



FOR LEASE

2828 S COUNTRY CLUB DR

Mesa, AZ 85210

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



coberealestate.com

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PROPERTY SUMMARY

Available SF:	200 - 9,755 SF
Lease Rate:	\$25.00 - 37.00 SF/yr (Full Service)
Lot Size:	2.0 Acres
Building Size:	18,461 SF
Year Built:	1991
Cross Streets:	Country Club Dr & Guadalupe Rd

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Suite 1	9,755	Negotiable
Suite 201	2,300	\$25.00 SF/yr
Suite 9	400	\$37.00 SF/yr
Suite 11	200	\$37.00 SF/yr

PROPERTY OVERVIEW

Discover Mesa, AZ, a vibrant city blending business excellence with desert beauty. The surrounding area offers a vibrant business community with a range of retail shops and 145,000+ population. The location is conveniently situated near major transportation routes, providing easy access to Hwy 87 and US Hwy 60. Nearby points of interest include Downtown Mesa to the South, Downtown Chandler to the North, or Downtown Gilbert to the East each offering a diverse range of cultural experiences, and the bustling downtown district with its eclectic mix of restaurants and entertainment venues.

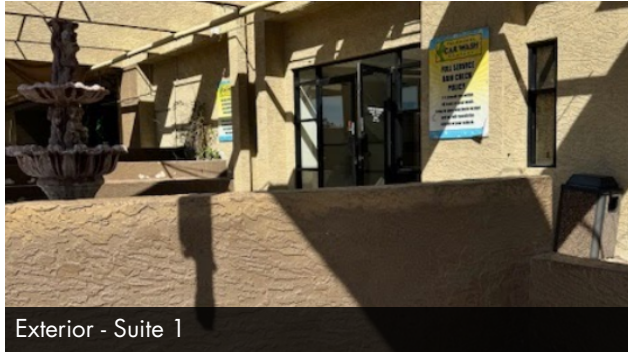
PROPERTY HIGHLIGHTS

- Suite 1 includes: lobby, 27' x 82' open retail, 3 offices, supply closet, car wash
- Suite 201 includes: reception, conference room, 5 offices, mechanical room.
- Suite 9-Front retail shop, 400 SF
- Suite 11-Interior office, 200 SF
- 35,000+ Traffic count for intersection of Country Club Dr and Guadalupe.
- Nestled around neighborhood communities with population of 149,000 individuals.

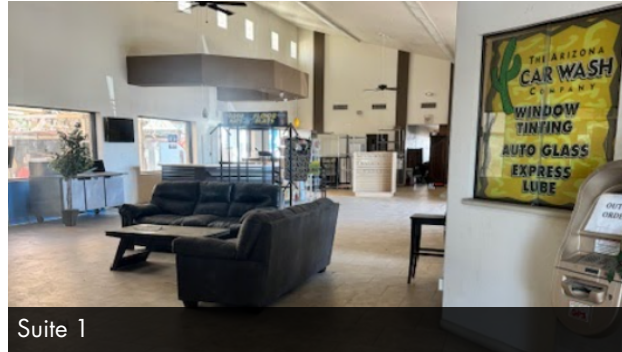
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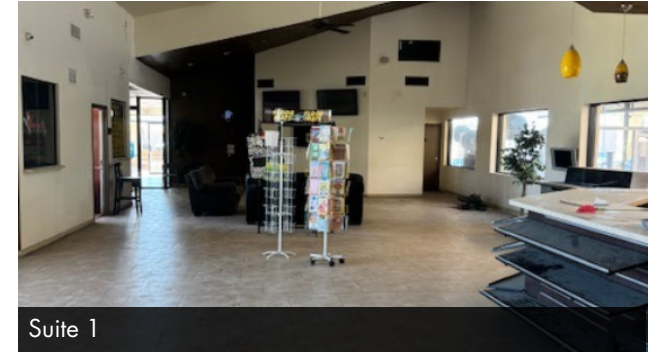
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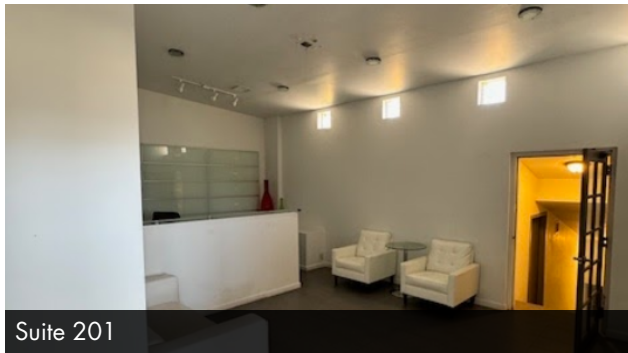
Exterior - Suite 1



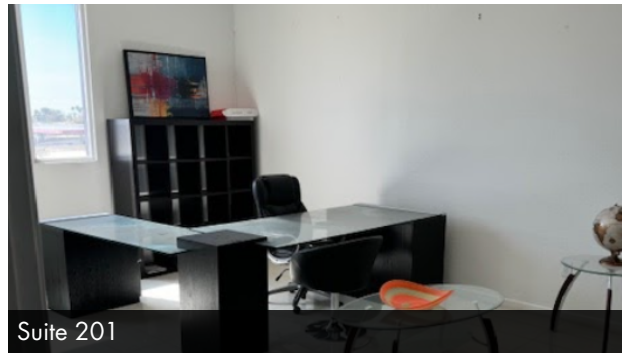
Suite 1



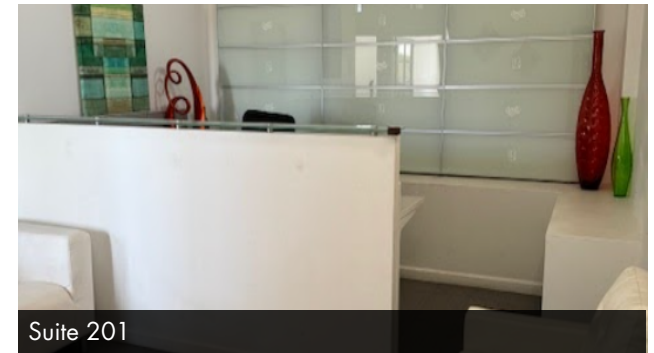
Suite 1



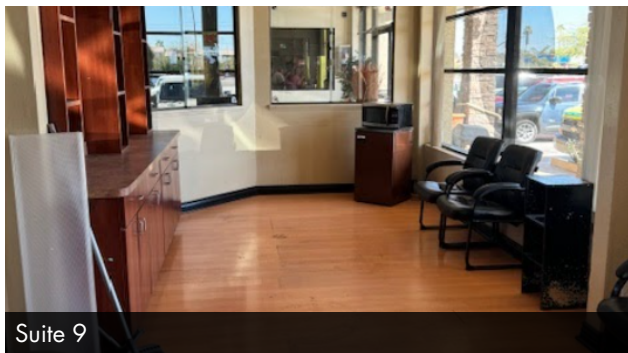
Suite 201



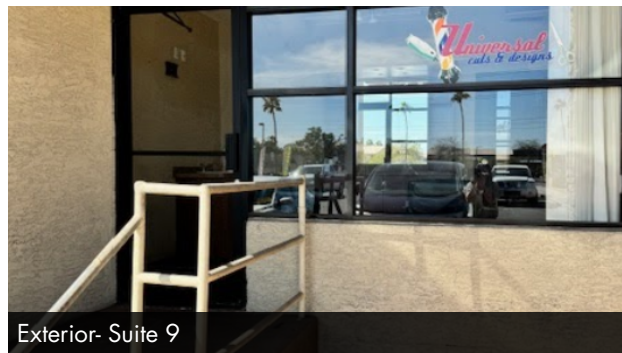
Suite 201



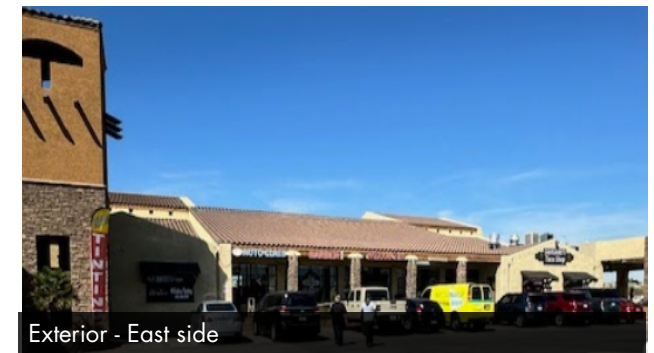
Suite 201



Suite 9



Exterior - Suite 9



Exterior - East side

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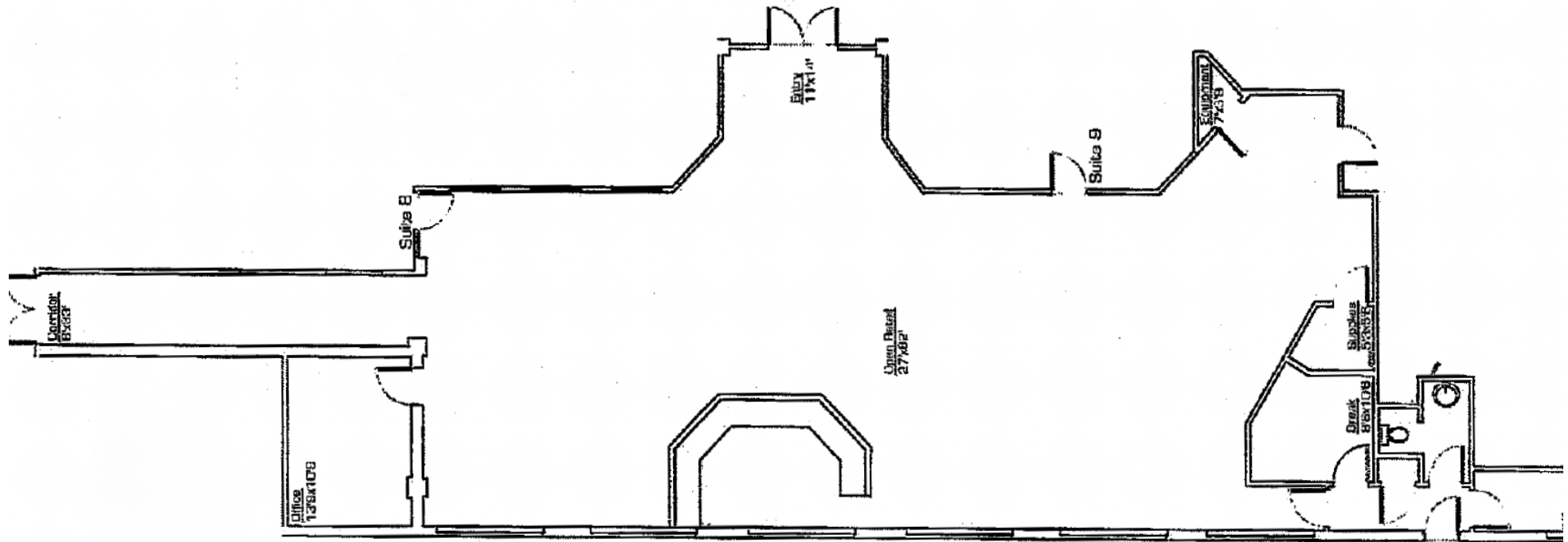
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Suite 1



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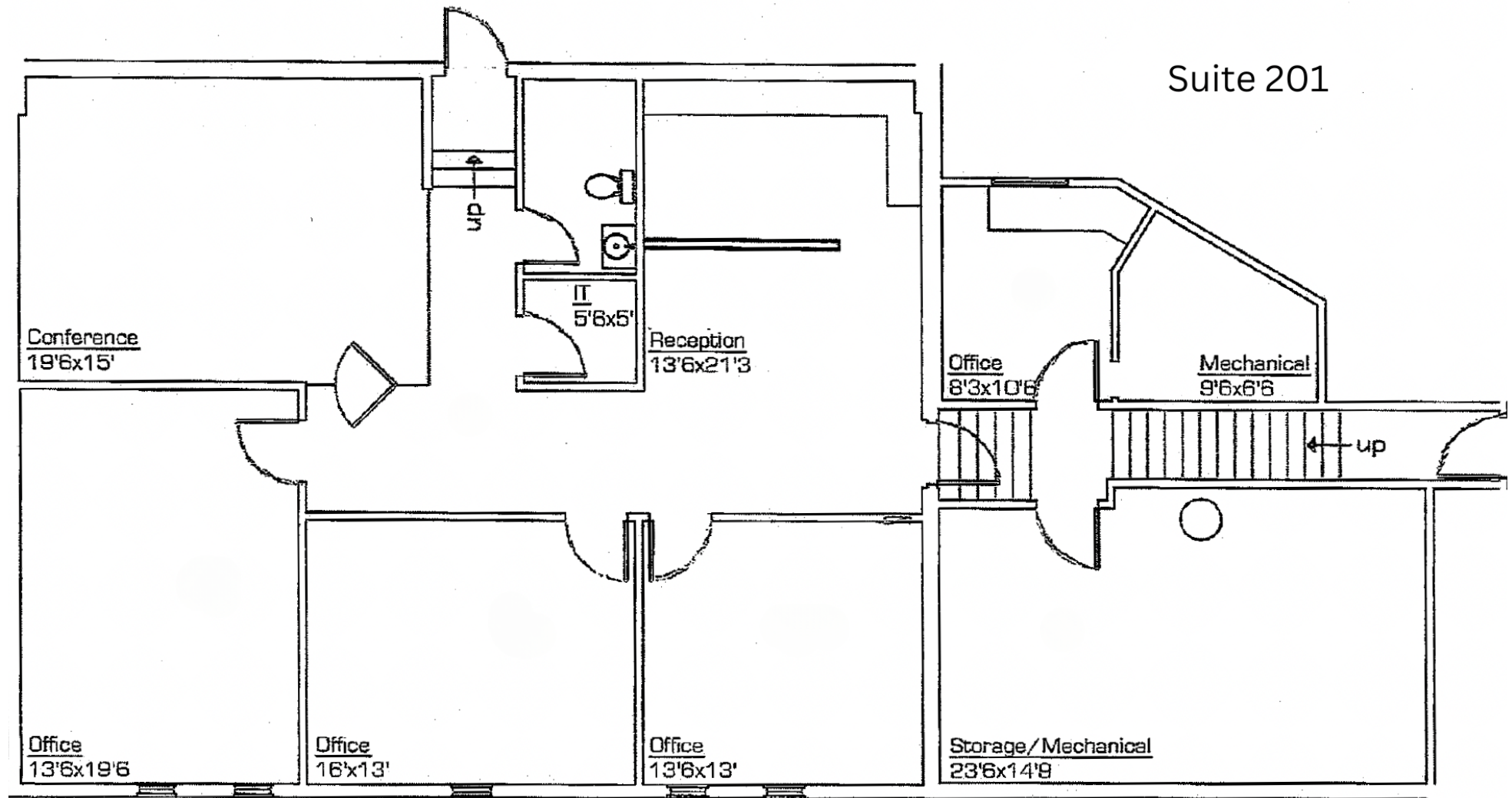
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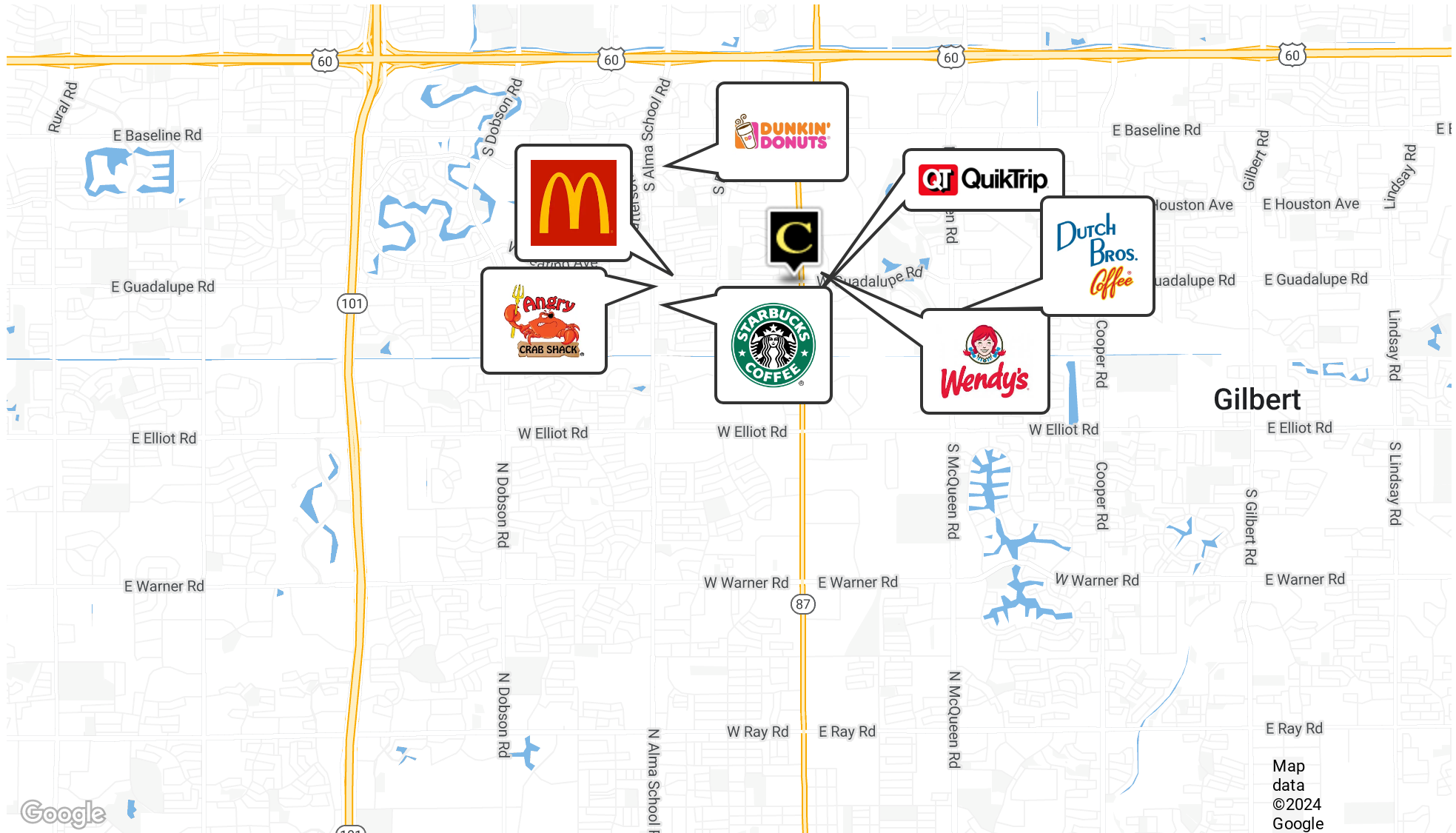
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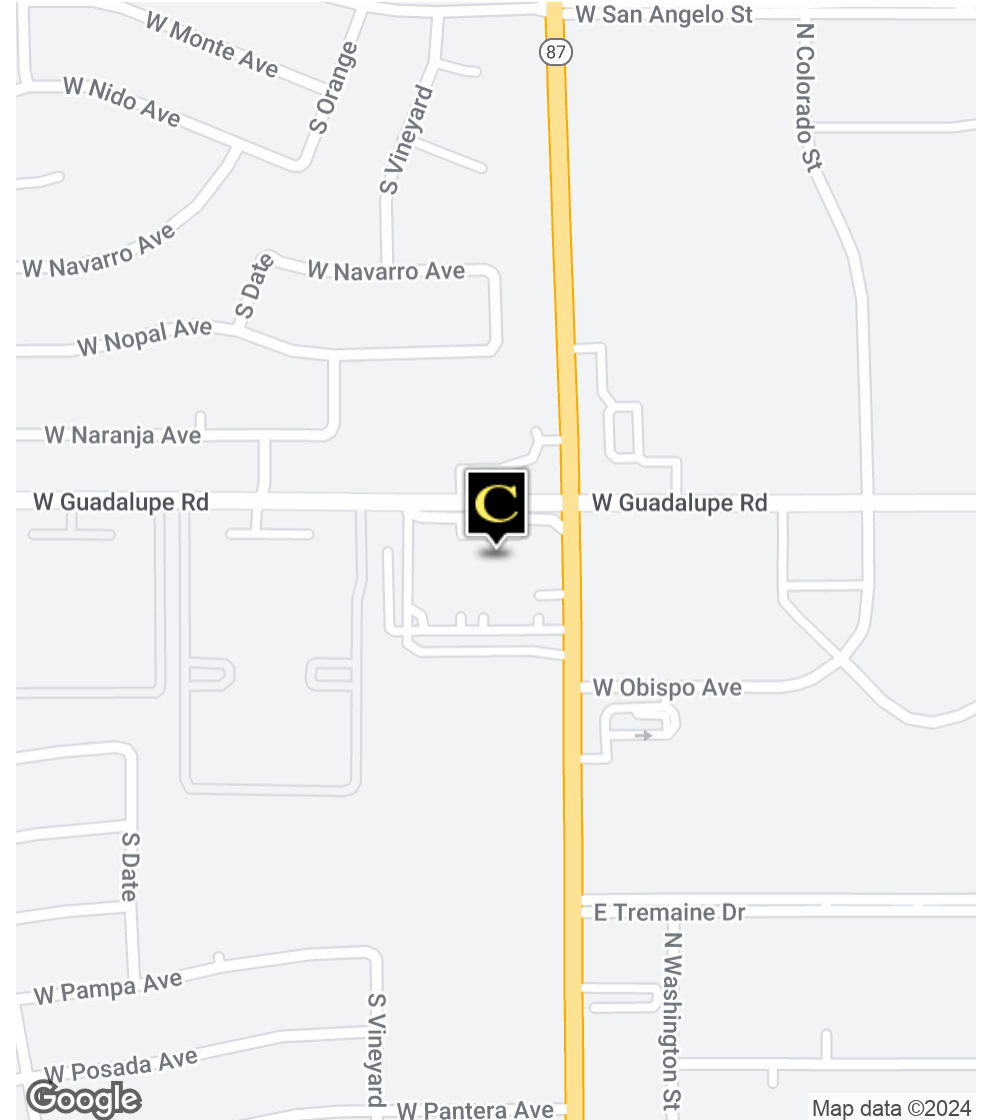
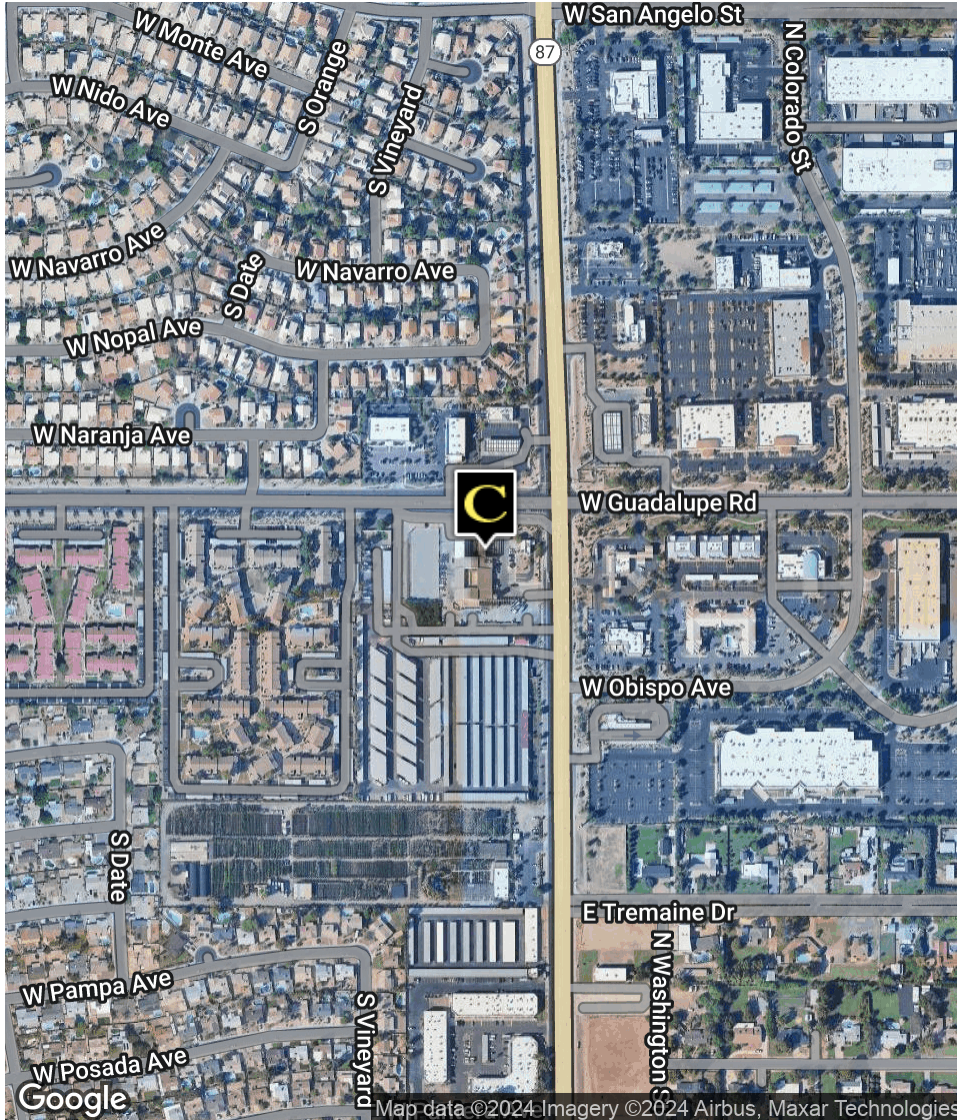
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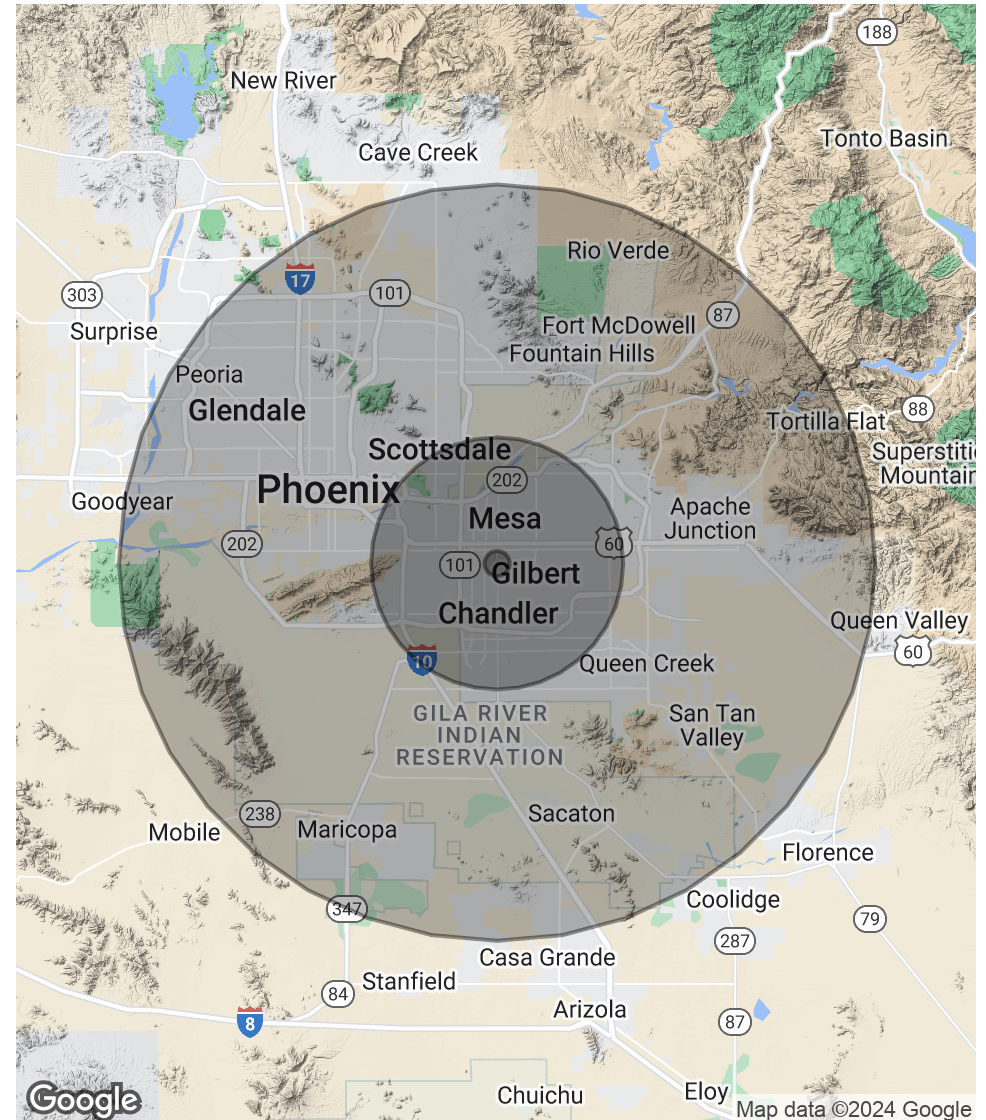
POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	12,184	1,157,003	3,953,918
Average Age	36.8	35.7	37.2
Average Age (Male)	36.6	34.8	36.3
Average Age (Female)	38.0	36.9	38.1

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	4,899	468,487	1,581,969
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$88,941	\$83,042	\$82,578
Average House Value	\$239,891	\$263,435	\$279,645

2020 American Community Survey (ACS)



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