



# 3,915 SF WELLNESS SPACE AVAILABLE FOR LEASE

*1,980 SF of additional space on the 2nd floor*

**6321 S Ellsworth Rd, Mesa, AZ 85212**



Jones Lang LaSalle Americas,  
Inc. | AZ License #C0508577000

# WELCOME TO ARIZONA ATHLETIC GROUNDS

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**A premier youth athletics destination located in Mesa, AZ.**

We are pleased to present a one-of-a-kind leasing opportunity – *3,915 SF of move-in ready medical wellness space with additional 2nd story space available. Be part of the Arizona Athletic Grounds premier Health + Sports Campus.*

Ranked #61 nationwide, this is one of the largest youth-oriented sports facilities in North America, *Arizona Athletic Grounds attracts millions of visitors and hosts hundreds of events each year.* With guaranteed foot traffic and an annual visitor count exceeding 2.6 million, this remarkable venue offers unparalleled potential for a proven operator. Nestled within a sprawling 280-acre complex, *Arizona Athletic Grounds sets the stage for success in the vibrant youth sports and entertainment market in an extremely high-growth area of the Phoenix Metroplex.*

**CLICK OR SCAN**  
to explore the opportunity



2.6+ MILLION VISITORS PER YEAR!



# WELLNESS CENTER

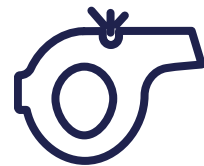
## 3,915 SF

### MOVE-IN READY

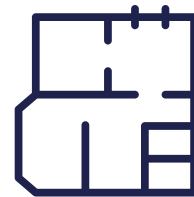
### WELLNESS SPACE

Located immediately off the main entrance to the Healthcare Campus and Field Houses A & B

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280 Acre sports complex



3,915 SF



Move-in ready



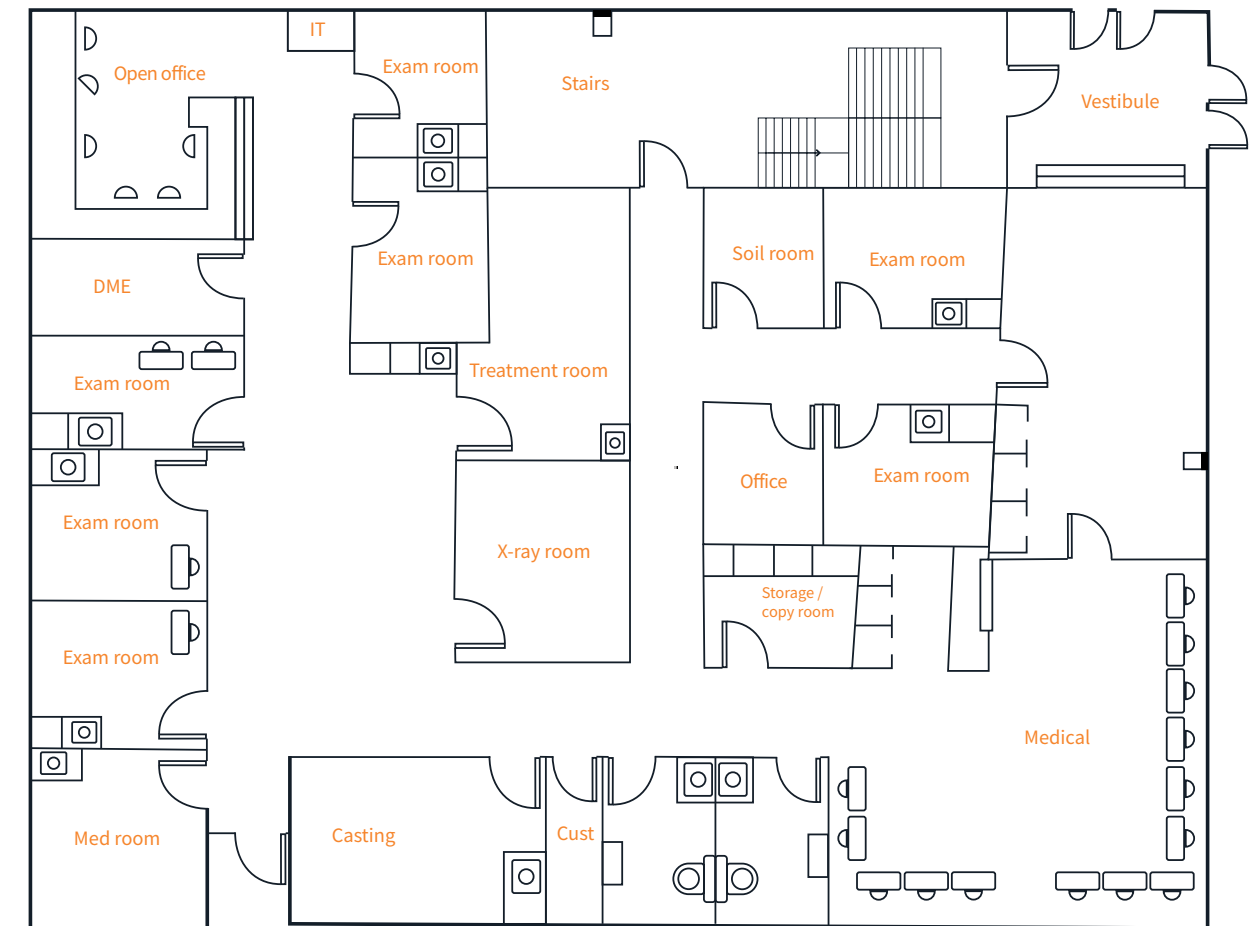
Guaranteed foot traffic



Premier Health + Sports Campus



Prime Southeast Valley location



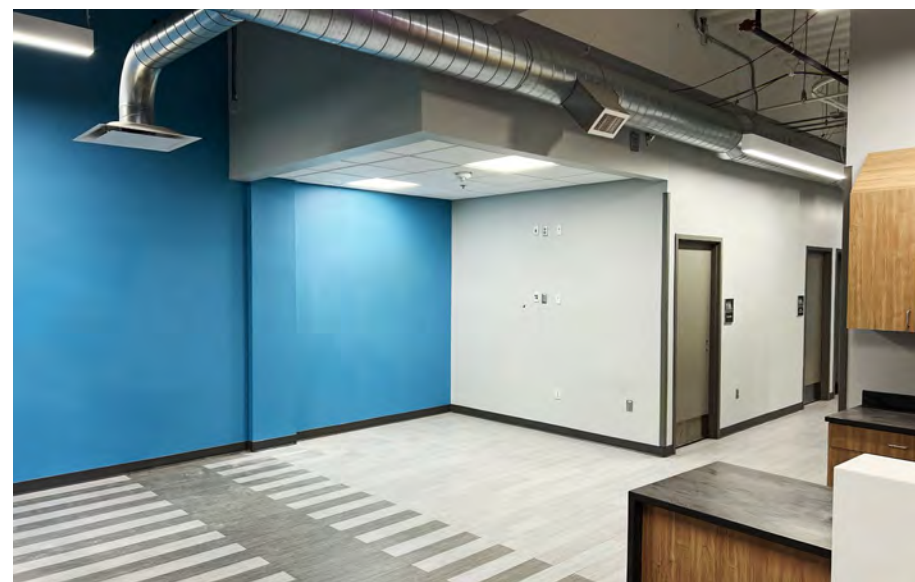
**CLICK OR SCAN** >>>  
for a virtual tour



### Built Out Space:

- Nurse's station
- 7 exam rooms
- Supply / Meds room
- Imaging room [x-ray]
- Treatment room
- Casting room
- Private office
- Open office area
- 2 waiting room areas
- Restrooms
- Custodians closet
- 2 storage rooms
- Soiled room

\*1,980 SF of additional space is available on the 2nd floor for lease

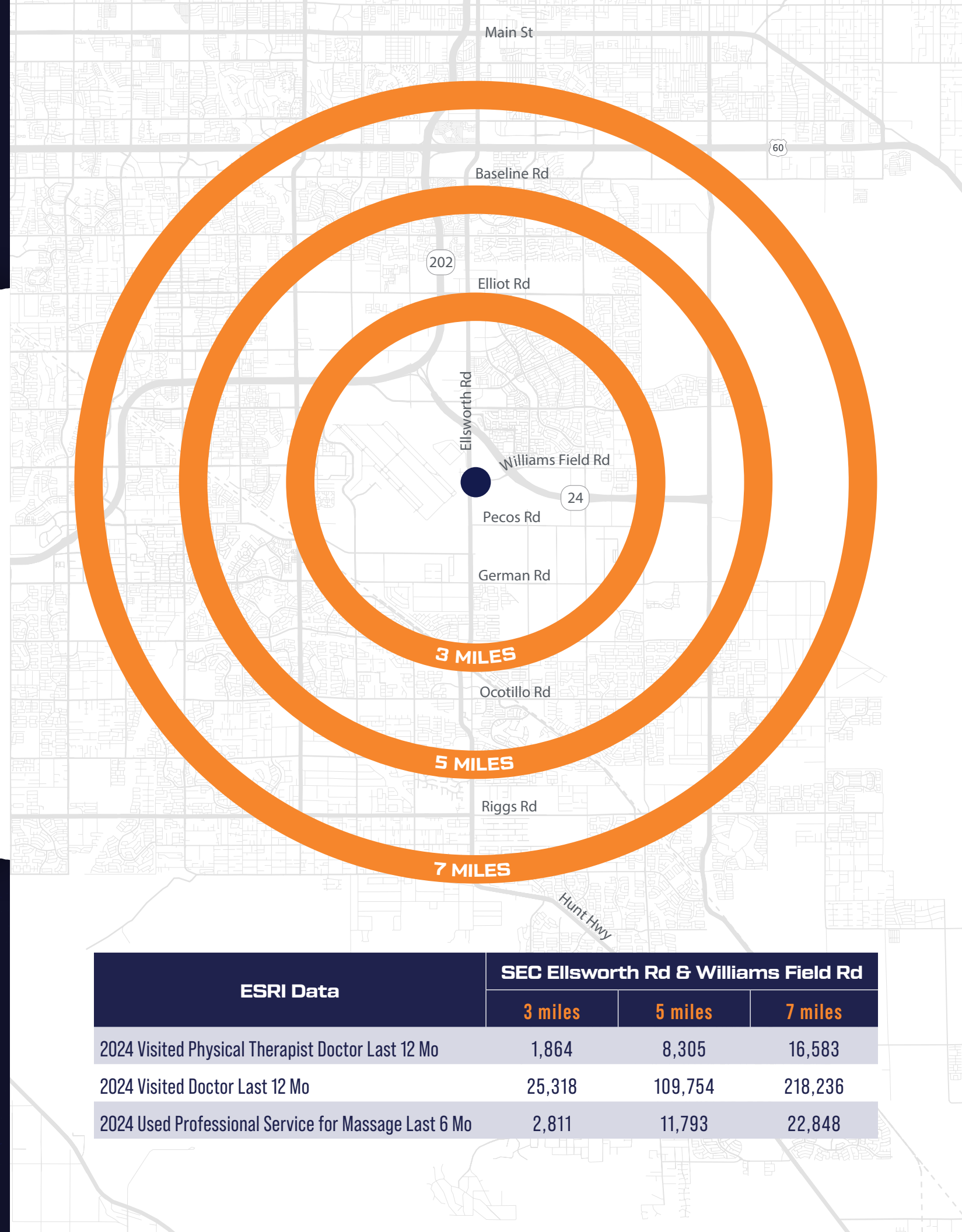


# AREA DEMOGRAPHICS

## 08

### Rapid Population growth creates a unique opportunity.

The rapid population growth and new housing developments in the Southeast Valley are ushering in a wave of young families and professionals, creating a diverse demographic landscape that demands a comprehensive range of healthcare services. *As the region's population is projected to swell by an additional 400,000 residents by 2050, the need for healthcare specialists across various disciplines becomes increasingly apparent.* From pediatricians catering to the growing number of children to physical therapists supporting the active lifestyles of both young adults and seniors, *the healthcare sector in the Southeast Valley is poised for significant expansion.* This demographic shift, coupled with the area's robust job market spanning multiple high-tech and service industries, *presents a unique opportunity for healthcare providers to establish and grow their practices,* meeting the evolving medical needs of this burgeoning community.



Site Radius	2024 Total Population	2024 Median Age	2024 Avg HH Income	2024 Avg HH Size	2024 Total HH	2020-24 HH Pop. CAGR*
3 miles	45,226	35.3	\$169,204	3.13	14,268	11.29%
5 miles	192,572	35.3	\$152,303	3.11	61,483	4.60%
7 miles	374,549	36.0	\$143,786	3.01	123,645	3.62%

\*Compound Annual Growth Rate

ESRI Data	SEC Ellsworth Rd & Williams Field Rd		
	3 miles	5 miles	7 miles
2024 Visited Physical Therapist Doctor Last 12 Mo	1,864	8,305	16,583
2024 Visited Doctor Last 12 Mo	25,318	109,754	218,236
2024 Used Professional Service for Massage Last 6 Mo	2,811	11,793	22,848

# EXCEPTIONAL FACILITY

# HEALTH +

# SPORTS CAMPUS

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## Health + Sports Campus

*Spanning 50,000 square feet, this ultra high-end facility offers cutting-edge training, rehabilitation, physical therapy, and medical care services.* The campus features a range of specialized centers, including a Fitness Center, Performance Center, and Recovery Center, each designed to cater to diverse athletic needs. By joining Arizona Athletic Grounds, you will gain access to a *vast client base, including millions of visitors and over 750,000 high-performance junior athletes*, ensuring a robust revenue stream.

This wellness space opportunity invites you to join a prestigious facility, offering *unparalleled brand exposure and strategic positioning in the athletic healthcare sector.* By combining AAG's established reputation and extensive reach with your expertise, you'll create a *powerhouse in athletic healthcare and performance enhancement.*



### Wellness Space

Floor 1 - 3,915 SF /// Floor 2 - 1,980 SF  
Individual patient exam rooms  
Physical therapy breakout room leading directly into Performance Center

### Performance Center

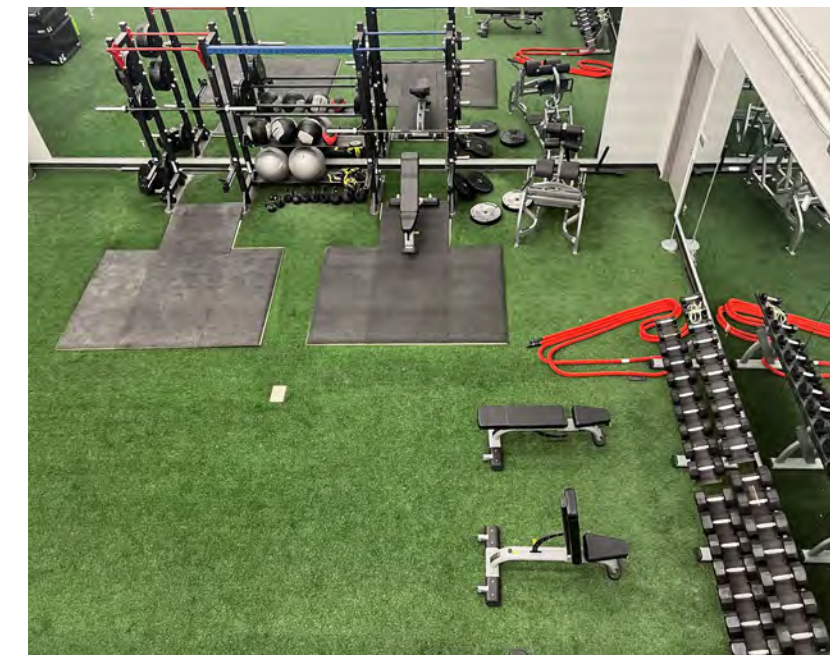
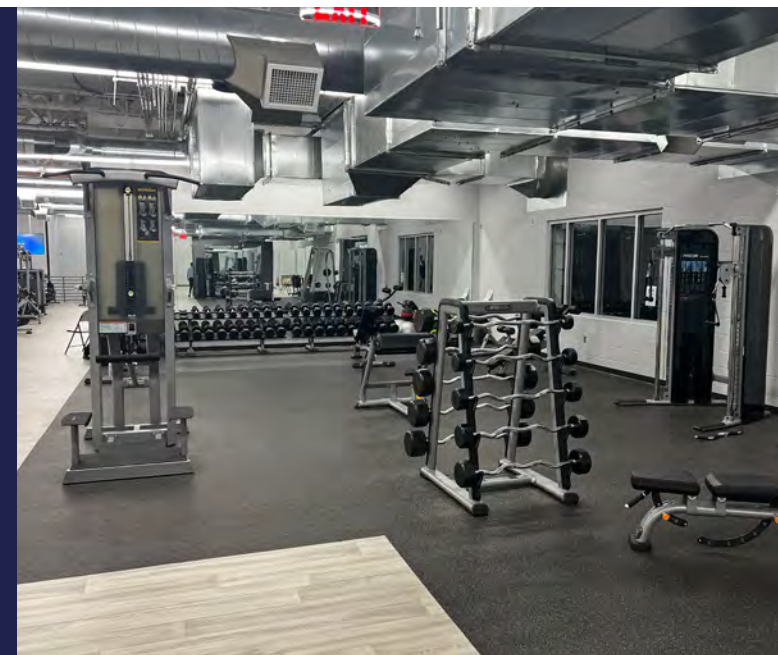
- 23,000 SF
- Indoor/outdoor turf, track, weight machines, recovery hot/cold tubs, meeting rooms & offices

### Fitness Center

- 15,000 SF
- Full set of fitness equipment, weights, cardio machines, yoga room, 2 full-sized locker rooms & much more

### Recovery Center

- 1,000 SF
- Hyperbaric chamber, cryotherapy, salt room, sauna & 5 individual rooms

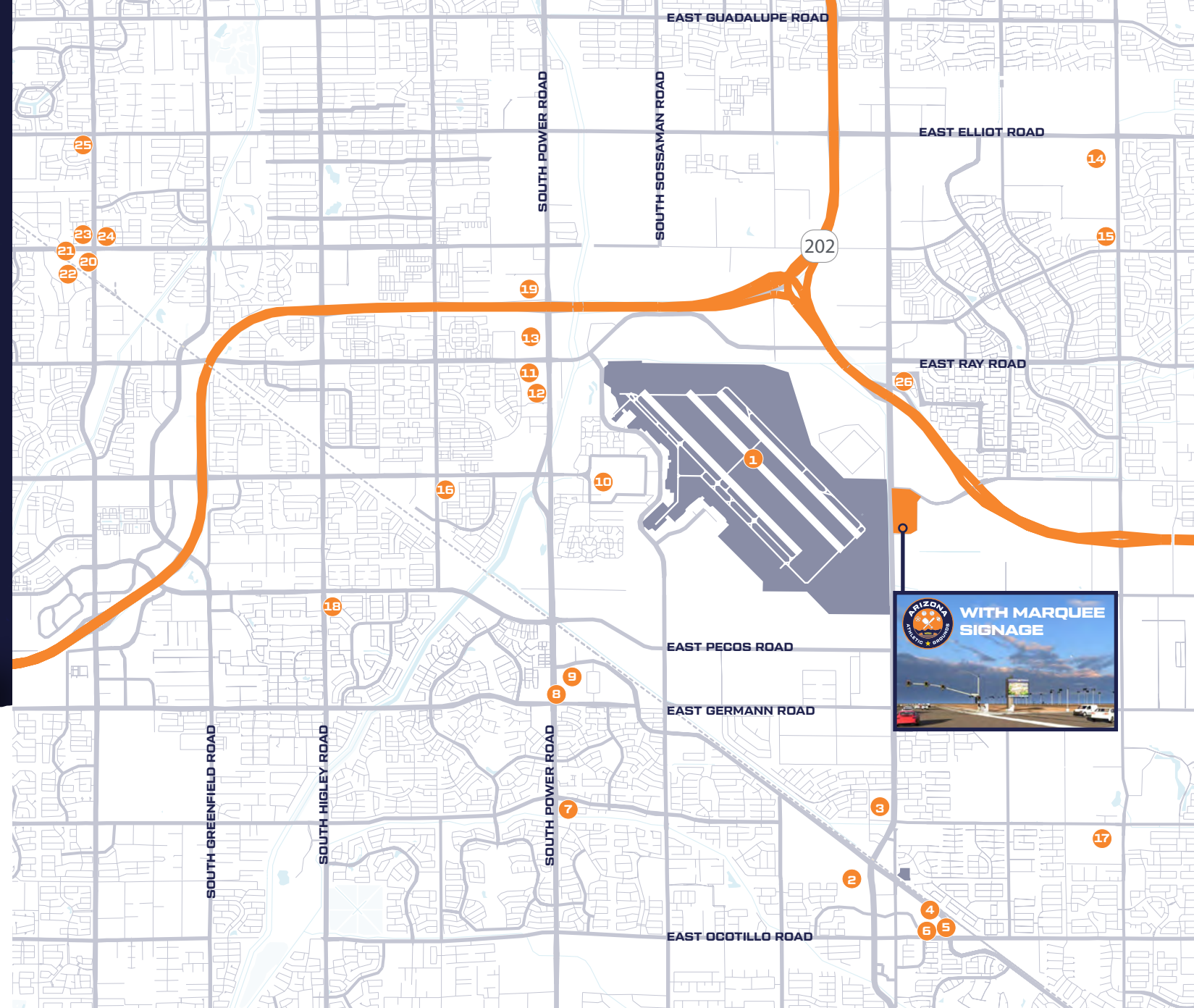


# AMENITIES

# WORK

# PLAY

# LIVE



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### Within a 5-mile radius of Arizona Athletic Grounds

Experience the convenience of Arizona Athletic Grounds' *prime location surrounded by a host of local amenities*. Within a short distance, you'll find an array of businesses serving every need. Additionally, you'll find *retail options abound*, offering a diverse range of stores for your shopping needs. Whether you're looking for fashion, home decor, or specialty items, you'll find it nearby. The growing presence of health-conscious residents in the vicinity creates a natural demand for comprehensive medical and recovery centers. These health-minded individuals are likely to prioritize preventive care, regular check-ups, and swift recovery from injuries or procedures.

**2,485**

Businesses

**23**

Fitness Centers

**11**

Shopping Centers

## SURROUNDING RETAILERS

- |                                 |                                  |                                  |
|---------------------------------|----------------------------------|----------------------------------|
| 1. Phoenix-Mesa Gateway Airport | Costco Wholesale                 | PetSmart                         |
| 2. Queen Creek Marketplace      | ALDI                             | 14. Apple Data Center            |
| Kohl's                          | 4. Walmart Supercenter           | 15. Safeway                      |
| Ulta Beauty                     | 5. Petco                         | 16. Fry's Food And Drug          |
| Nordstrom Rack                  | 6. Staples                       | 17. Fry's Marketplace            |
| CVS                             | 7. Safeway                       | 18. Fry's Food And Drug          |
| Target                          | 8. CVS                           | 19. American Furniture Warehouse |
| Ross Dress for Less             | 9. The Home Depot                | 20. Target                       |
| T.J. Maxx                       | 10. ASU Polytechnic Campus       | 21. Petco                        |
| Old Navy                        | 11. Walmart Supercenter          | 22. Ross Dress for Less          |
| Burlington                      | 12. Planet Fitness               | 23. Fry's                        |
| Trader Joe's                    | 13. Gilbert Gateway Towne Center | 24. The Home Depot               |
| Mountainside Fitness            | Target                           | 25. Safeway                      |
| PetSmart                        | CVS                              | 26. Mountainside Fitness         |
| Total Wine & More               | Michaels                         |                                  |
| Harkins Theatres                | Dollar Tree                      |                                  |
| 3. Queen Creek Crossing         | World Market                     |                                  |
| Hobby Lobby                     | Ross Dress for Less              |                                  |
| Ashley Store                    | Mega Furniture                   |                                  |

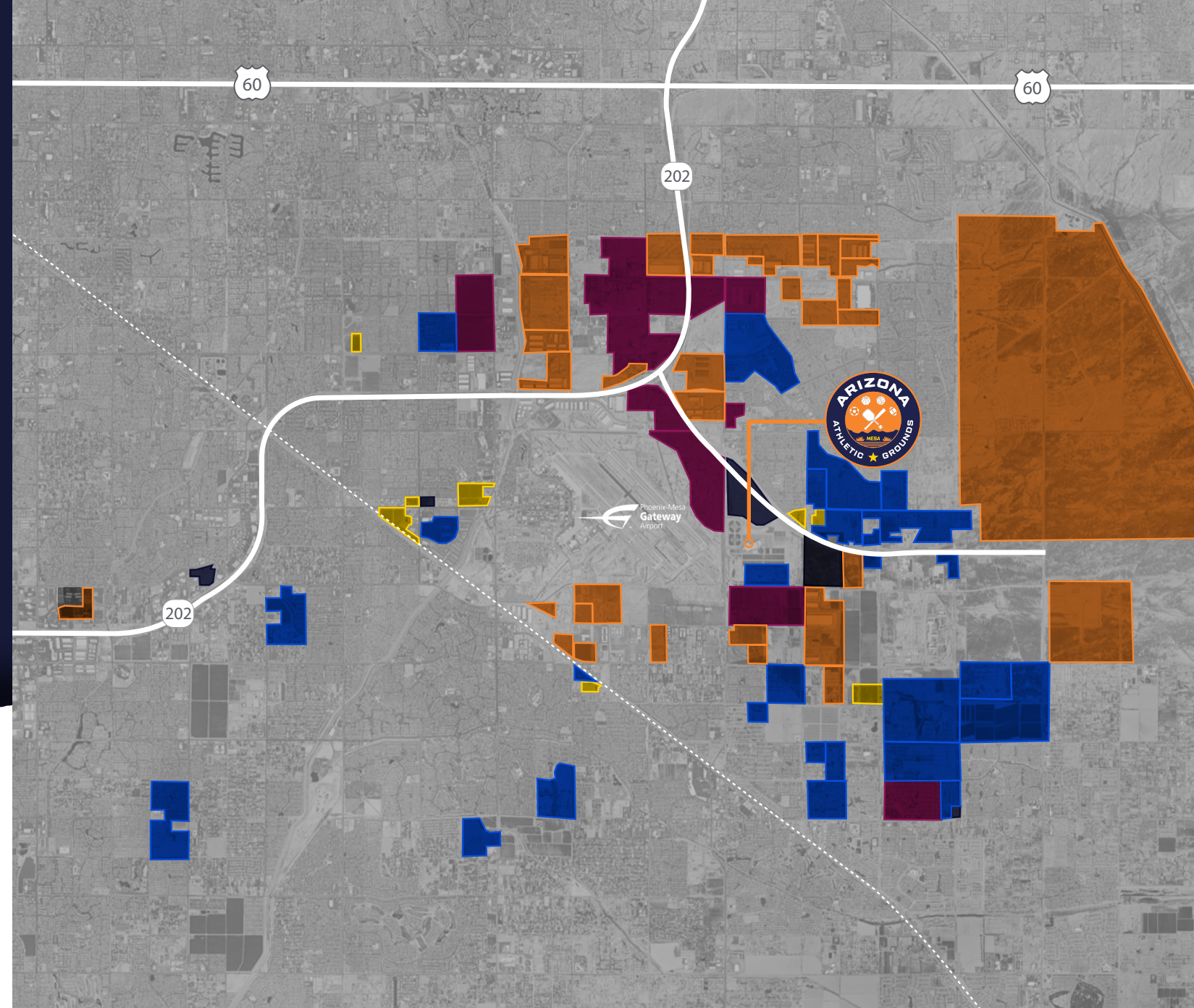
# DEVELOPMENT THRIVING GROWTH POTENTIAL

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## Embrace the future with Arizona Athletic Grounds

A visionary catalyst for planned development in the area. Situated at the heart of an evolving region, the stage is set for a wave of *unparalleled growth and prosperity across multiple sectors*. From industrial powerhouses to vibrant residential neighborhoods, cutting-edge office spaces to thriving retail havens, and dynamic mixed-use environments, the possibilities are boundless. This expansion presents an *extraordinary opportunity for businesses seeking to harness the full potential of the dynamic economic landscape, with Arizona Athletic Grounds serving as a strategic hub for success*. As the city continues its upward trajectory, the meticulously planned industrial and office spaces will seamlessly attract a thriving business community, fostering innovation and economic vitality.

Simultaneously, the *carefully curated residential developments will cater to the needs of a growing population*, offering contemporary living and vibrant neighborhoods. Adding to the allure of this flourishing ecosystem, the *upcoming retail and mixed-use developments will create iconic spaces for immersive experiences*, transforming the landscape into a magnet for entertainment, shopping, and dining. As Arizona Athletic Grounds becomes the epicenter of this remarkable evolution, the stage is set for an exhilarating and prosperous future, cultivating remarkable opportunities for all stakeholders.



**±38M**

SF of Proposed Industrial

**±9.6K**

Proposed Single Family Lots

**±5.5K**

Proposed Multifamily Units

**±7**

Proposed Mixed Use Projects

**±1K**

Acres of Proposed Commercial Land





## LEGEND

- A Fieldhouse A
- B Fieldhouse B
- C Fieldhouse C
- Miller Lite Way
- Restrooms
- Championships Field
- The Yard
- Beach Volleyball
- Baseball/Softball
- Multi-Purpose Fields
- Pickleball Center
- Wellness Space

## DROP US A LINE

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