

# SALE

## EL CHARRO

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

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](#)

Catherine Fox Gundersen  
602 316 7978

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COLDWELL BANKER  
**COMMERCIAL**  
REALTY

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### PROPERTY DESCRIPTION

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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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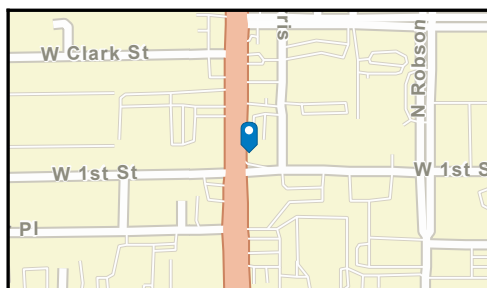
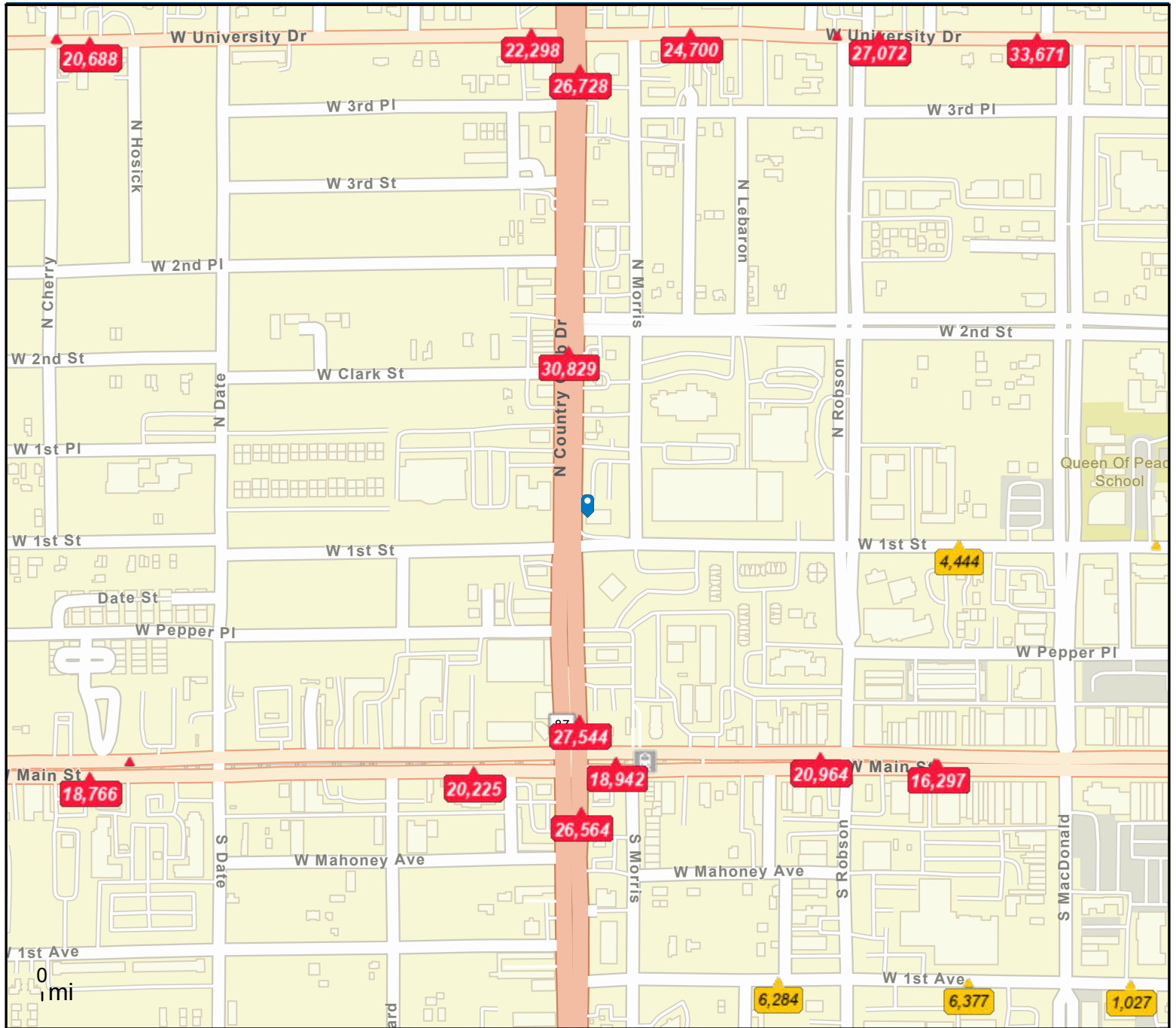
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COMMERCIAL  
REALTY



# Traffic Count Map - Close Up

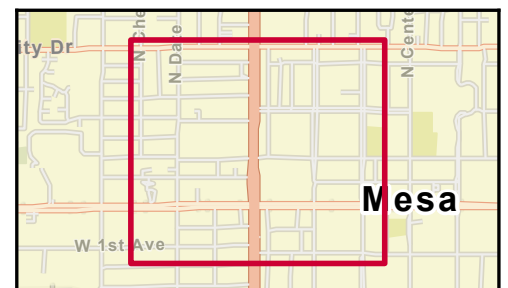
105 North Country Club Drive, Mesa, Arizona, 85201  
Rings: 1, 3, 5 mile radii

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

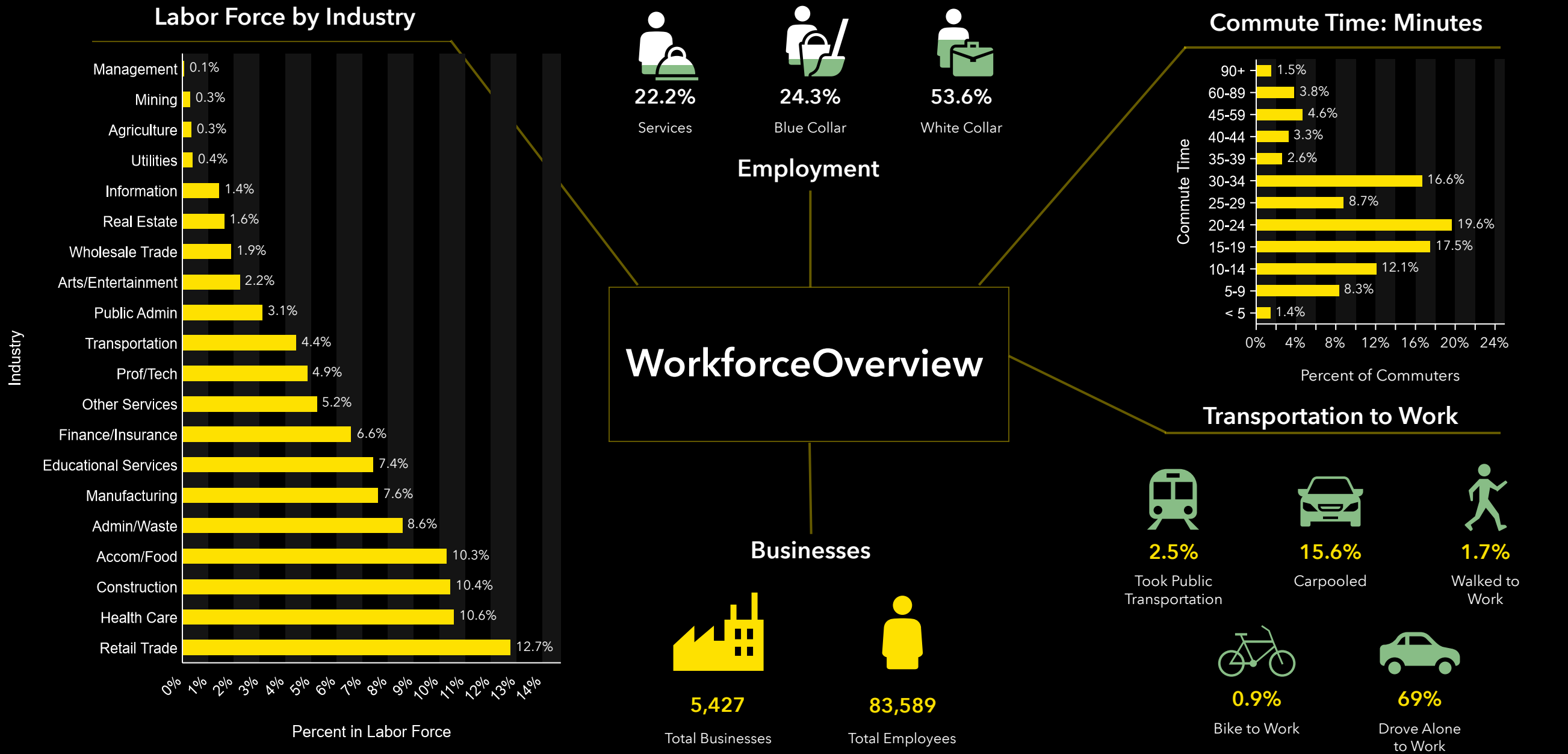
# Economic Development Profile

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

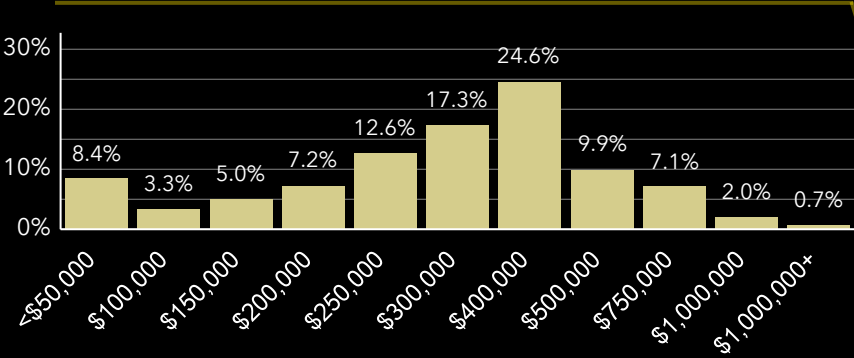


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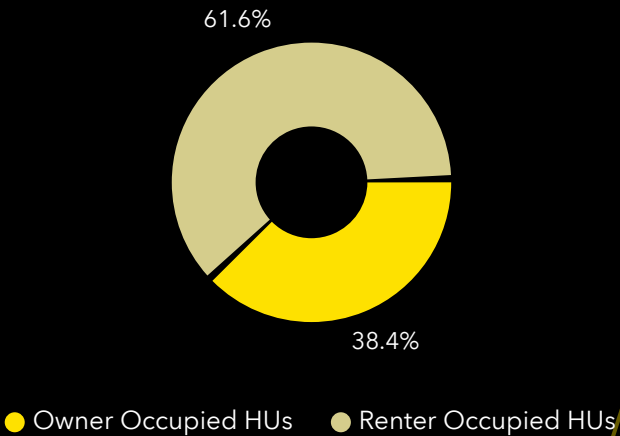
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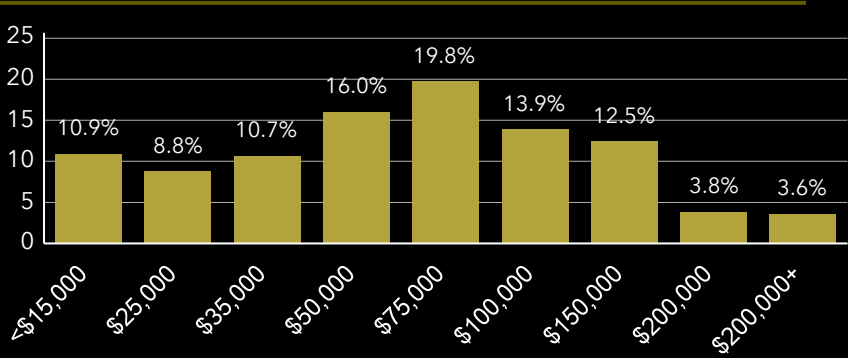
Home Value



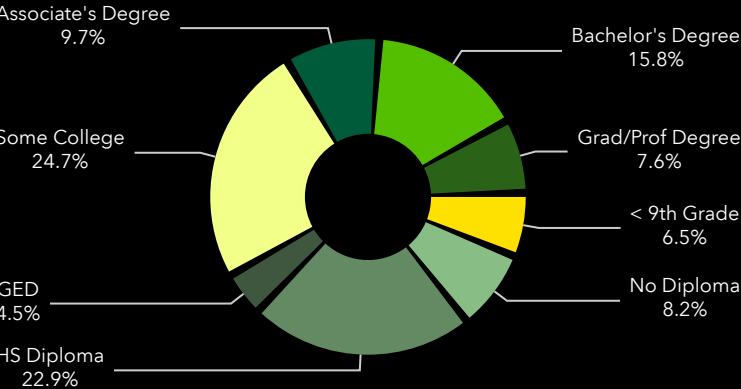
Home Ownership



Household Income



Educational Attainment



## Community Overview

Key Facts

68,221

Total Housing Units

80

Housing Affordability Index

10,745

Households Below the Poverty Level

31.1

Median Age

\$45,373

Median Disposable Income

167,378

Total Population

48

Wealth Index




85

Diversity Index

128

Total Crime Index

Tapestry segments

 <div>13C</div>	<b>NeWest Residents</b> 10,094 households	15.8% of Households	▼
 <div>11C</div>	<b>Metro Fusion</b> 9,811 households	15.3% of Households	▼
 <div>11B</div>	<b>Young and Restless</b> 8,421 households	13.2% 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).

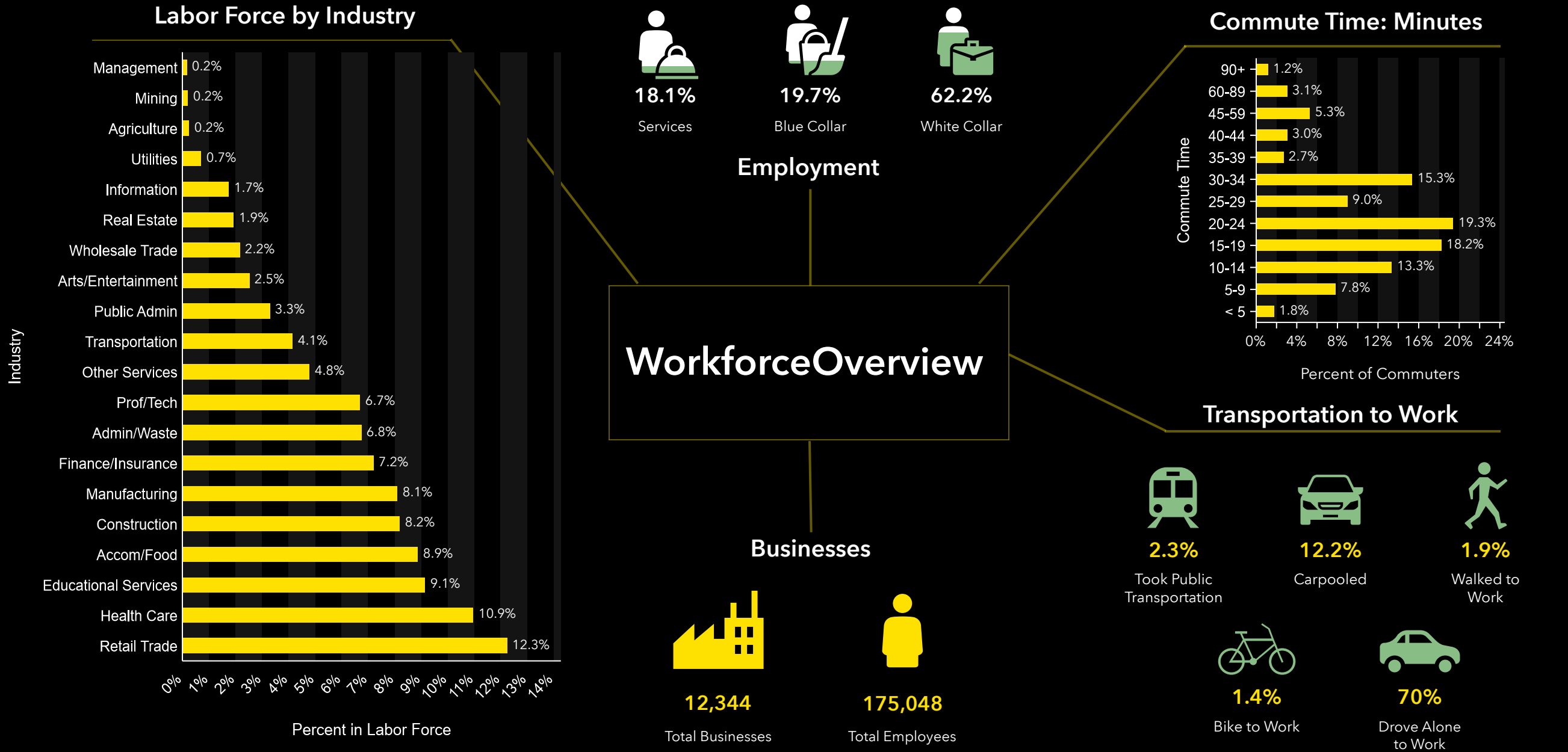
# Economic Development Profile

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

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# Economic Development Profile

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



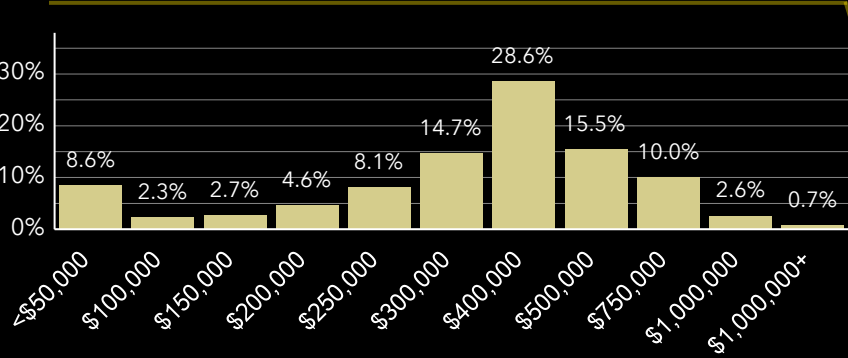
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# Economic Development Profile

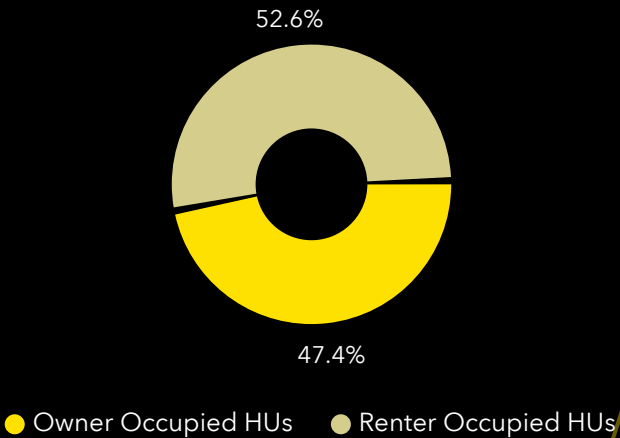
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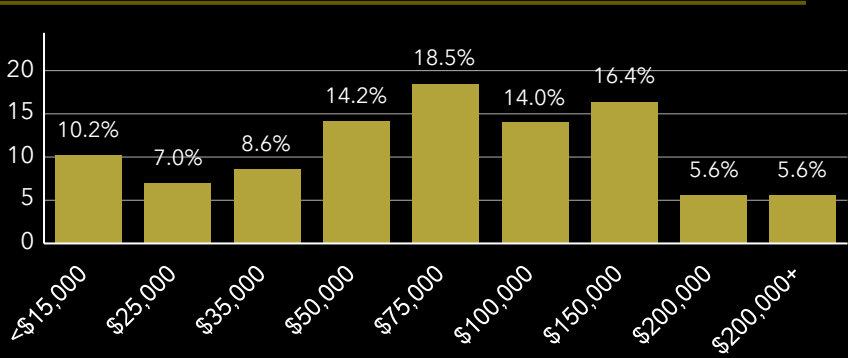
Home Value



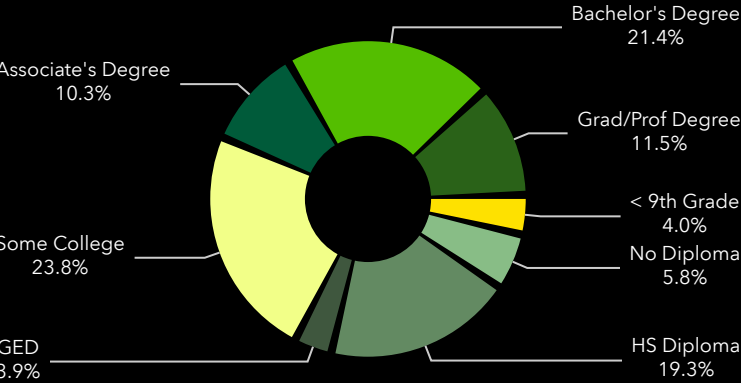
Home Ownership



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).