



**17,000 SF RESTAURANT
SPACE AVAILABLE FOR LEASE**

6321 S Ellsworth Rd, Mesa, AZ 85212



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

WELCOME TO ARIZONA ATHLETIC GROUNDS

02

A premier youth athletics destination located in Mesa, AZ.

We are pleased to present a one-of-a-kind leasing opportunity—a **17,000 square foot turnkey restaurant space with over \$3 million in improvements and a state-of-the-art kitchen**. This unique opportunity boasts exceptional features including a **double service line, six fryers, a char-broiler, flat top grills, refrigeration, oven, and cold equipment**. The dining area is outfitted with furniture, IT/AV, **130 televisions**, and has the capability of hosting **600 guests**.

Ranked #61 nationwide, this is one of the largest youth-oriented sports facilities in North America. **Arizona Athletic Grounds attracts millions of visitors 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!



RESTAURANT FULLY TURNKEY SPACE

04



280 Acre sports
complex



17,000 SF Restaurant
opportunity



Fully turnkey



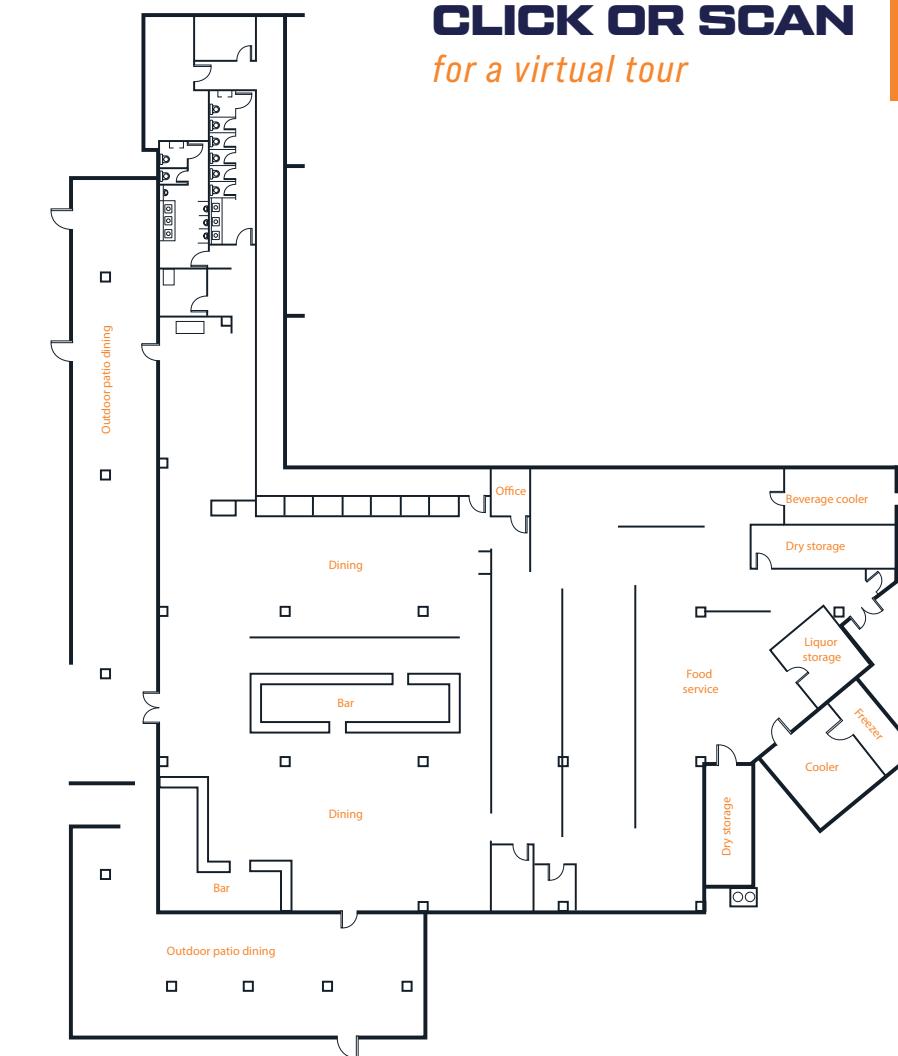
\$3 Million of
improvements



State-of-the-
art kitchen



Prime Southeast
Valley location



CLICK OR SCAN
for a virtual tour



Top 98%

Percentile Sports Complex in Arizona

Top 96%

Percentile Sports Complex Nationally

600

Restaurant Guest Capacity

02

Kitchens (Double Serving)

02

Bar Areas

130

Total Televisions

+2.4M

Visitors Per Year

\$3M

of Improvement

+100K

Visitors During Largest Weekends

HIGHLIGHTS

SUPERB DINING SPACE

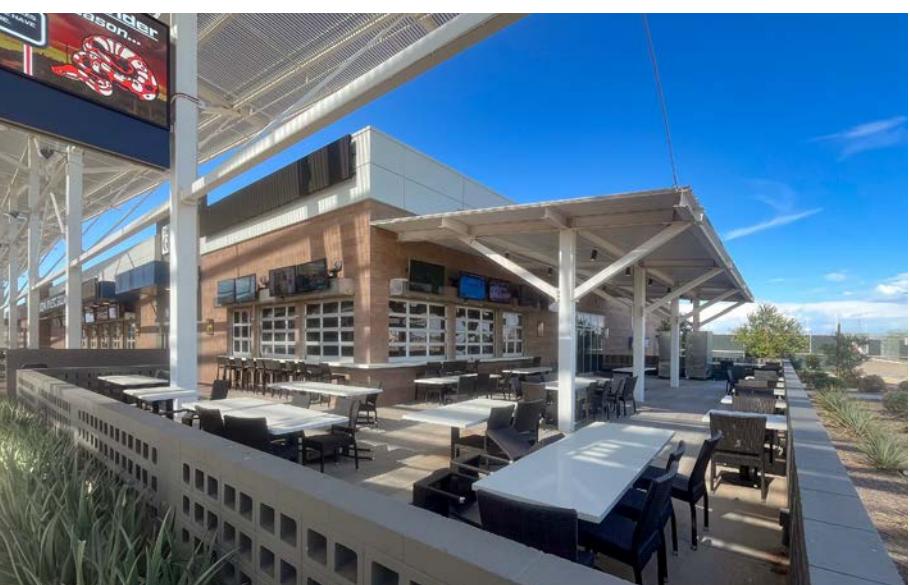
06

Indoor Dining

Introducing the impressive indoor dining experience at Arizona Athletic Grounds, where guests can enjoy a comfortable and inviting atmosphere. The space is equipped with **27 harvest tables, 15 high top tables, and 50+ bar chairs**, providing ample seating for all occasions. With **168 restaurant chairs and 106 televisions** strategically placed throughout the area, guests can enjoy their meal in a vibrant setting. For those looking to unwind after a long day, **2 bars** are available, creating the perfect spot to socialize and relax.

Outdoor Dining

Experience the beauty of outdoor dining with picturesque views overlooking the sports fields at Arizona Athletic Grounds. The outdoor dining area features **45 tables and 135 chairs**, allowing guests to soak up the sun while enjoying their meal. Seating options are enhanced by the inclusion of **6 booths**, providing a more intimate setting. With **24 televisions** strategically placed, guests can stay connected to the exciting sports events happening nearby, making every meal an unforgettable experience.



HIGHLIGHTS

BACK OF THE HOUSE

08

Restaurant Service Kitchen

The restaurant service kitchen at Arizona Athletic Grounds is truly state-of-the-art, designed to meet the demands of a high-volume operation. This exceptional facility features a **double service line, 6 fryers, a char-broiler, flat top grills, refrigeration, ovens, and both hot and cold holding equipment**. Every detail has been carefully considered to ensure a seamless cooking and serving process, allowing restaurant operators to deliver outstanding culinary experiences to their guests.

Banquet/Catering Kitchen

For banquets and catered events, Arizona Athletic Grounds offers a dedicated catering/prep kitchen that is fully equipped and well-suited for large-scale events. Boasting a **10 burner range, a convection oven, and prep tables**, the kitchen provides all the necessary tools for efficient food preparation. Additionally, **3 walk-in coolers and 1 walk-in freezer** offer ample storage space for perishable items, ensuring the highest quality of ingredients are always available. Whether hosting a corporate event or a lavish celebration, this banquet/catering kitchen is the perfect complement to any occasion.



AMENITIES WORK PLAY LIVE

10

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 shopping 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

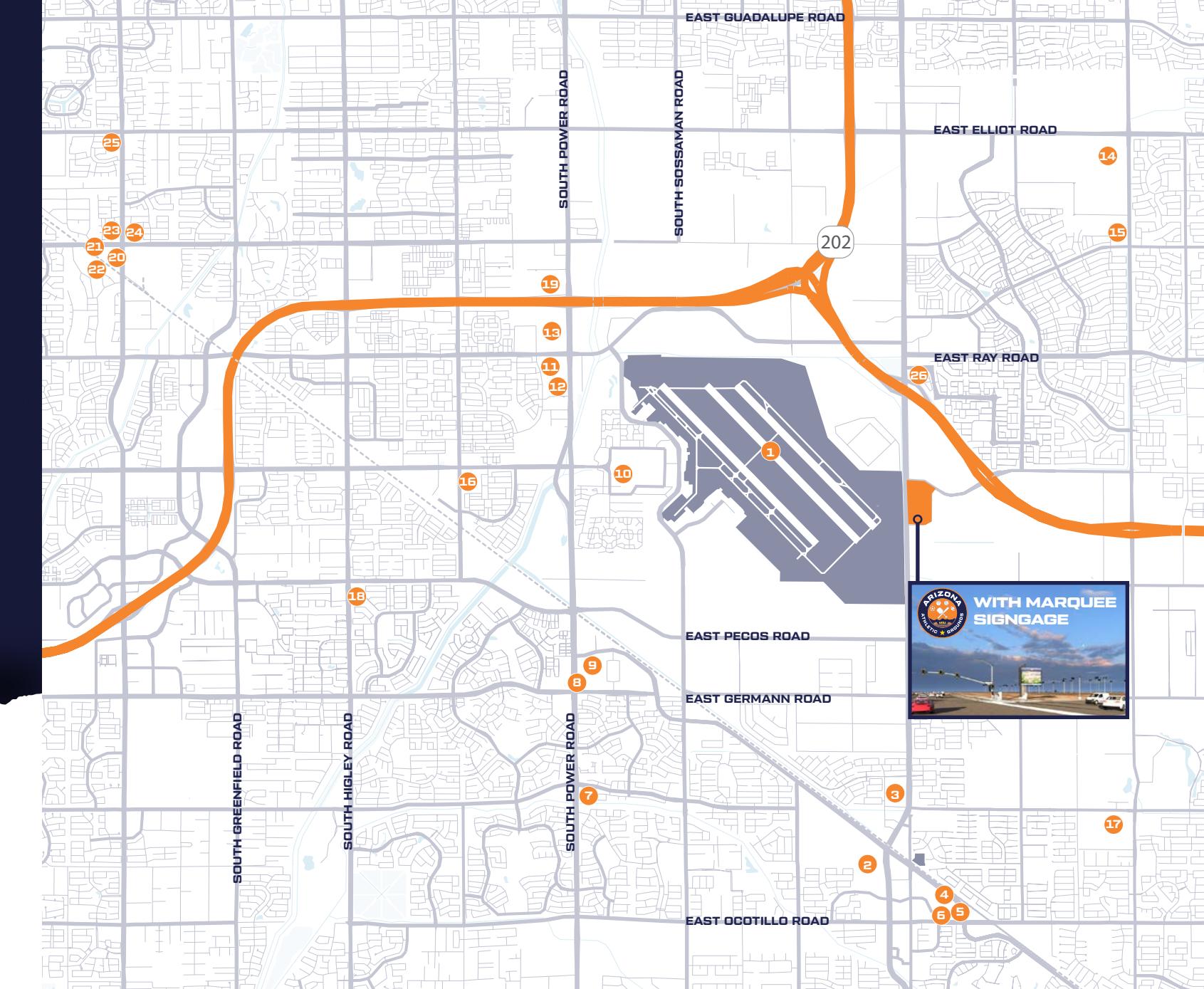
Businesses

23

Fitness Centers

11

Shopping Centers



SURROUNDING RETAILERS

1. Phoenix-Mesa Gateway Airport
2. Queen Creek Marketplace
3. Queen Creek Crossing
4. Walmart Supercenter
5. Petco
6. Staples
7. Safeway
8. CVS
9. The Home Depot
10. ASU Polytechnic Campus
11. Walmart Supercenter
12. Planet Fitness
13. Gilbert Gateway Towne Center
- Costco Wholesale
- ALDI
- Target
- Ross Dress for Less
- T.J. Maxx
- Old Navy
- Burlington
- Trader Joe's
- Mountainside Fitness
- PetSmart
- Total Wine & More
- Harkins Theatres
- Hobby Lobby
- Ashley Store
- PetSmart
- Apple Data Center
- Safeway
- Fry's Food And Drug
- Fry's Marketplace
- Fry's Food And Drug
- American Furniture Warehouse
- Target
- Petco
- Ross Dress for Less
- Fry's
- The Home Depot
- Safeway
- Mountainside Fitness

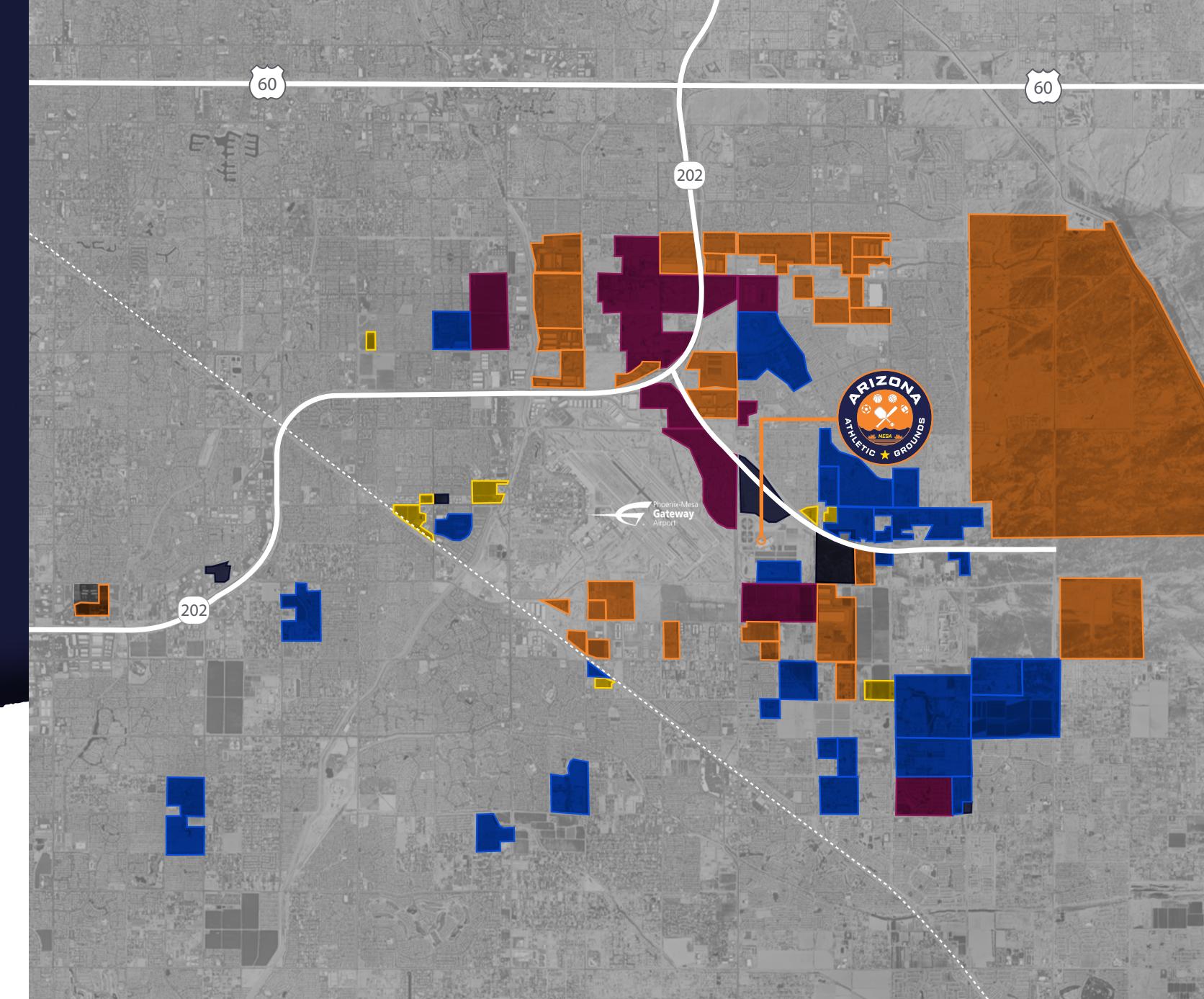
DEVELOPMENT THRIVING GROWTH POTENTIAL

12

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

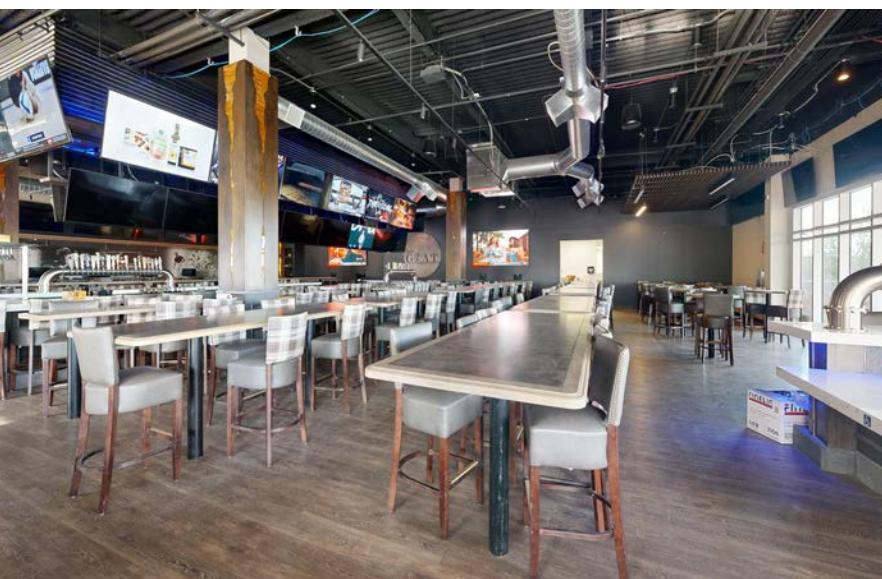
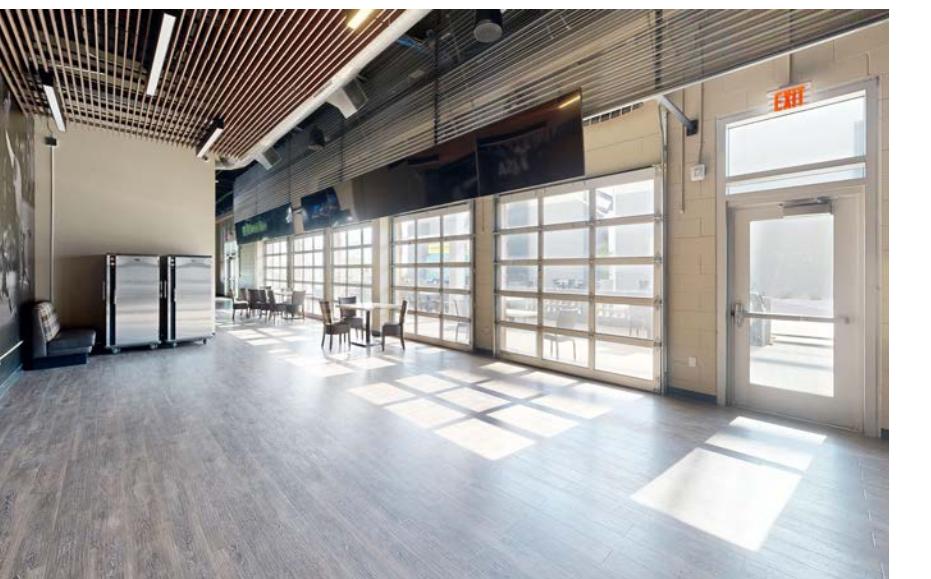
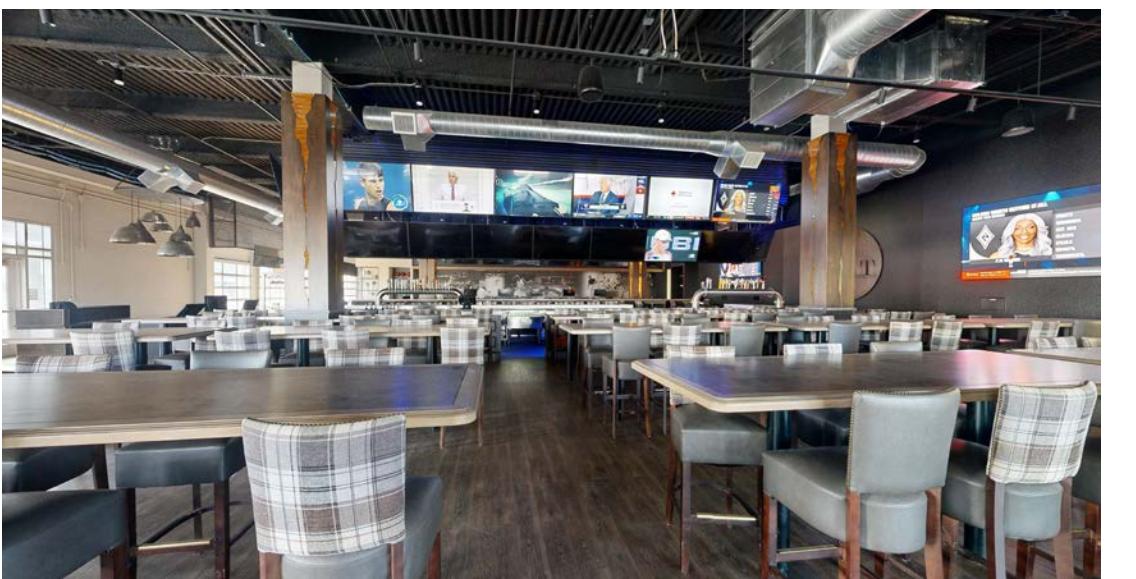
Proposed Multifamily Units

±7

Proposed Mixed Use Projects

±1K

Acres of Proposed Commercial Land





DROP US A LINE

Regan G. Amato

Managing Director
 T +1 602 282 6322
 M +1 602 377 5110
 Regan.Amato@jll.com

Ryan Tanner

Vice President
 T +1 602 282 6318
 M +1 520 609 2002
 Ryan.Tanner@jll.com

Chad T. Torres

Senior Associate
 T +1 480 401 3613
 M +1 949 205 5635
 Chad.Torres@jll.com



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. Portions of this work product were created with generative AI