

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**



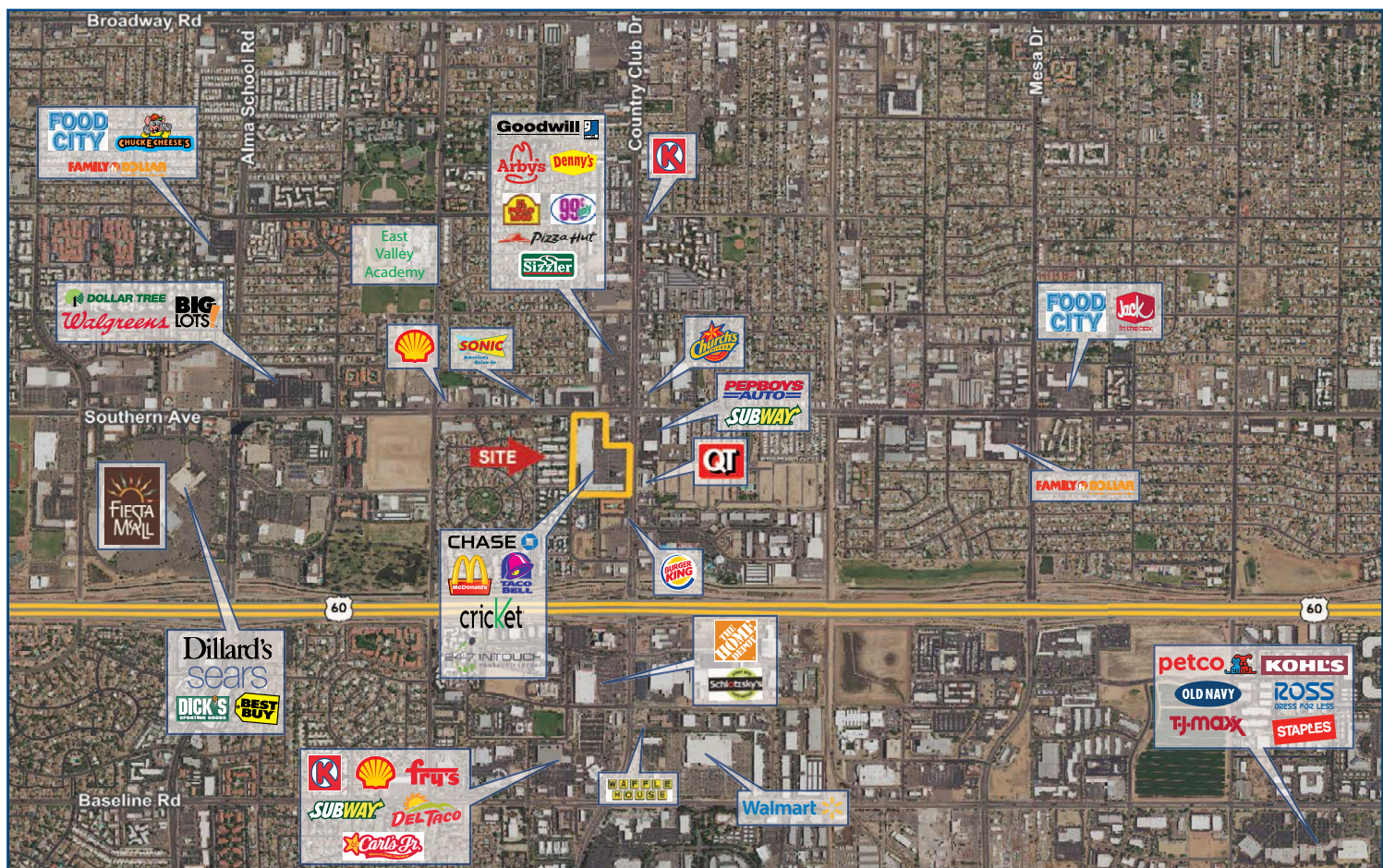
property renderings  
provided by 

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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 87,292 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

2016	1 Mile	2 Mile	3 Mile
Total Population	20,012	75,493	166,344
Daytime Population	23,843	91,313	179,702
Average HH Income	\$40,907	\$47,601	\$54,190

## Traffic Counts

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



OVERALL BUILDING 2



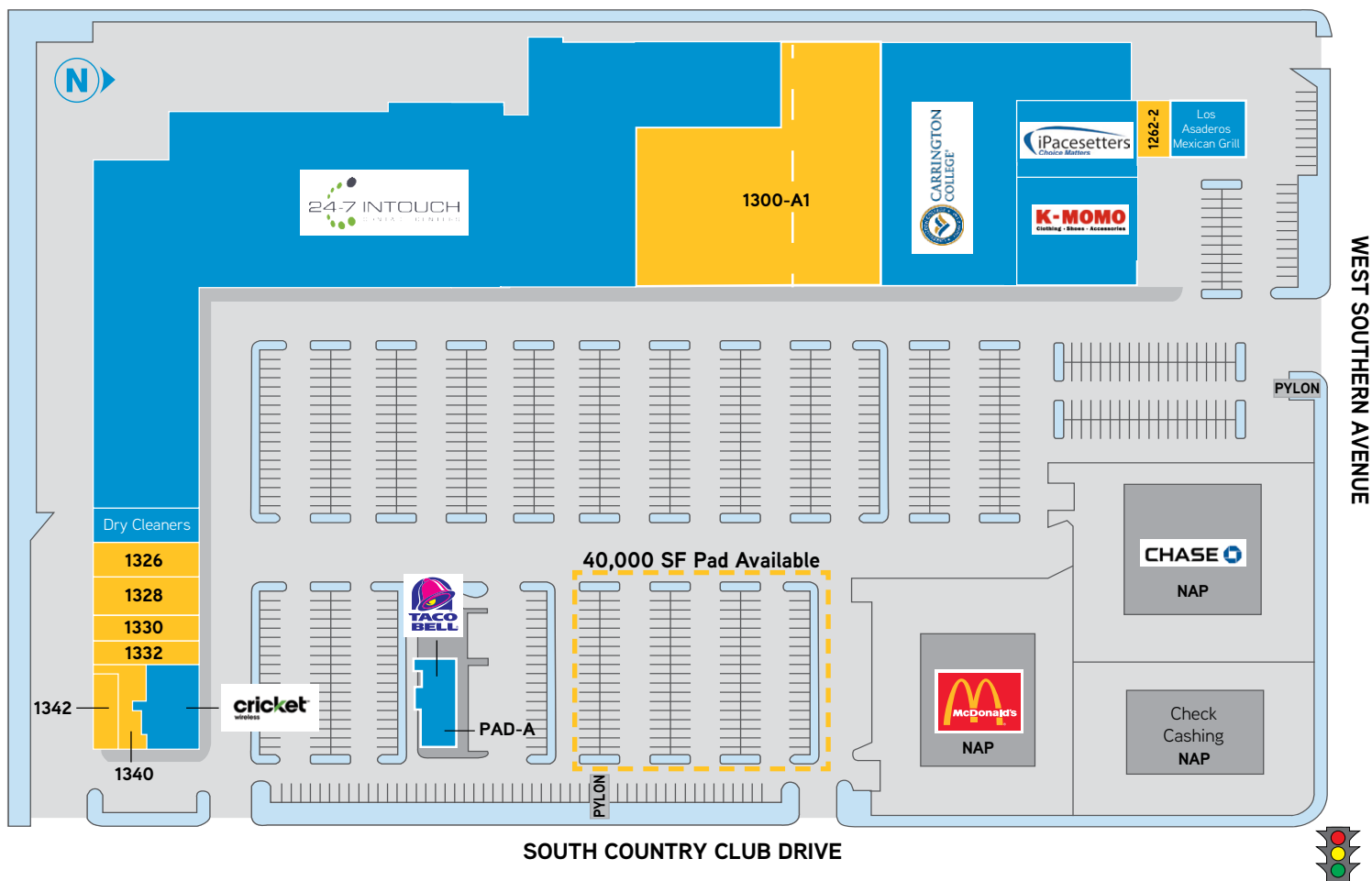


## Nearby Tenants & Businesses



(EAST ELEVATION)





## Existing Site Availability

SUITE	TENANT	SQ.FT.
Pad-A	Taco Bell	2,600
Suite 1262-1	Los Asaderos Mexican Grill	2,835
<b>Suite 1262-2</b>	<b>AVAILABLE</b>	<b>1,350</b>
Suite 1280-1	iPacesetters	16,174
Suite 1280-2	K-MOMO	5,562
<b>Suite 1300-A1</b>	<b>AVAILABLE WITH NOTICE</b>	<b>28,163</b> <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
<b>Suite 1326</b>	<b>AVAILABLE</b> <i>(former restaurant)</i>	<b>2,407</b>
<b>Suite 1328</b>	<b>AVAILABLE</b>	<b>3,140</b>
<b>Suite 1330</b>	<b>AVAILABLE</b>	<b>1,540</b>
<b>Suite 1332</b>	<b>AVAILABLE</b> <i>(former restaurant)</i>	<b>1,660</b>
Suite 1338	Cricket Wireless	3,100
<b>Suite 1340</b>	<b>AVAILABLE</b> <i>(former restaurant)</i>	<b>1,650</b>
<b>Suite 1342</b>	<b>AVAILABLE</b>	<b>1,155</b>

## Contact Us

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