



RETAIL & ENTERTAINMENT 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 athletics and entertainment destination located in Mesa, AZ.

We are pleased to present a one-of-a-kind leasing opportunity—a **2,976 SF move-in ready merchandising / entertainment space** and a **16,000 SF former gaming and field house space**. These spaces are well-suited for retail businesses or an entertainment concept user.

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 2.4million, 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**.

Top 98%

Percentile Sports Complex in Arizona

Top 96%

Percentile Sports Complex Nationally

+2.4M

Visitors Per Year

100K

Visitors During Largest Weekends

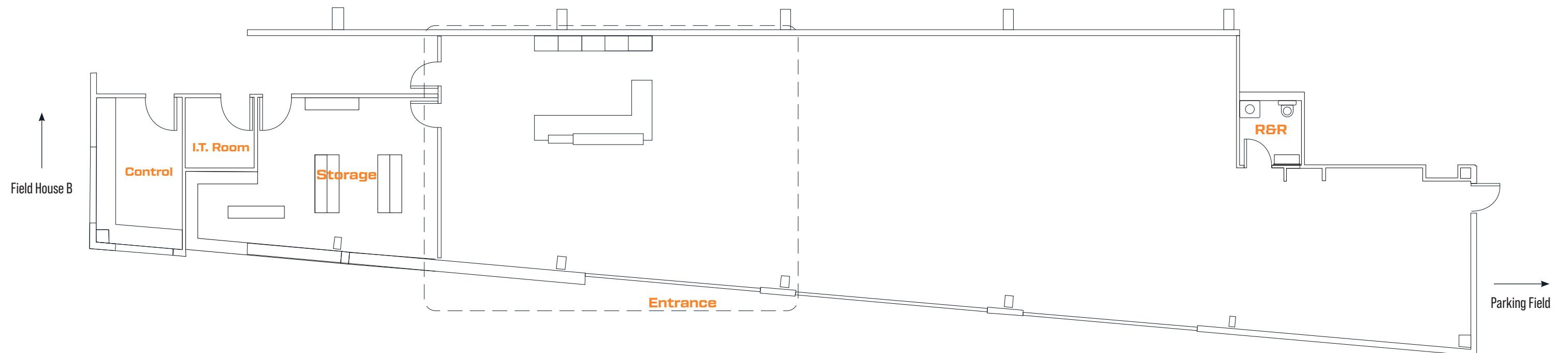


RETAIL SPACE ±2,976 SF CURRENT MERCHANDISE SPACE



04

CLICK OR SCAN
for a virtual tour



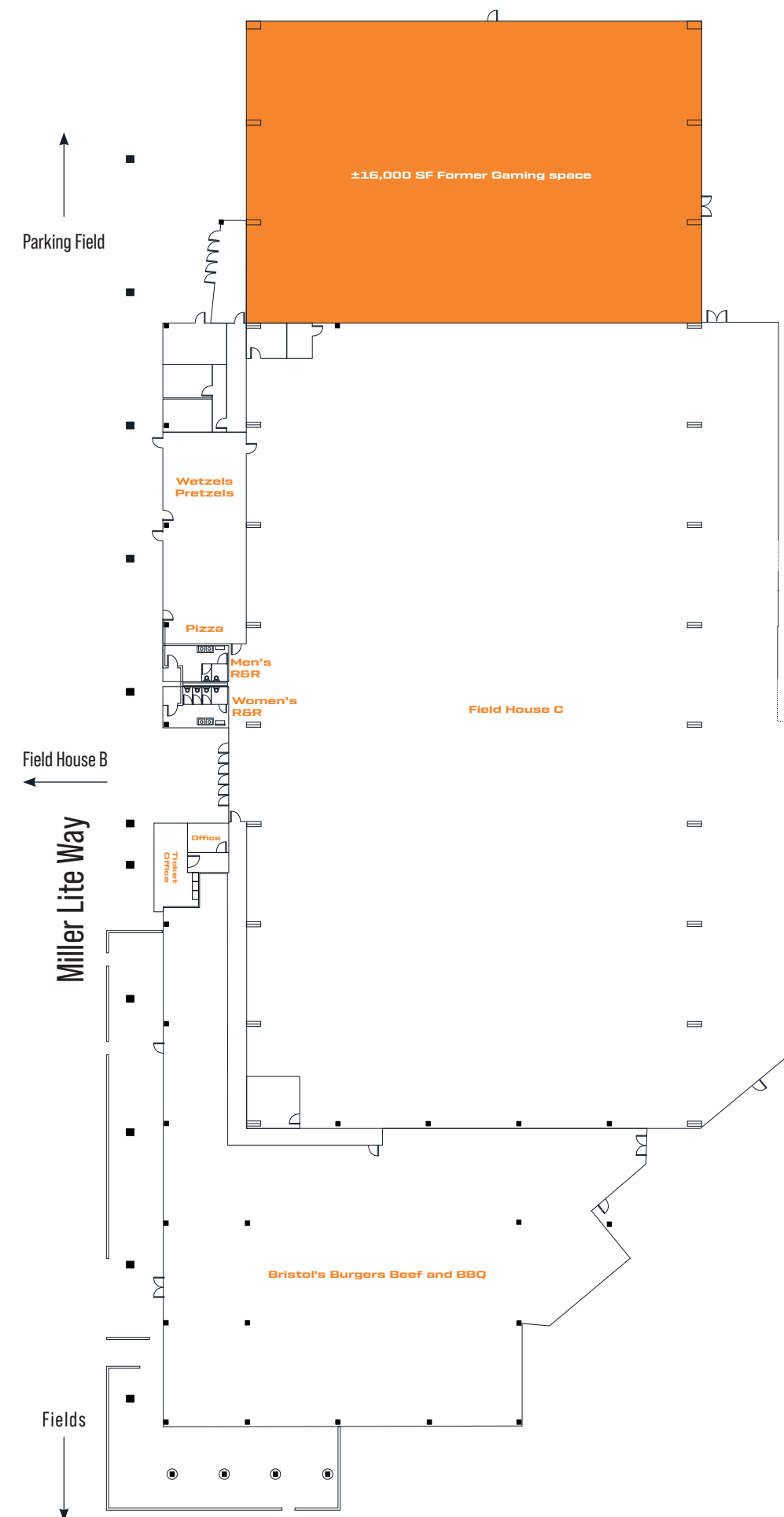
IDEAL ENTERTAINMENT SPACE

±16,000 SF CURRENT GAMING/FIELD HOUSE

06

CLICK OR SCAN

for a virtual tour



AREA DEMOGRAPHICS

WELCOME TO THE NEIGHBORHOOD

08

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%



280 Acre sports complex



Premier Sports + Entertainment Campus



Prime Southeast Valley location

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 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 | |



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



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