

FOR LEASE > HIGH VISIBILITY RETAIL CENTER

Southern Sunset Plaza

SWC COUNTRY CLUB DRIVE & SOUTHERN AVENUE | MESA, ARIZONA




Major
Renovations
Underway



Opportunity Highlights

- > Seeking multiple restaurant users
- > Large employment population concentrated in and near the center
- > Generous tenant improvement allowance for qualified users
- > Three (3) former restaurant spaces available:
 - 1,660 SF - Former Subway
 - 2,407 SF - Former Chinese restaurant with hood & walk-ins
 - 2,805 SF - Suites 1340 & 1342 can be combined to fronting Country Club Drive, some restaurant improvements existing
- **Just Leased: Los Asaderos Mexican Grill**

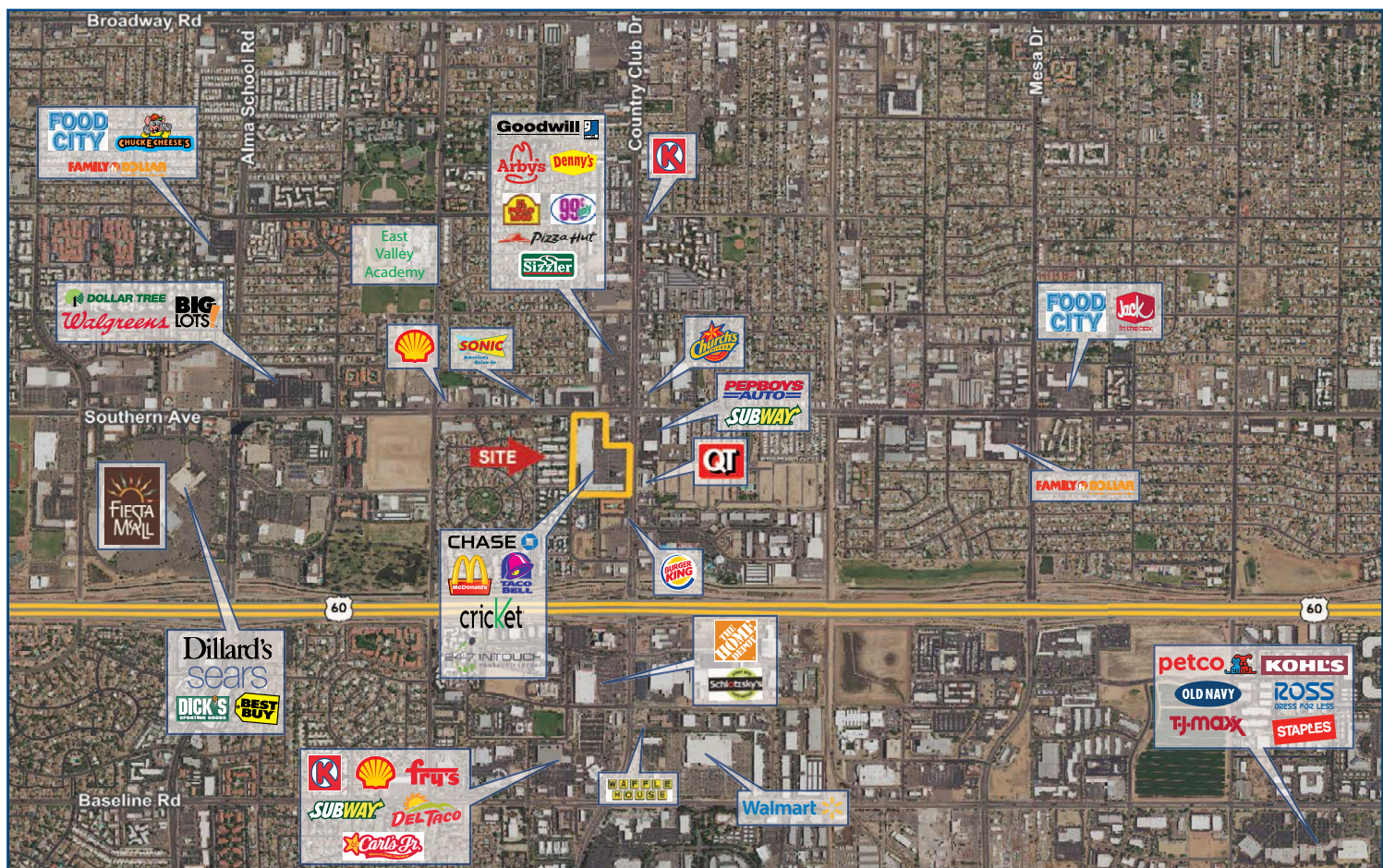


property renderings
provided by 

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\$8.00-\$20.00/SF > ±\$3.66/SF NNN

Property Highlights

- > 237,152 SF mixed-use shopping center with retail and employment users
- > On-site 24-hour call center averaging 1,000 employees per day
- > Area draw from the Fiesta District with employment population of 94,940 within a 3-mile radius
- > Excellent visibility and monument signage opportunities
- > Attractive renovations underway
- > Large parking field
- > Less than 1 mile from US-60 (full diamond interchange)

Snapshot Demographics

2017	1 Mile	3 Mile	5 Mile
Total Population	20,976	166,783	408,542
Daytime Population	24,180	186,179	389,923
Average HH Income	\$41,443	\$55,958	\$65,516

Traffic Counts

Country Club Drive	81,156 VPD
Southern Avenue	49,219 VPD
Total	130,375 VPD



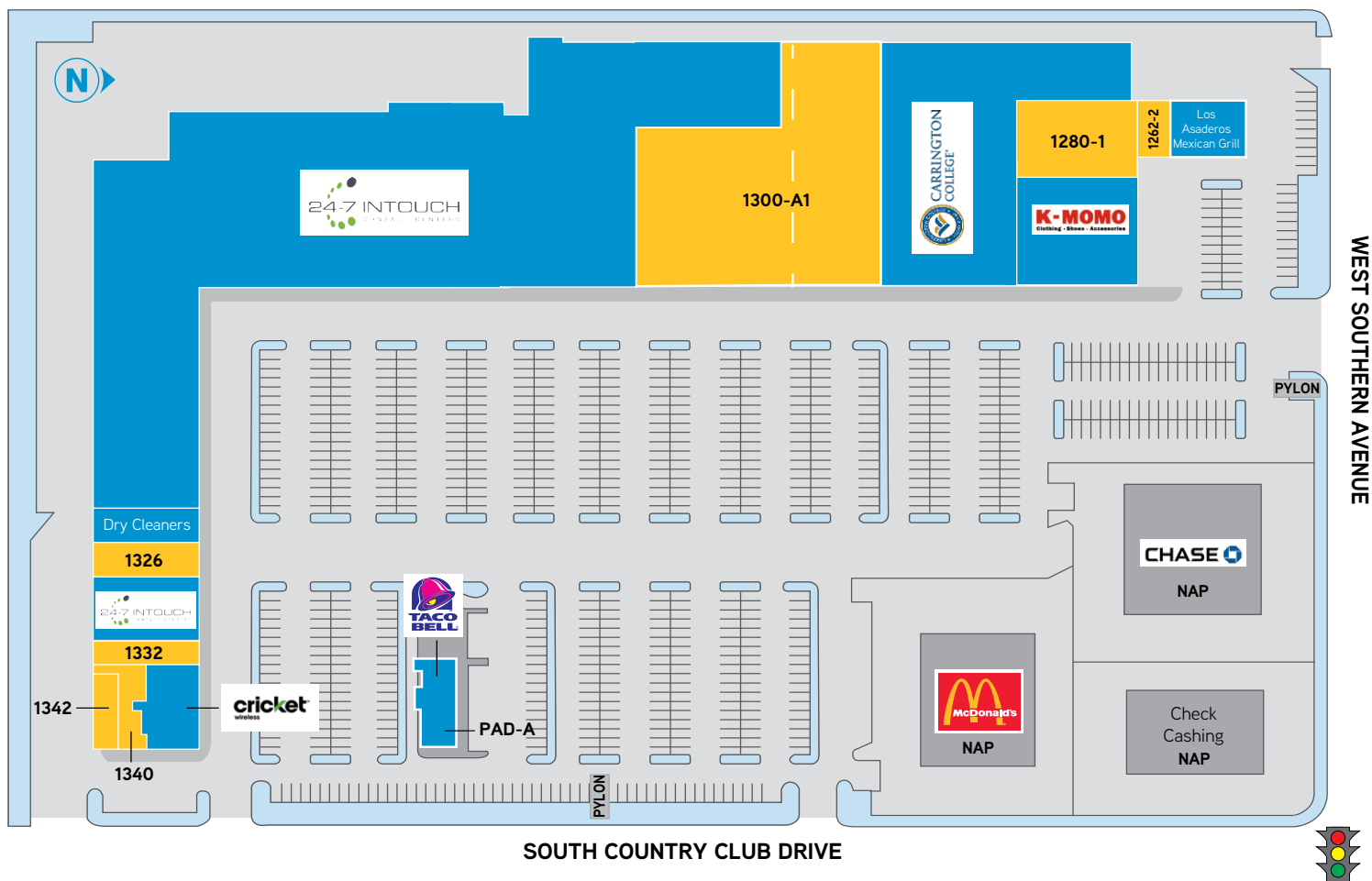
OVERALL BUILDING 2



Nearby Tenants & Businesses



(EAST ELEVATION)



Existing Site Availability

SUITE	TENANT	SQ.FT.
Pad-A	Taco Bell	2,600
Suite 1262-1	Los Asaderos Mexican Grill	2,835
Suite 1262-2	AVAILABLE	1,350
Suite 1280-1	AVAILABLE	16,174
Suite 1280-2	K-MOMO	5,562
Suite 1300-A1	AVAILABLE	28,163 <i>(divisible)</i>
Suite 1300-A2	Carrington College	24,392
Suite 1300-A3	24-7 Intouch Contact Centers	24,016
Suite 1302	24-7 Intouch Contact Centers	72,639
Suite 1324	Dry Cleaners	4,090
Suite 1326	AVAILABLE (former restaurant)	2,407
Suite 1328	24-7 Intouch Contact Centers	3,140
Suite 1330	24-7 Intouch Contact Centers	1,540
Suite 1332	AVAILABLE (former restaurant)	1,660
Suite 1338	Cricket Wireless	3,100
Suite 1340	AVAILABLE (former restaurant)	1,650
Suite 1342	AVAILABLE	1,155

Contact Us

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