\$324,257	\$285,957	\$326,288
Median Year Built	1980	1979	1981
Avg Household Size	2.3	2.6	2.5
Total Consumer Spending	\$218.2M	\$1.6B	\$4B
Daytime Employees	8,223	55,330	161,034
Businesses	1,007	5,376	15,467