

FOR LEASE

Former Walgreens - Mesa, AZ

1960 S Country Club Dr | Mesa, AZ



Overview

BUILDING SIZE	15,082 SF (building) 1.97 Acres (premises)
RATE	\$16.25 PSF (MG)



Description

- Former Walgreens with drive-thru for sublease: +/- 15,082 SF (building); +/- 85,635 SF (premises)
- Excellent visibility from both Baseline Road and Country Club Drive
- Densely populated trade area with high volume of traffic at approx. 78,000 VPD at the intersection
- Zoned GC, City of Mesa
- All offers are subject to approval by Walgreens Real Estate Committee

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	13,063	157,853	441,156
2025 Est Population	14,417	168,298	469,302
Average HH Income	\$71,107	\$70,126	\$76,881
Daytime Population	18,781	167,308	422,278

Year: 2020 | Source: Esri

Traffic Counts

Country Club Drive	49,807 VPD
Baseline Road	29,052 VPD

Year: 2020 | Source: MPSI

Contact

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	1 mile	3 miles	5 miles
Population			
2000 Population	11,711	149,040	415,942
2010 Population	10,871	143,315	399,210
2020 Population	13,063	157,853	441,156
2025 Population	14,417	168,298	469,302
2000-2010 Annual Rate	-0.74%	-0.39%	-0.41%
2010-2020 Annual Rate	1.81%	0.95%	0.98%
2020-2025 Annual Rate	1.99%	1.29%	1.24%
2020 Male Population	50.0%	50.2%	50.1%
2020 Female Population	50.0%	49.8%	49.9%
2020 Median Age	34.0	32.7	33.2
Households			
2000 Households	4,615	54,014	150,033
2010 Households	4,433	53,128	149,475
2020 Total Households	5,268	58,256	165,123
2025 Total Households	5,777	61,966	175,519
2000-2010 Annual Rate	-0.40%	-0.17%	-0.04%
2010-2020 Annual Rate	1.70%	0.90%	0.98%
2020-2025 Annual Rate	1.86%	1.24%	1.23%
2020 Average Household Size	2.46	2.68	2.65
Housing Units			
2020 Total Housing Units	5,694	64,293	181,180
2020 Owner Occupied Housing Units	2,018	28,188	87,089
2020 Renter Occupied Housing Units	3,250	30,069	78,034
2020 Vacant Housing Units	426	6,037	16,057
Race and Ethnicity			
2020 White Alone	65.6%	62.5%	66.4%
2020 Black Alone	6.0%	5.8%	5.5%
2020 American Indian/Alaska Native Alone	3.6%	3.6%	3.1%
2020 Asian Alone	4.5%	3.9%	4.2%
2020 Pacific Islander Alone	0.7%	0.7%	0.5%
2020 Hispanic Origin (Any Race)	31.7%	40.9%	35.5%
Income			
2020 Median Household Income	\$55,784	\$53,492	\$57,824
2020 Average Household Income	\$71,107	\$70,126	\$76,881
2020 Per Capita Income	\$28,781	\$25,995	\$28,856
2019 Population 25+ by Educational Attainment			
Total	8,750	101,424	286,454
High School Graduate	19.2%	19.6%	18.7%
GED/Alternative Credential	3.4%	3.4%	3.6%
Some College, No Degree	28.7%	25.4%	25.4%
Associate Degree	10.7%	9.5%	9.4%
Bachelor's Degree	17.2%	18.8%	20.2%
Graduate/Professional Degree	8.8%	8.5%	10.5%
Daytime Population			
2020 Total Daytime Population	18,781	167,308	422,278
Workers	12,909	88,835	203,795
Residents	5,872	78,473	218,483

Source: Esri, U.S. Census