

SALE

RESTAURANT / REDEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201

SALE PRICE

\$1,750,000



**COLDWELL BANKER
COMMERCIAL**
REALTY

Cathy Fox
602 316 7978

Leo Liakatas
602 550 4291

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SALE

RESTAURANT / REDEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building Size:	4,545 SF
Available SF:	
Lot Size:	33,525 SF
Price / SF:	\$385.04
Zoning:	C-TC
Market:	Greater Phoenix
Submarket:	Downtown Mesa
Traffic Count:	30,829

PROPERTY OVERVIEW

RESTAURANT CURRENTLY OPEN AND OPERATING....DO NOT DISTURB.

Exceptional opportunity awaits at this prime location! Situated at a signalized intersection on a corner lot, this property boasts tremendous visibility and easy access, making it ideal for various restaurant concepts or business ventures. Located within an Opportunity Zone, it offers potential tax benefits and is ripe for redevelopment. Don't miss your chance to capitalize on this strategic location and unlock its full potential for your next project!

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Corner Lot
- Tremendous Visibility
- Easy Access
- Opportunity Zone
- Redevelopment Opportunity

OTHER RESOURCES

[Coldwell Banker Commercial](#)

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LOCATION DESCRIPTION

105 N Country Club Dr, Mesa, AZ is in the heart of Mesa and strategically positioned near downtown Mesa and other key landmarks, offering accessibility and potential opportunities for commercial real estate ventures or redevelopment

SITE DESCRIPTION

Prime commercial real estate location in central Mesa. Close proximity to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes like the Superstition Freeway. Ideal for restaurants or any business seeking visibility and accessibility in a vibrant urban area.

Prime location for redevelopment.



REDEVELOPMENT OPPORTUNITY

Don't miss out on this rare opportunity! A historic restaurant is up for sale on a .77-acre lot, ready for redevelopment. Expand and rejuvenate this iconic venue with ample space for renovation and growth. Situated in central Mesa, it's prime commercial real estate, conveniently close to downtown Mesa, Mesa Arts Center, Mesa Convention Center, and major transportation routes including Light rail, Metro and the Superstition Freeway, Whether for restaurants or any business aiming for visibility and accessibility in a lively urban area, this property is an ideal choice for redevelopment.

INTERIOR DESCRIPTION

Restaurant and bar with separate entrances

PARKING DESCRIPTION

Striped surface parking for 53 cars.



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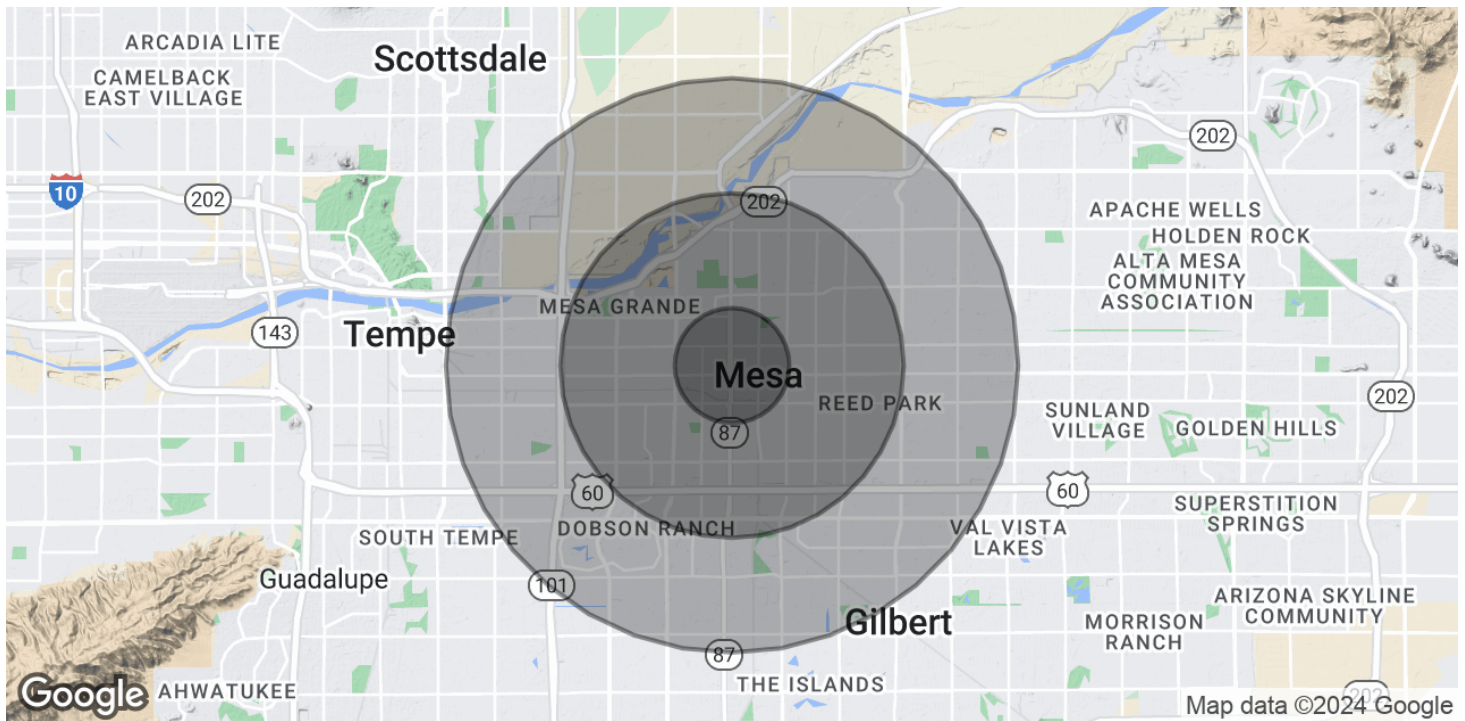


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RESTAURANT / DEVELOPMENT SITE

105 N Country Club Dr Mesa, AZ 85201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,059	174,138	369,198
Average Age	34.2	31.2	33.8
Average Age (Male)	32.8	30.8	32.8
Average Age (Female)	34.8	32	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,764	67,221	149,925
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$42,713	\$54,965	\$65,025
Average House Value	\$132,209	\$173,660	\$199,157

2020 American Community Survey (ACS)

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REALTY

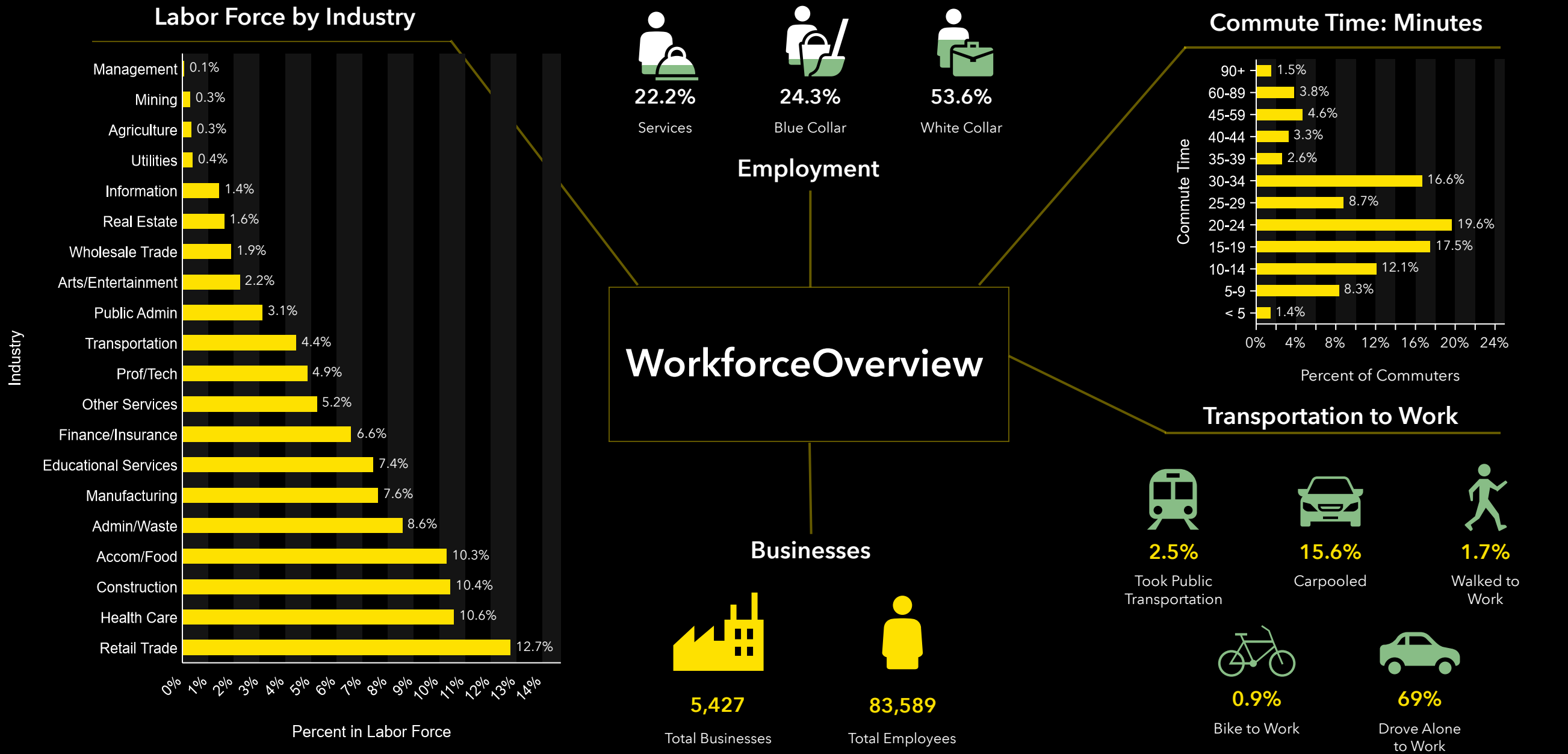
Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201 (3 miles)
105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 3 miles

Coldwell Banker Commercial realty
Latitude: 33.41756
Longitude: -111.83977

Economic Development Profile

105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 3 miles



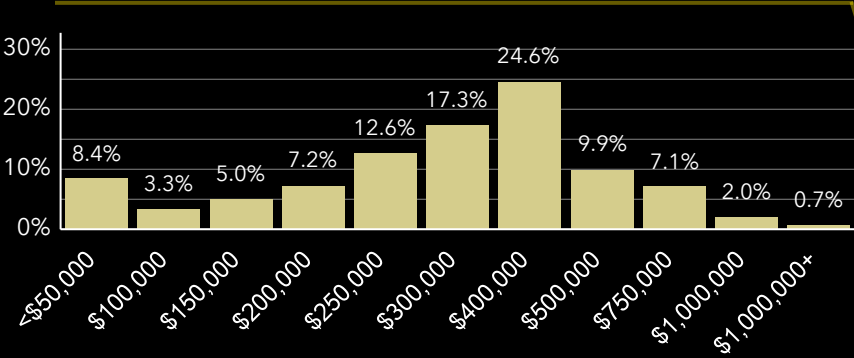
Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

Economic Development Profile

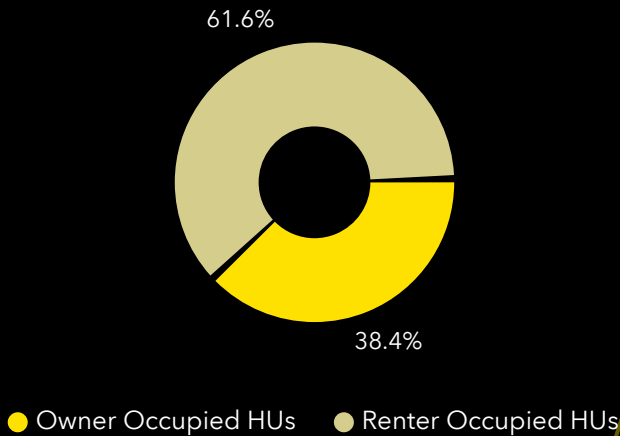
105 North Country Club Drive, Mesa, Arizona, 85201 (3 miles)
105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 3 miles

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Latitude: 33.41756
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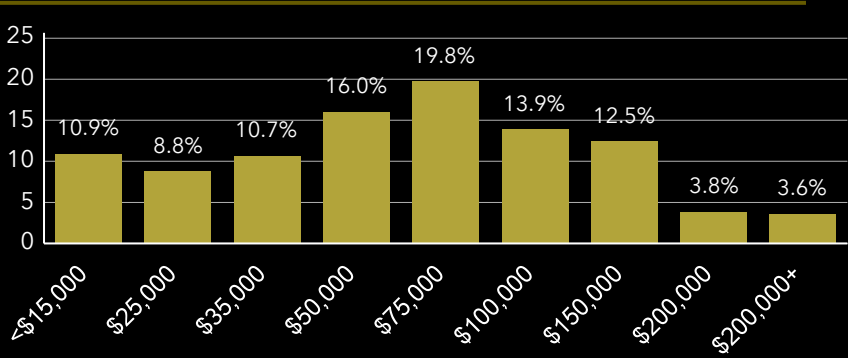
Home Value



Home Ownership

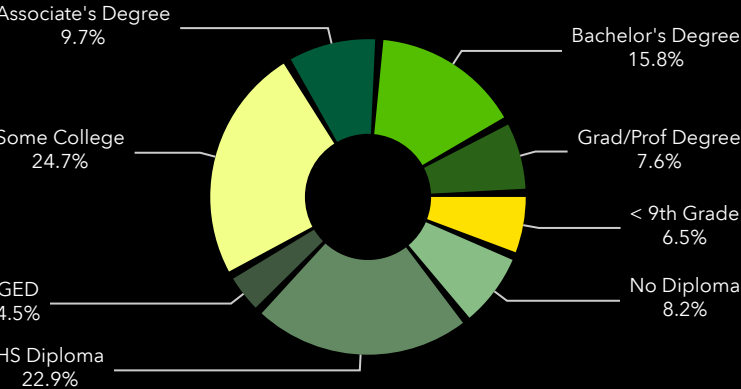


Household Income



Community Overview




Educational Attainment



Key Facts

68,221	80	10,745
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
31.1	\$45,373	167,378
Median Age	Median Disposable Income	Total Population
48	85	128
Wealth Index	Diversity Index	Total Crime Index

Tapestry segments

 13C	NeWest Residents 10,094 households	15.8% of Households	▼
 11C	Metro Fusion 9,811 households	15.3% of Households	▼
 11B	Young and Restless 8,421 households	13.2% of Households	▼

TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 1 mile

Key Facts

18,120

Population

31.9

Median Age

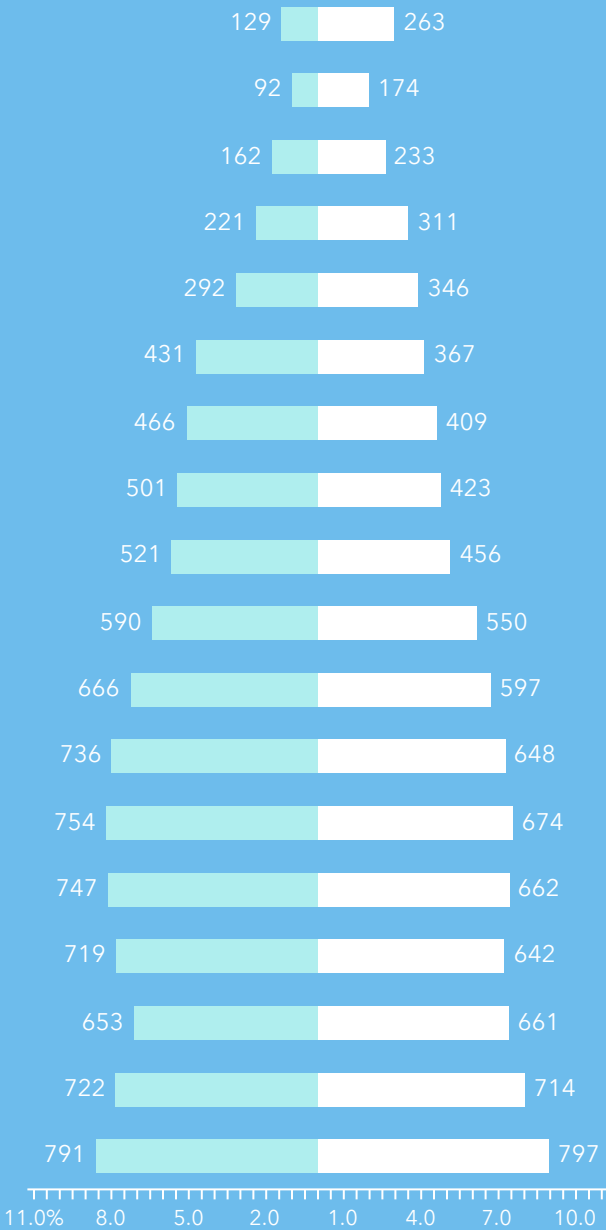
2.4

Average Household Size

\$37,669

Median Household Income

Age Pyramid



The largest group:
2023 Females Age 0-4

The smallest group:
2023 Males Age 80-84

Annual Lifestyle Spending



\$1,160

Travel



\$27

Theatre/Operas/Concerts



\$35

Movies/Museums/ Parks



\$25

Sports Events



\$7

Online Games



\$76

Audio

Tapestry segments



13C

NeWest Residents
2,601 households

36.3%
of Households



11D

Set to Impress
1,278 households

17.8%
of Households



9F

Social Security Set
872 households

12.2%
of Households



TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 3 miles

Key Facts

167,378

Population

31.1

Median Age

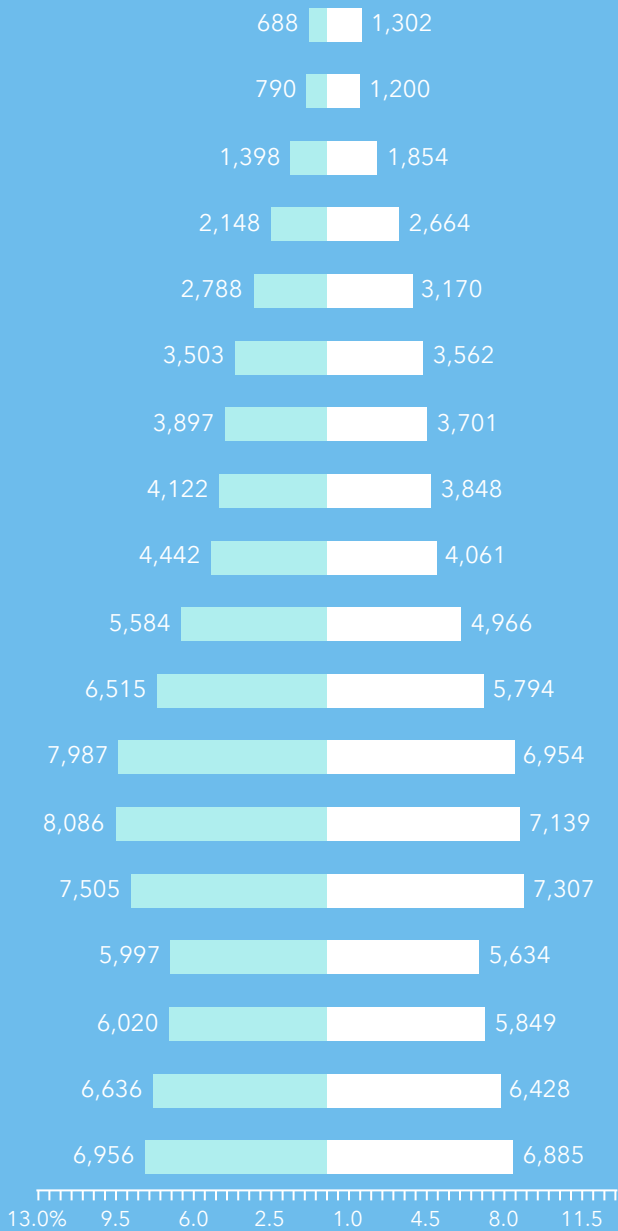
2.6

Average Household Size

\$53,149

Median Household Income

Age Pyramid



The largest group:

2023 Males Age 25-29

The smallest group:

2023 Males Age 85+

Annual Lifestyle Spending



\$1,504

Travel



\$34

Theatre/Operas/Concerts



\$44

Movies/Museums/ Parks



\$34

Sports Events



\$9


Online Games



\$98

Audio

Tapestry segments




13C

NeWest Residents

10,094 households

15.8% of Households

▼




11C

Metro Fusion

9,811 households

15.3% of Households

▼



11B

Young and Restless

8,421 households

13.2% of Households

▼

TARGET MARKET SUMMARY

105 North Country Club Drive, Mesa, Arizona, 85201

Ring of 5 miles

Key Facts

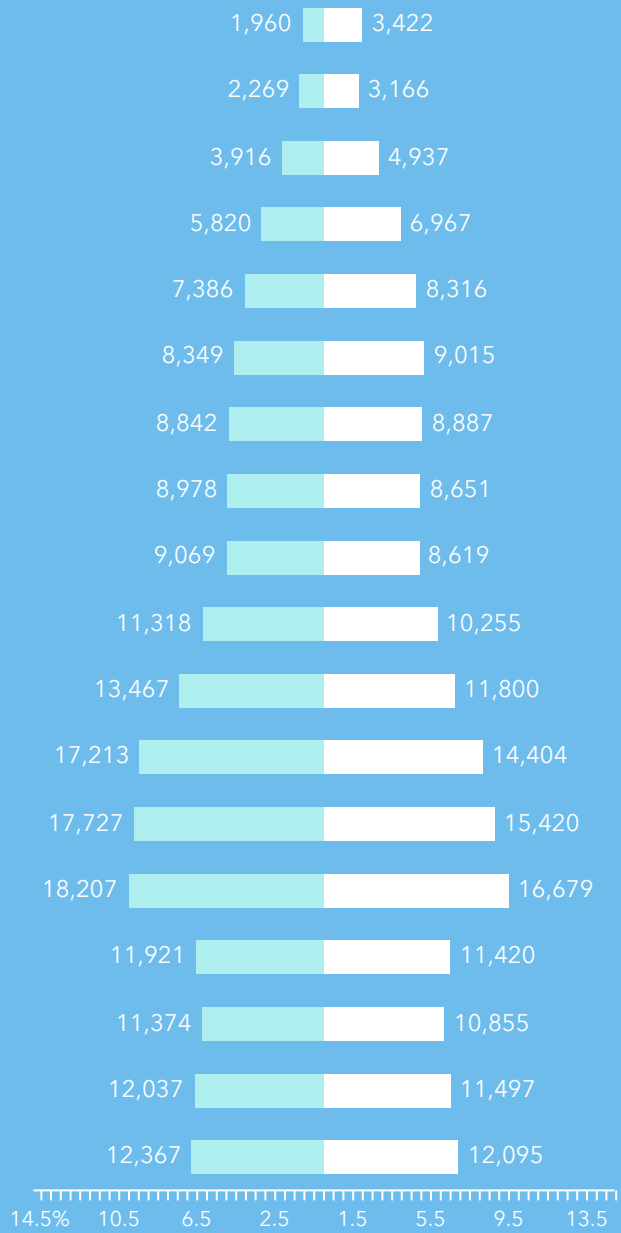
358,626
Population

32.8
Median Age

2.5
Average Household Size

\$61,103
Median Household Income

Age Pyramid



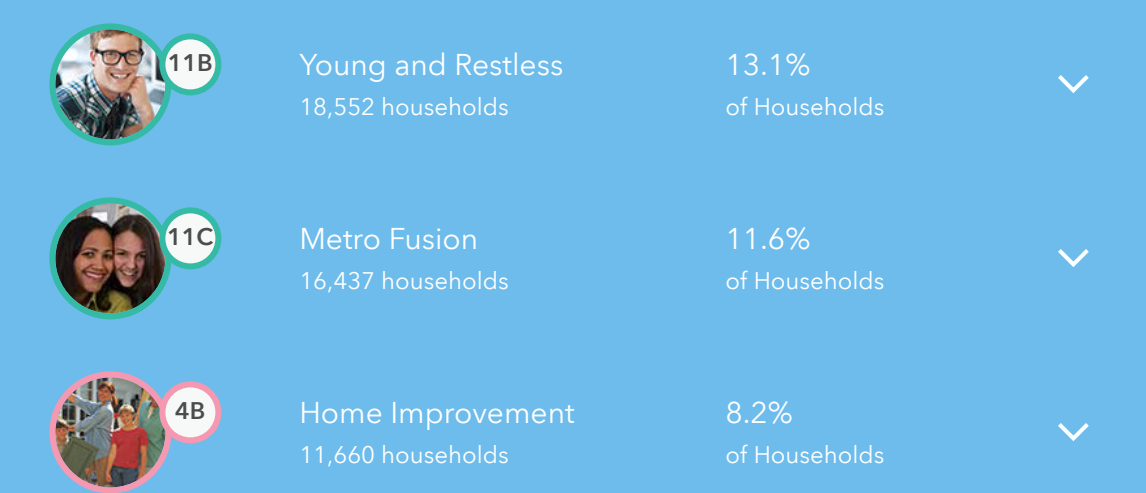
The largest group:
2023 Males Age 20-24

The smallest group:
2023 Males Age 85+

Annual Lifestyle Spending



Tapestry segments

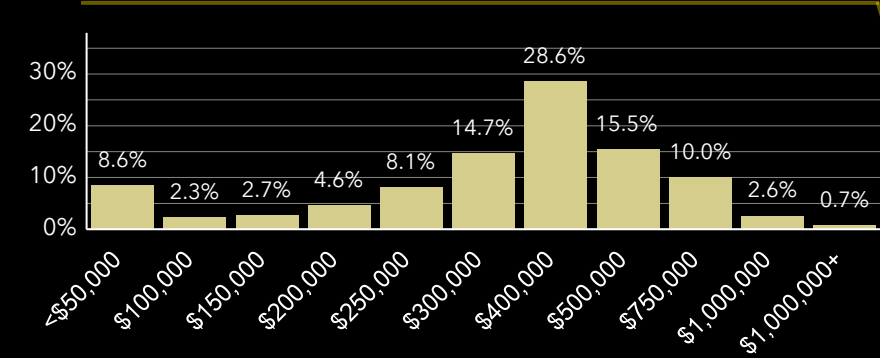


Economic Development Profile

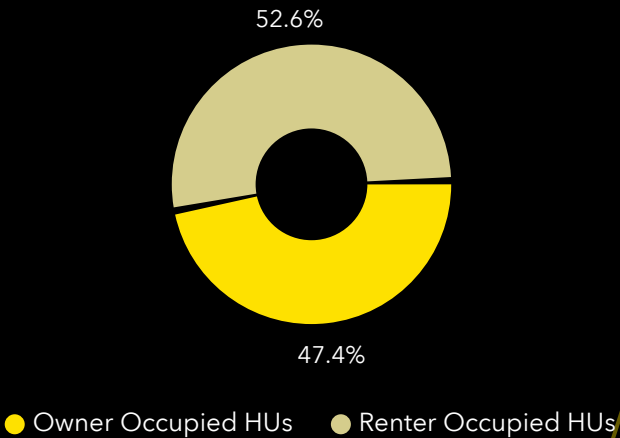
105 North Country Club Drive, Mesa, Arizona, 85201 (5 miles)
105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 5 miles

Coldwell Banker Commercial realty
Latitude: 33.41756
Longitude: -111.83977

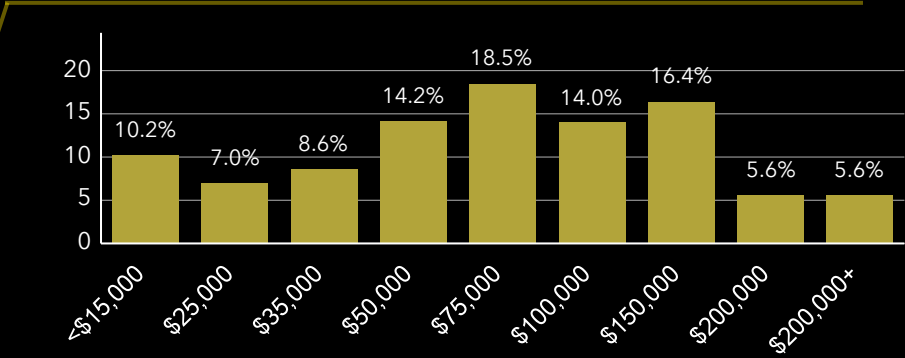
Home Value



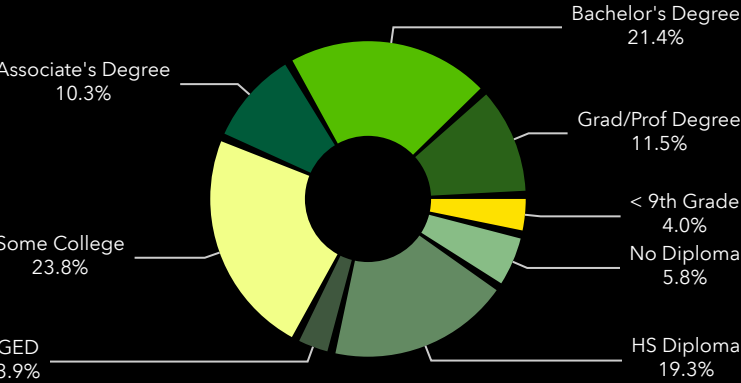
Home Ownership



Household Income



Educational Attainment






Community Overview

Key Facts

152,320	79	20,465
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
32.8	\$52,205	358,626
Median Age	Median Disposable Income	Total Population
66	80	114
Wealth Index	Diversity Index	Total Crime Index

Tapestry segments

 <div>11B</div> <div>Young and Restless</div> <div>18,552 households</div>	13.1% of Households	▼
 <div>11C</div> <div>Metro Fusion</div> <div>16,437 households</div>	11.6% of Households	▼
 <div>4B</div> <div>Home Improvement</div> <div>11,660 households</div>	8.2% of Households	▼

Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).

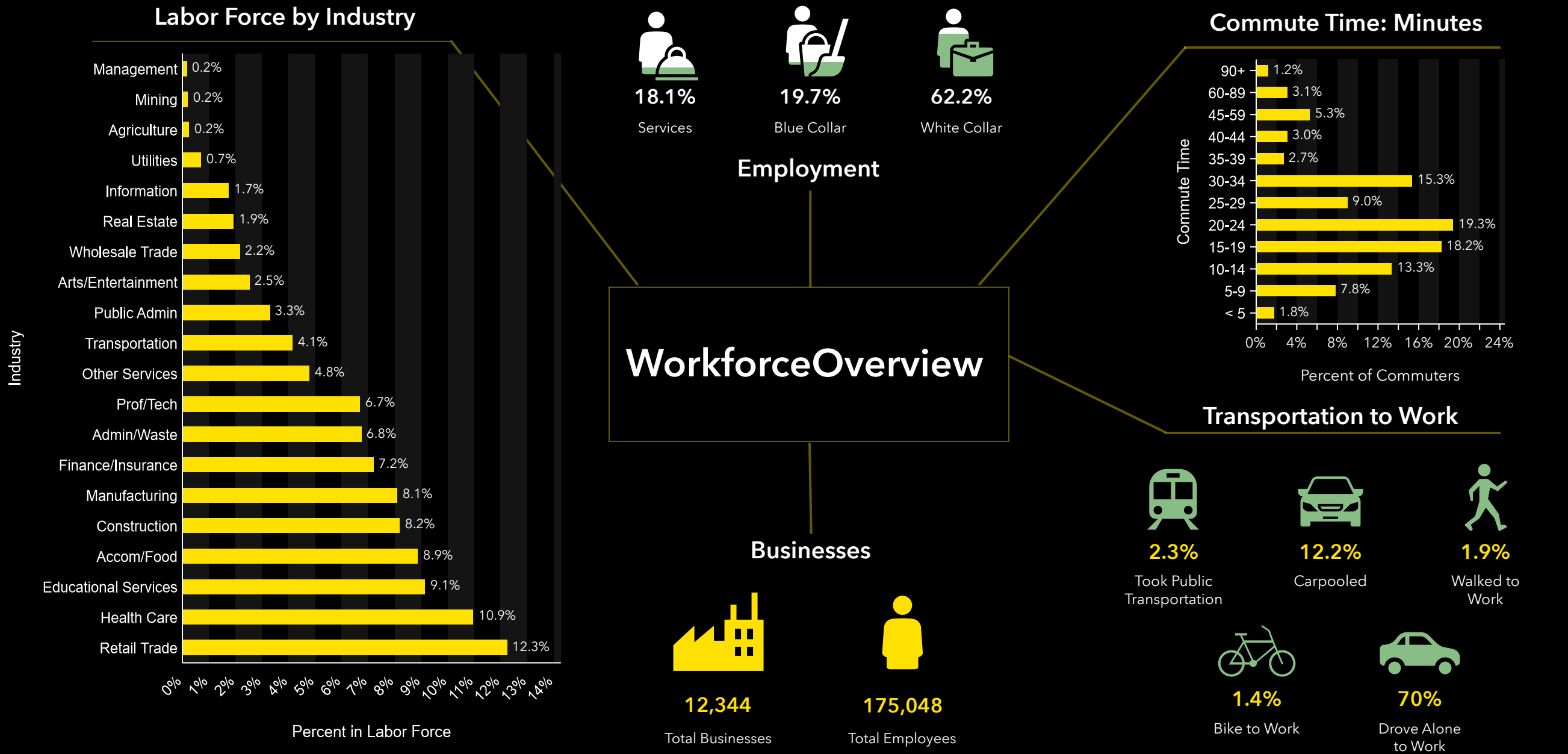
Economic Development Profile

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105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 5 miles

Coldwell Banker Commercial realty
Latitude: 33.41756
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Economic Development Profile

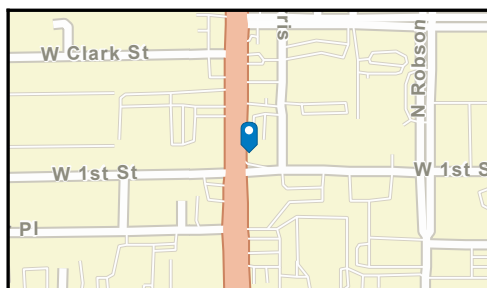
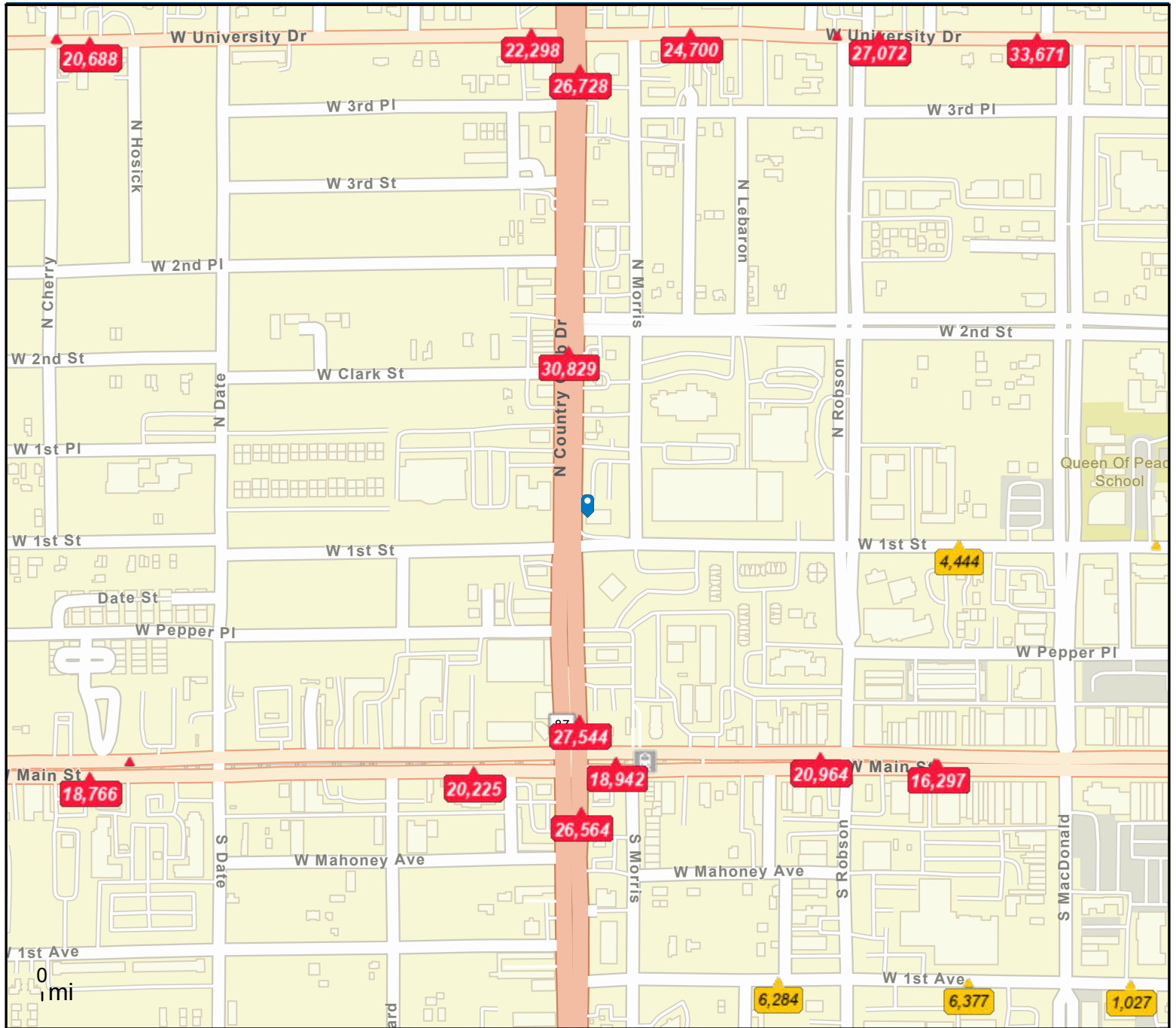
105 North Country Club Drive, Mesa, Arizona, 85201
Ring of 5 miles



Traffic Count Map - Close Up

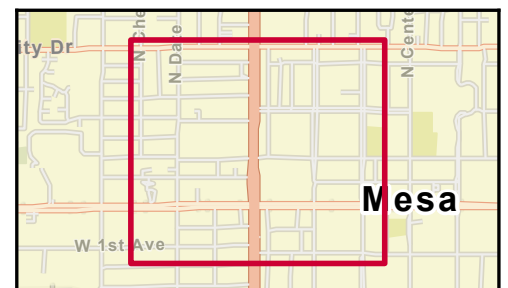
105 North Country Club Drive, Mesa, Arizona, 85201
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.41756
Longitude: -111.83977



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

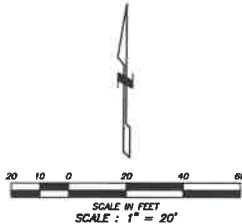
March 29, 2024

BOUNDARY SURVEY 105 N. COUNTRY CLUB

OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

LEGEND

- BOUNDARY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & OUTLET
- 24 INCH VERTICAL CURB
- 8 INCH CONCRETE CURB
- ARCHED DRIVEWAY (MEANS OF ACCESS)
- WELL
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND GAS LINE
- SET BACK IN REAR
- STANDARD 42137
- FOUND 1/2" REBAR NO IDENTIFICATION 0.8' EAST
- FOUND 1/2" REBAR NO IDENTIFICATION SET CAP STAMPED 42137
- FOUND 1/2" CAPPED REBAR STAMPED 4081
- SCHEDULE 80 RCH
- BACK FLOW PREVENTER
- DOWN GUT
- ELECTRIC BOX
- ELECTRIC JUNCTION BOX
- GAS METER
- GAS POST OR GATE POST
- GAS VALVE
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- LIGHT POLE
- MAL BOX
- METAL COVER (RECTANGULAR)
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- STORM DRAIN MANHOLE
- STREET SIGN
- TELECOMMUNICATIONS RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- PEDESTRIAN ACCESS
- ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- S/N RIGHT OF WAY
- B/L BOOK
- P/C PAGE
- (TYP.) TYPICAL



DESCRIPTION

PART OF LOT 1, BLOCK 49, CITY OF MESA, BEGINNING 115 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 50 FEET;

THENCE WEST 126.6 FEET TO THE LINE OF SAID LOT 1;

THENCE SOUTH 50 FEET ALONG THE WEST LINE OF SAID LOT 1;

THENCE EAST 126.6 FEET TO THE POINT OF BEGINNING.

ALSO THE NORTH 50 FEET OF THE SOUTH 115 FEET OF LOT ONE, BLOCK FORTY-NINE, MESA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, IN BOOK 23 OF MAPS, PAGE 18.

ALSO THE SOUTH 65 FEET OF LOT 1, BLOCK 49, MESA, AS PER MAP RECORDED IN BOOK 3, PAGE 11 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.

ALSO PARCEL NO. 1

THAT PART OF LOT 1, BLOCK 49, MESA, ACCORDING TO BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 165 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 50 FEET;

THENCE WEST TO THE WEST LINE OF LOT 1;

THENCE SOUTH ALONG THE WEST SIDE OF SAID LOT 1, A DISTANCE OF 50 FEET;

THENCE EAST TO THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL NO. 2

THAT PART OF LOT 1, BLOCK 49, MESA, ACCORDING TO BOOK 3 OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF 115 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1;

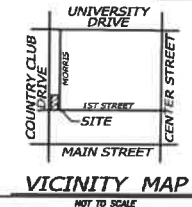
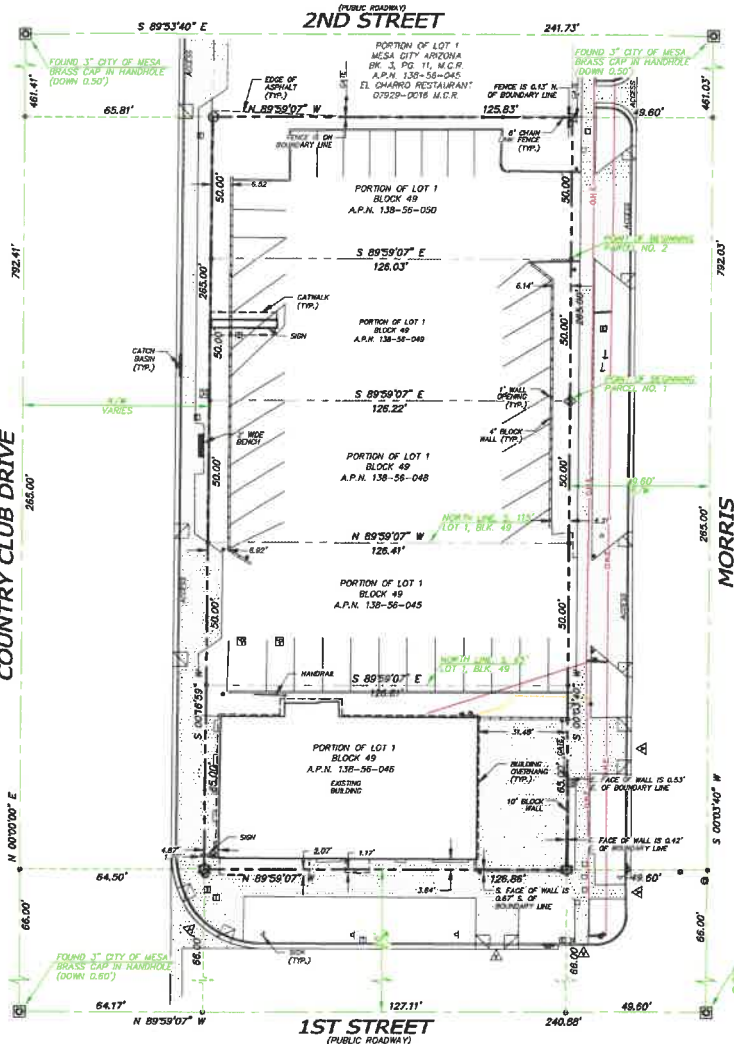
THENCE WEST 126.05 FEET;

THENCE NORTH 50 FEET;

THENCE EAST 126.08 FEET;

THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING.

COUNTRY CLUB DRIVE
(BASE OF RECORD)
(PUBLIC ROADWAY)



OWNER

A.P.N.: 138-56-046
OWNER: EL CHABRO RESTAURANT
DEED: 05308-056A, M.C.R.

A.P.N.: 138-56-045
OWNER: EL CHABRO RESTAURANT
DEED: 07623-001B, M.C.R.

A.P.N.: 138-56-048
OWNER: EL CHABRO RESTAURANT
DEED: 06865-000A, M.C.R.

A.P.N.: 138-56-048 & 138-56-050
OWNER: EL CHABRO RESTAURANT
DEED: 1998-0177174, M.C.R.

NOTES

- 1) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
- 2) THE BASIS OF BEARING IS THE MONUMENT LINE OF COUNTRY CLUB BOULEVARD, ALSO BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, USING A BEARING OF NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, PER THE SUBDIVISION OF "CLARK ADDITION AMENDED", RECORDS OF MARICOPA COUNTY, ARIZONA.
- 3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAY, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL, OR GOVERNMENTAL AGENCY MAY REQUIRE.
- 4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 3 OF MAPS, PAGE 11, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CITY OF MESA" RECORDED IN BOOK 23 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

SUBDIVISION OF "CLARK ADDITION AMENDED" RECORDED IN BOOK 32 OF MAPS, PAGE 47, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-0076162, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1964-0194403, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1969-0225576, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 1998-0177174, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 689 OF MAPS, PAGE 17, MARICOPA COUNTY RECORDS

RECORD OF SURVEY IN BOOK 858 OF MAPS, PAGE 44, MARICOPA COUNTY RECORDS

CERTIFICATION

I, DAVID S. KLEN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2021, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEN
R.L.S. #42137



BOUNDARY SURVEY
105 N. COUNTRY CLUB
MESA, AZ 85201

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-889-0223 (Office) 602-889-0728 (Fax)
info@superior-surveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DRAWN BY: AC, CHK: JN
SHEET 1 OF 1
DATE: 5/27/2021
JOB: 202104105