



21,544 SF FULLY TURNKEY GYMNASTICS STUDIO AVAILABLE FOR LEASE

6321 S Ellsworth Rd, Mesa, AZ 85212



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 — *21,544 SF fully turnkey gymnastics building with the option to rent all the existing equipment, allowing for unprecedented speed to market.*

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 2.4 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.*

2.4+ MILLION VISITORS PER YEAR!



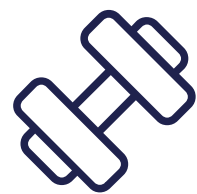
FULLY TURNKEY 21,544 SF MOVE-IN READY GYMNASTICS STUDIO

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



280 Acre sports complex



21,544 SF Gymnastics Studio opportunity



Move-in ready



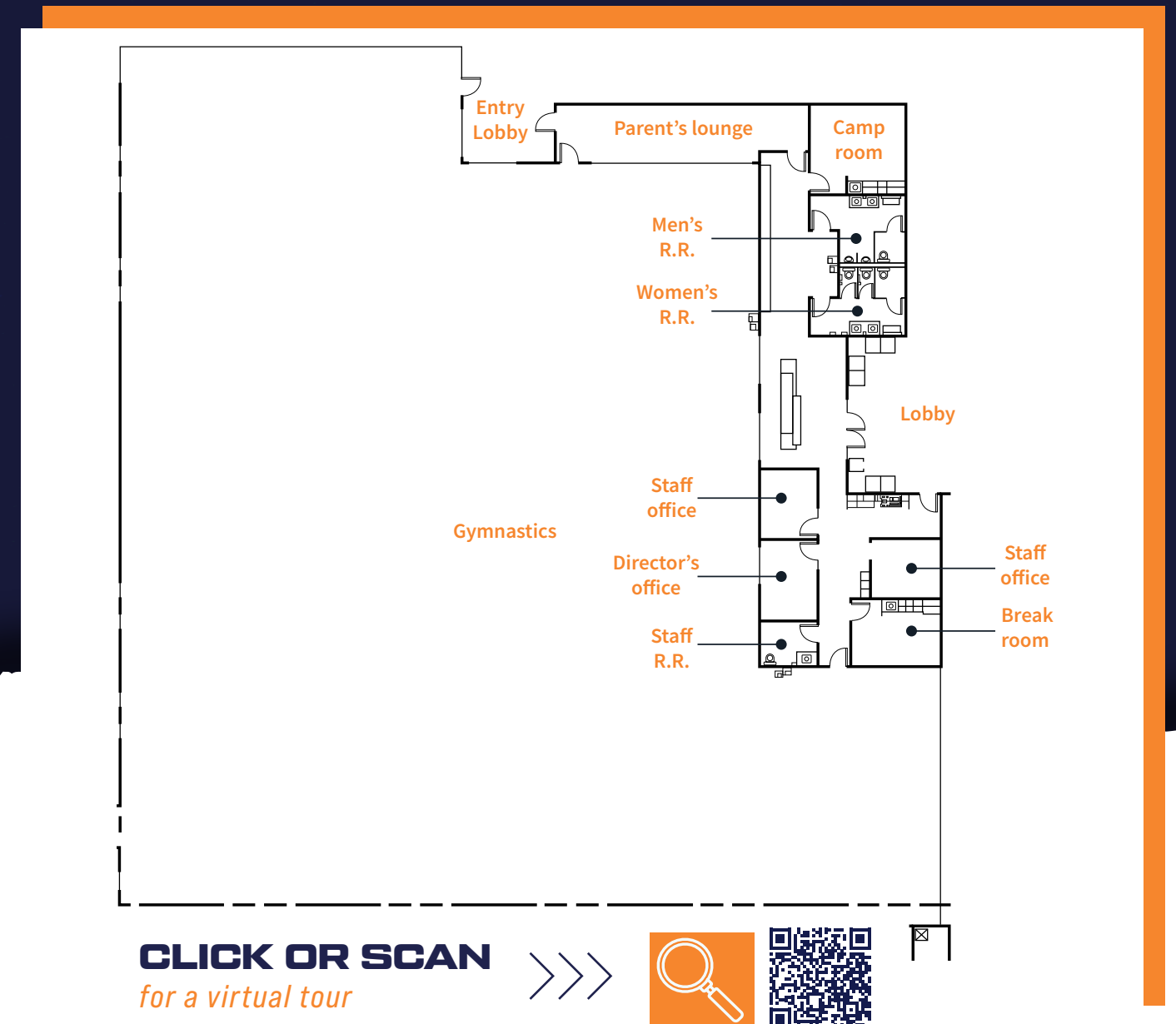
Rent all the existing equipment



Premier Health + Sports Campus



Prime Southeast Valley location



Fully Built Out Space:

- Fully turnkey gymnastics set up
- Ninja Warrior training course
- Separate gymnastics set up for younger children
- Parent's lounge
- Camp room
- Staff offices and break room
- Existing equipment includes: foam pit, balance beams, high low bars, mats, spring boards, vaults, and more

AREA DEMOGRAPHICS

WELCOME TO THE NEIGHBORHOOD



06

Site Radius	2024 Total Popultion	2024 Median Age	2024 Average HHI	2024 Average HH Size	2024 Total HH	2020-2024 Household Population: 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%



AMENITIES

WORK

PLAY

LIVE

08

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. Stay active and maintain a healthy lifestyle with *nearby fitness centers* that offer state-of-the-art equipment and a range of wellness classes.

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 | |

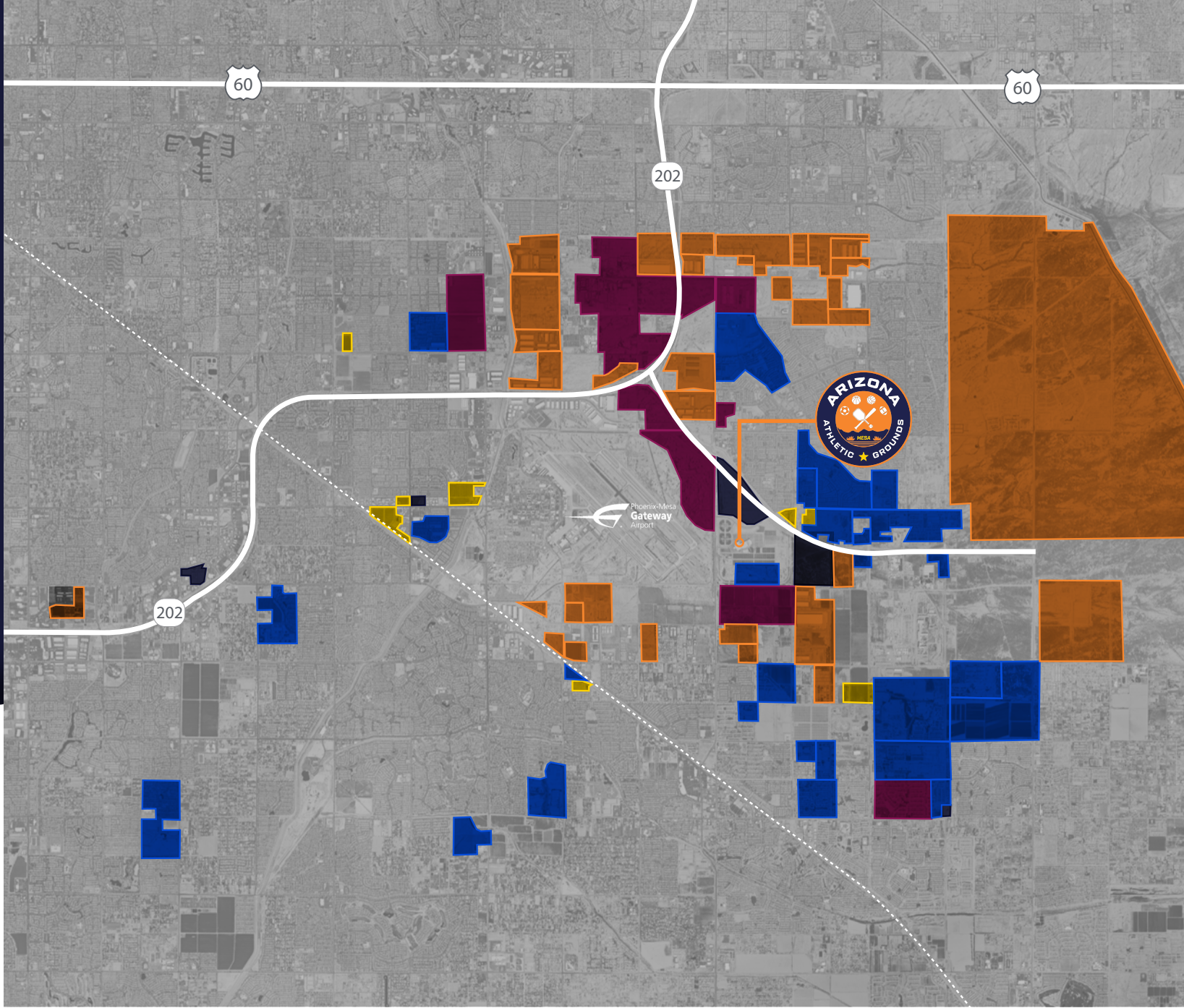
DEVELOPMENT THRIVING GROWTH POTENTIAL

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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



DROP US A LINE

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