



**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

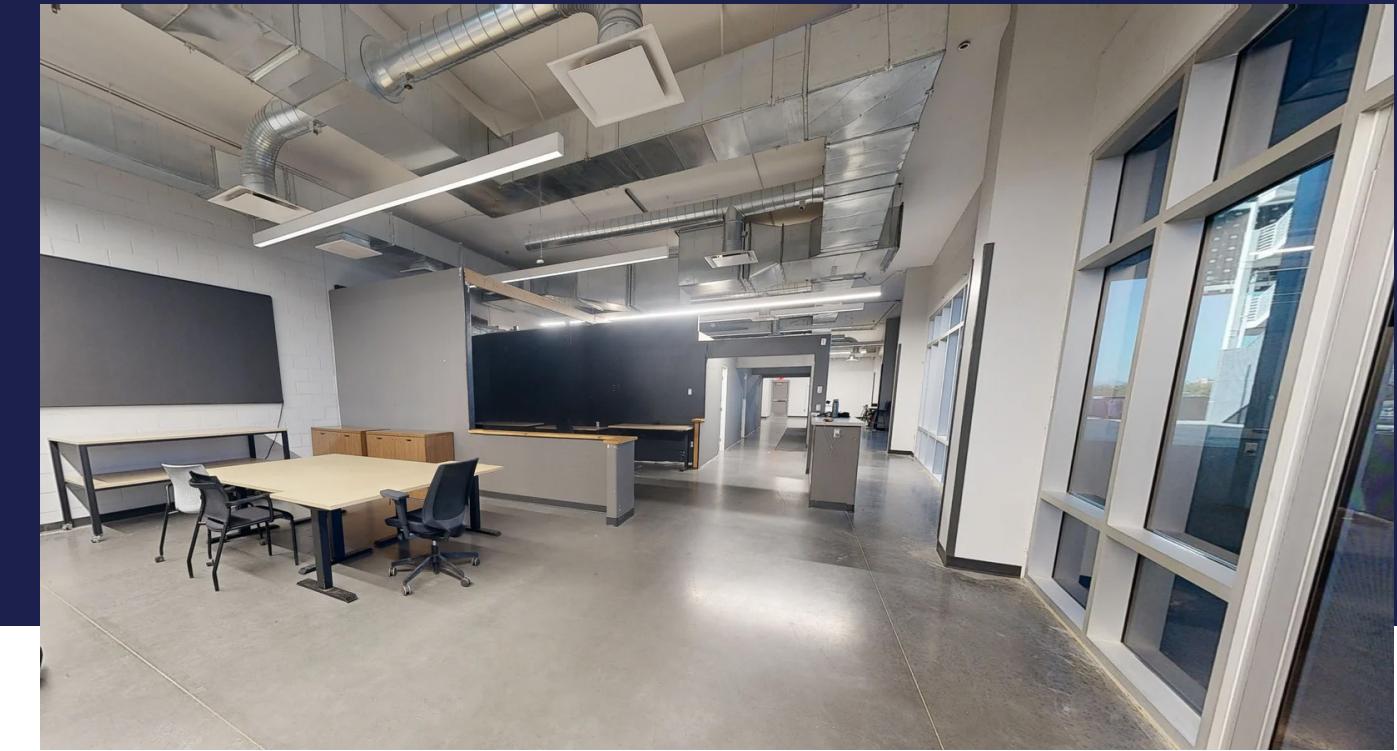
100K

Visitors During Largest Weekends

2.4+ MILLION VISITORS PER YEAR!

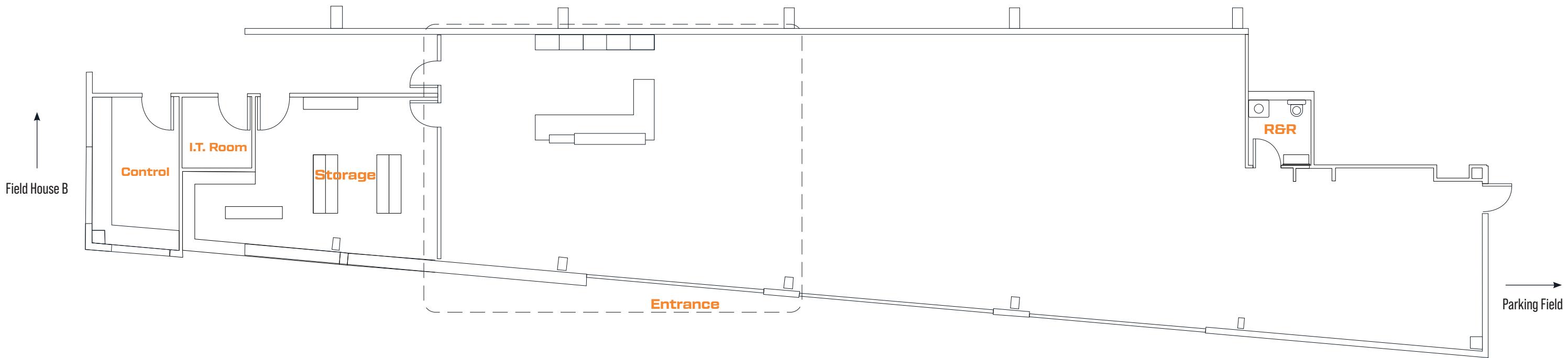


RETAIL SPACE ±2,976 SF CURRENT MERCHANDISE SPACE



04

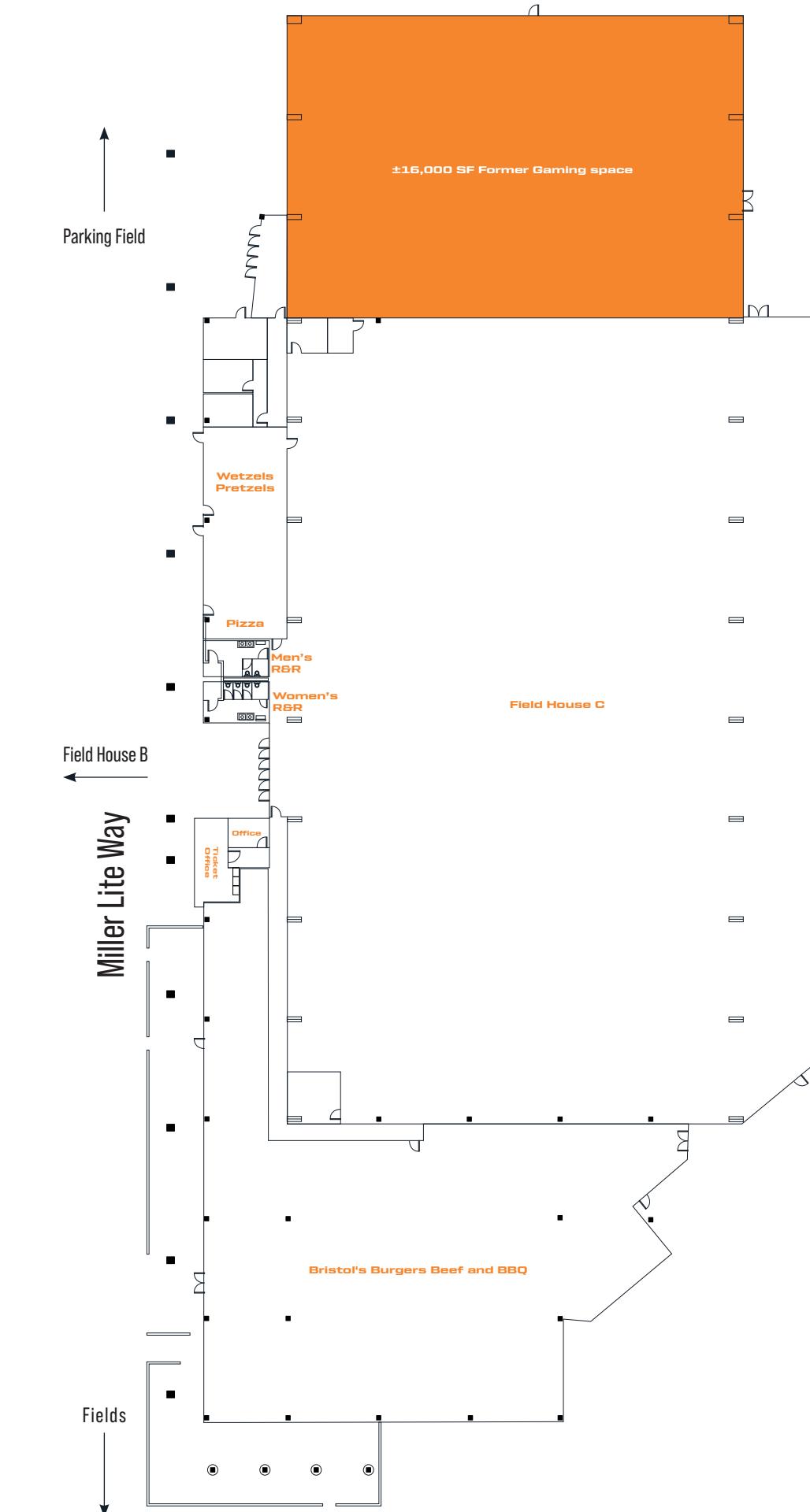
CLICK OR SCAN
for a virtual tour



IDEAL ENTERTAINMENT SPACE $\pm 16,000$ SF CURRENT GAMING/FIELD HOUSE

06 **CLICK OR SCAN**

for a virtual tour

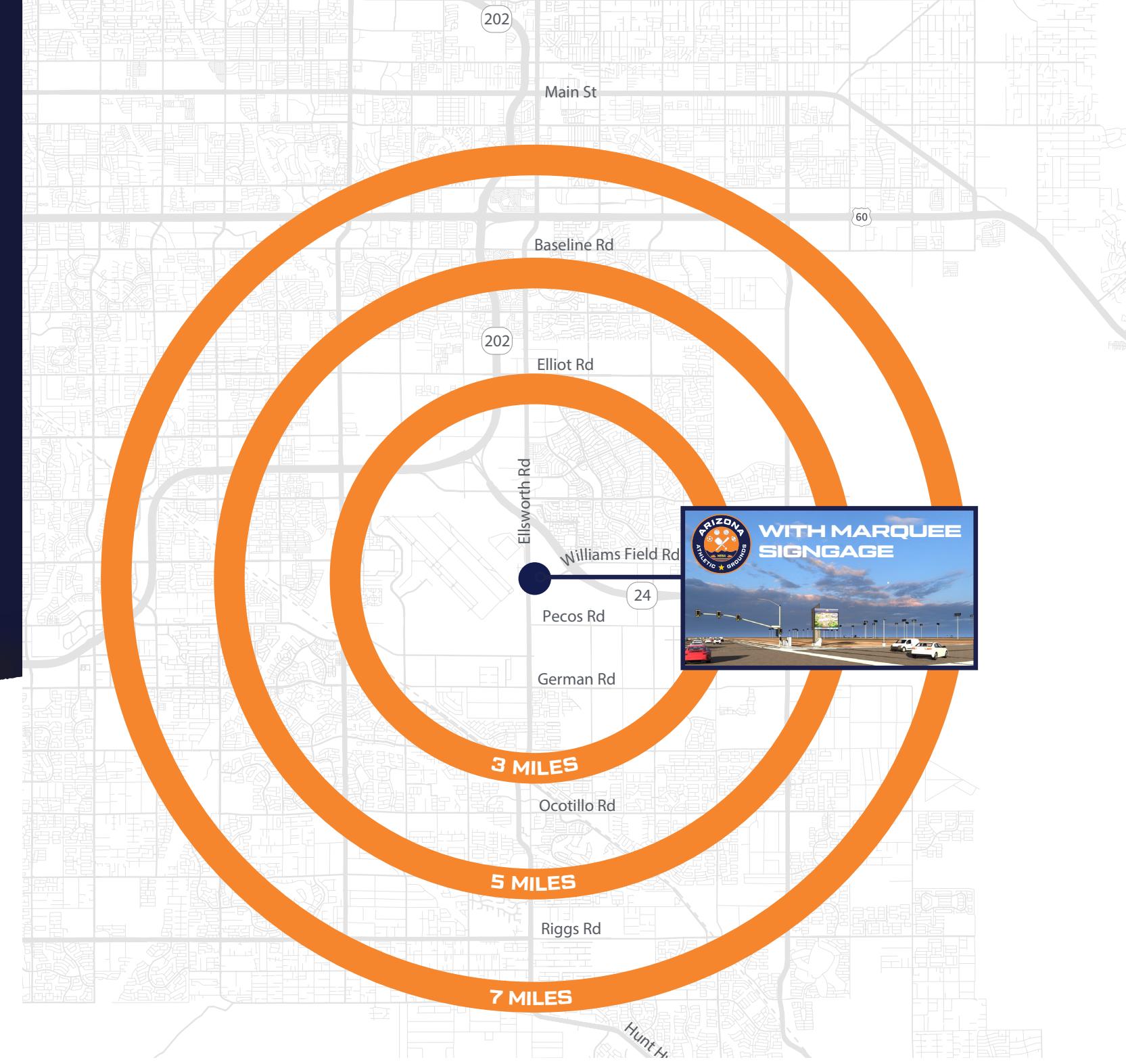


AREA DEMOGRAPHICS

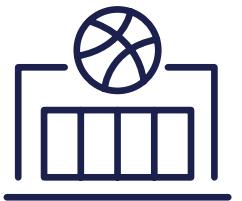
WELCOME TO THE NEIGHBORHOOD

08

Site Radius	2024 Total Population	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

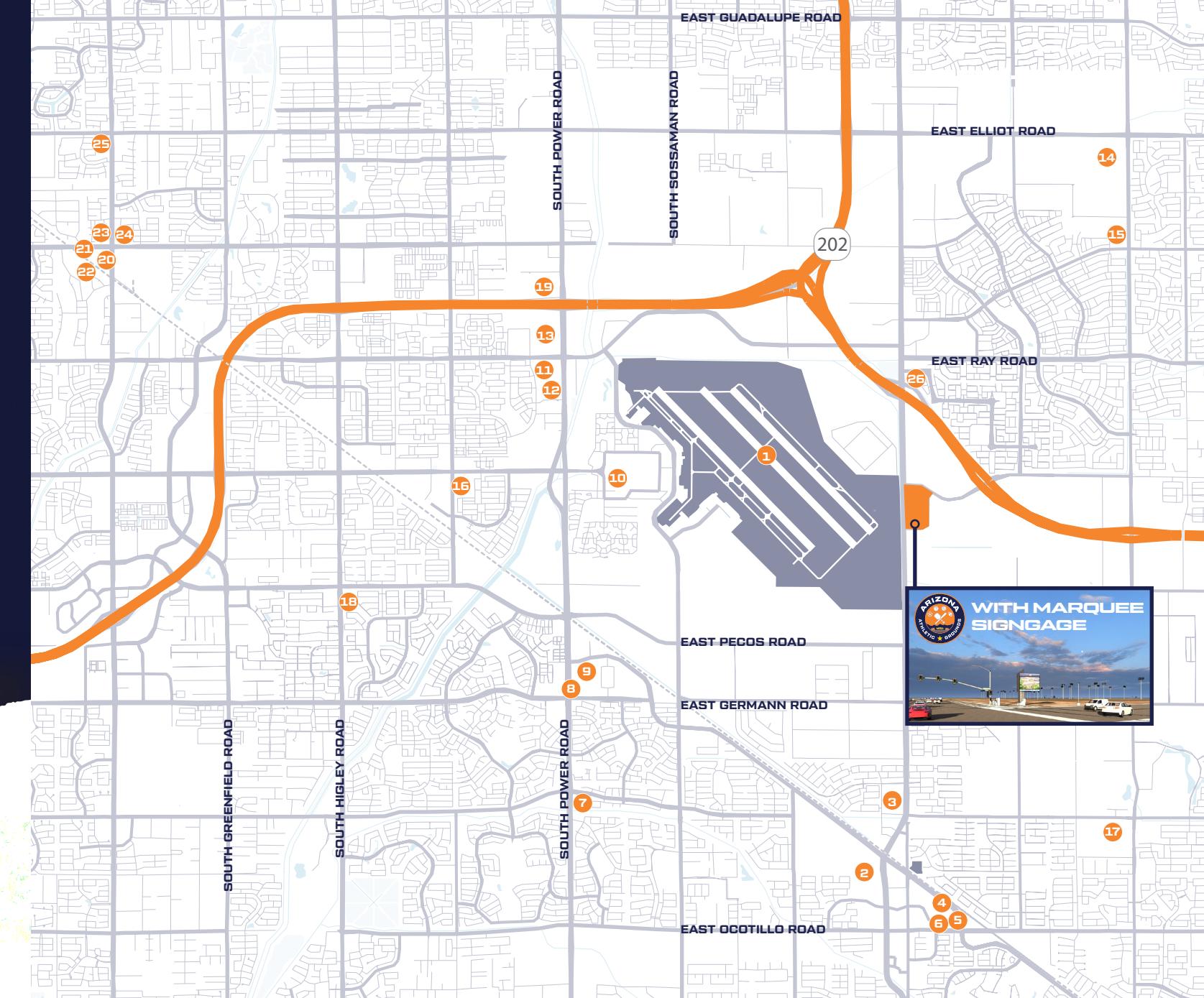
Businesses

23

Fitness Centers

11

Shopping Centers



SURROUNDING RETAILERS

1. Phoenix-Mesa Gateway Airport
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



DROP US A LINE

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