



BRAND NEW 15 YEAR ABSOLUTE NNN LEASE

MESA, ARIZONA
OFFERING MEMORANDUM



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**CUSHMAN &
WAKEFIELD**
Private Capital Group



MESA, ARIZONA
OFFERING MEMORANDUM

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OFFERING

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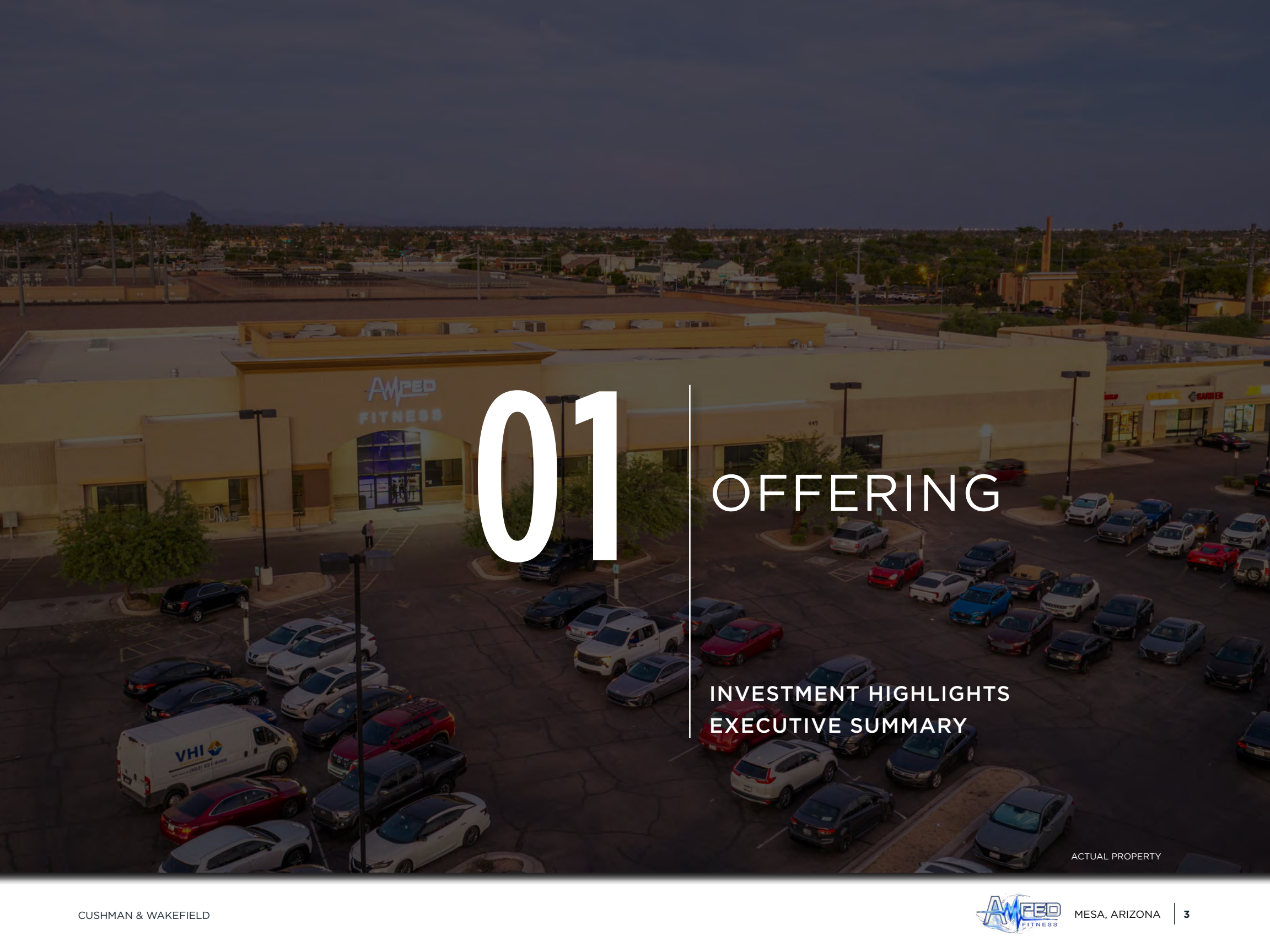
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**CUSHMAN &
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Private Capital Group

ACTUAL PROPERTY



01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	Amped Fitness
GUARANTY:	Amped Fitness, LLC (Corporate)
LOCATION:	445 N Stapley Dr, Mesa, AZ 85203
LEASE TYPE:	Absolute NNN
BUILDING SIZE:	±57,526 SF
LAND SIZE:	±5.19 AC (±226,092 SF)
YEAR BUILT:	1999/Renovated 2026
RENT COMMENCEMENT:	July 27th, 2026
LEASE EXPIRATION:	July 31st, 2041
LEASE TERM:	15 years
OPTIONS:	Two (2) Five (5) Year Options
RENT ADJUSTMENT:	2% annual increases
APN:	137-04-009
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$862,890	\$11,901,931	7.25%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1	\$71,907.50	\$862,890.00	N/A	7.25%
Primary	2	\$73,345.65	\$880,147.80	2.00%	7.40%
Primary	3	\$74,812.56	\$897,750.72	2.00%	7.54%
Primary	4	\$76,308.81	\$915,705.72	2.00%	7.69%
Primary	5	\$77,834.99	\$934,019.88	2.00%	7.85%
Primary	6	\$79,391.69	\$952,700.28	2.00%	8.00%
Primary	7	\$80,979.52	\$971,754.24	2.00%	8.16%
Primary	8	\$82,599.11	\$991,189.32	2.00%	8.33%
Primary	9	\$84,251.10	\$1,011,013.20	2.00%	8.49%
Primary	10	\$85,936.12	\$1,031,233.44	2.00%	8.66%
Primary	11	\$87,654.84	\$1,051,858.08	2.00%	8.84%
Primary	12	\$89,407.94	\$1,072,895.28	2.00%	9.01%
Primary	13	\$91,196.10	\$1,094,353.20	2.00%	9.19%
Primary	14	\$93,020.02	\$1,116,240.24	2.00%	9.38%
Primary	15	\$94,880.42	\$1,138,565.04	2.00%	9.57%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN lease – zero landlord responsibilities**
- Brand new long term 15 Year primary lease
- 2% annual increases
- Backed by major private equity group, Princeton Equity Group
- Corporate guaranty

TENANT HIGHLIGHTS

- One of the fastest-growing high-value, low-price fitness brands in the U.S. with 35 operating locations and 8 additional locations in development
- More than 180,000 members nationwide across Alabama, Arizona, Florida, Georgia, Tennessee, and Texas
- Generated approximately \$58.7 million in revenue during 2025, demonstrating the scale and growth of the platform
- Institutionally backed by Princeton Equity Group, with approximately \$1.6 billion in assets under management and investments in over 30 multi-location and franchised companies
- Founded in 2016 and headquartered in Pompano Beach, Florida

LOCATION HIGHLIGHTS

- Prime location at the signalized intersection of University Drive and Stapley Drive with $\pm 53,748$ vehicles per day
- Densely populated trade area with $\pm 332,375$ residents in a 5-mile radius
- Located ± 2.5 miles from U.S. 60 ($\pm 225,656$ VPD)
- High average household incomes over \$100,000 in a 5 mile radius
- ± 2.8 miles from Hohokam Stadium home of the Oakland A's spring training facility







±21,729 VPD

STAPLEY DRIVE

EASTWOOD PARK
±156 UNITS

Davita

±32,019 VPD



PYRO
STUDIOS



NORTH STAPLEY
Dental Care



MESA PUBLIC SCHOOLS
CURRICULUM SERVICES CENTER



OWNED BY
CITY OF MESA
ZONED PS

GNC

SUBWAY



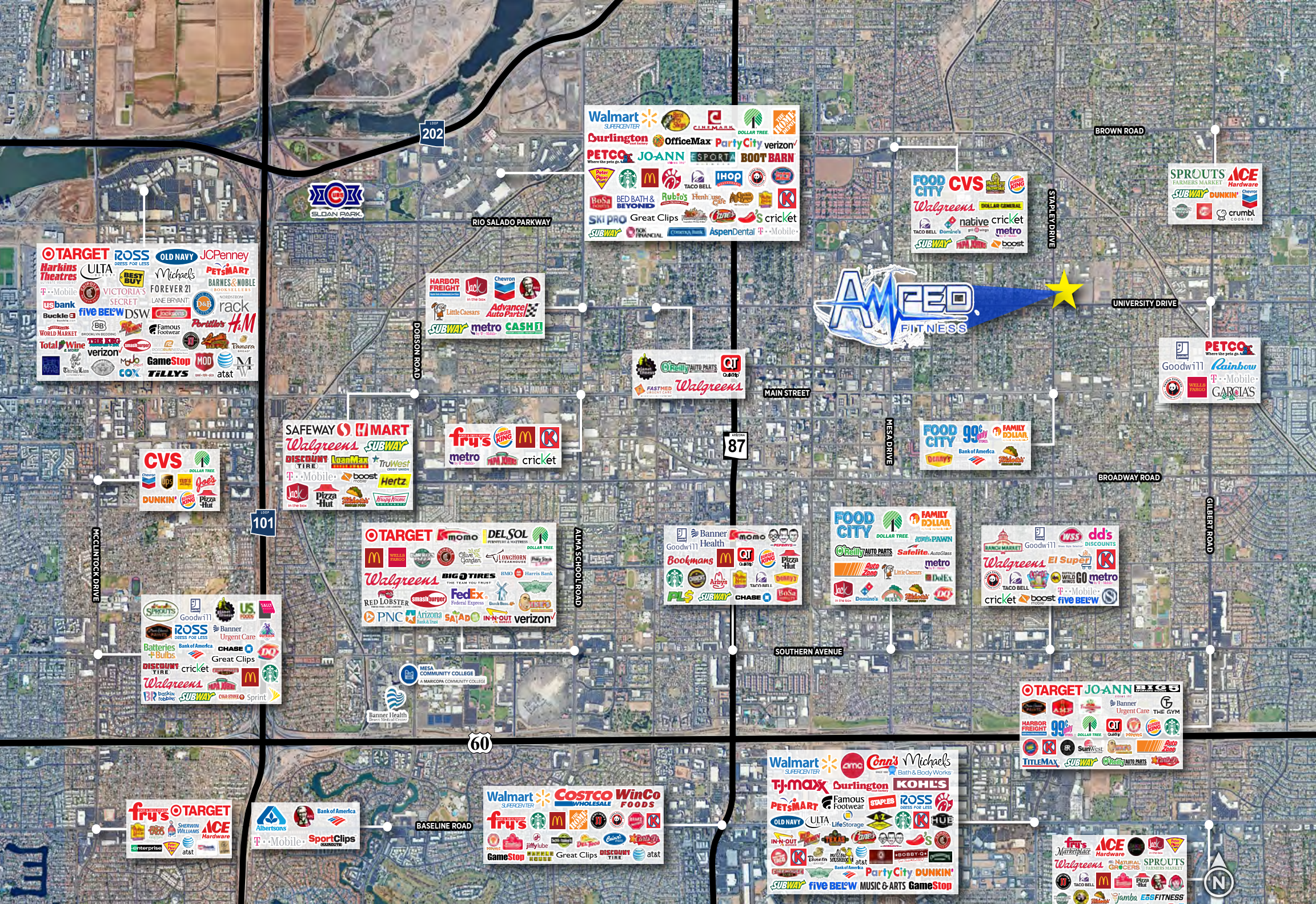
ATHLETICO
PHYSICAL THERAPY

UNIVERSITY DRIVE

CONNECT ON
UNIVERSITY
±67 UNITS

THE CHURCH OF
JESUS CHRIST OF
LATTER-DAY SAINTS

OWNED BY SRPAI & PD ZONED PS



02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW

Amped Fitness has rapidly emerged as one of the fastest-growing high-value, low-price fitness brands in the United States, now operating 35 locations across Alabama, Arizona, Florida, Georgia, Tennessee, and Texas, with 8 additional locations currently in development and continued national expansion underway. The brand serves more than 180,000 members nationwide, a testament to its strong retention, broad market appeal, and ability to consistently scale its footprint while maintaining a loyal following. In 2025, Amped Fitness generated approximately \$58.7 million in revenue, further demonstrating the strength and scale of its platform.

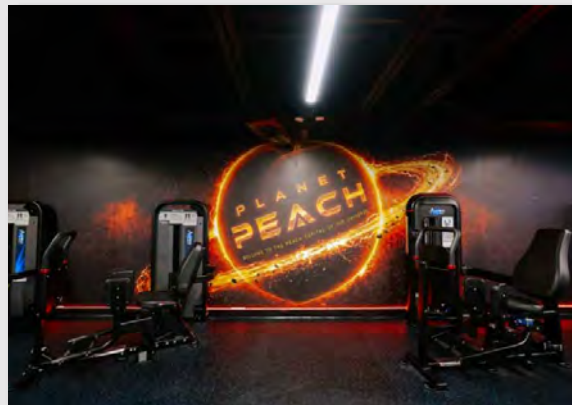
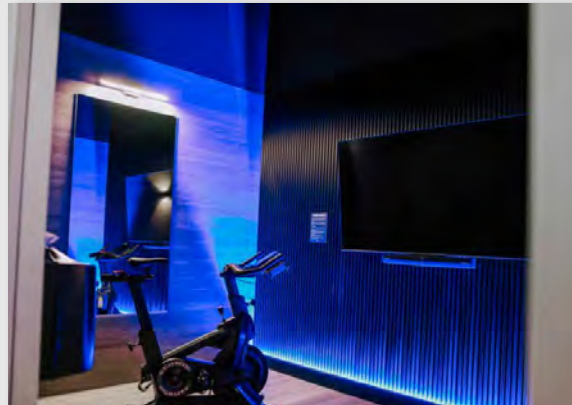
Founded in 2016 and headquartered in Pompano Beach, Florida, Amped Fitness is led by CEO Travis LaBazzo and CFO Stephen Thomas and has positioned itself as a next-generation leader in the HVLP category through its EDLP model, also known as Experience Design Low Price, which blends immersive fitness environments with accessible pricing. The company is institutionally backed by Princeton Equity Group, a leading private equity investor with approximately \$1.6 billion in assets under management and investments in more than 30 multi-location and franchised companies, providing strategic resources to support continued expansion and long-term growth.

Amped's clubs are designed to elevate the member experience with premium amenities such as cinema-style cardio rooms, dedicated women-only training areas, professional-grade strength and cardio equipment, thoughtfully curated performance zones, specialized abs and glutes studios, HydroMassage beds, compression therapy, saunas, cold plunges, CryoBeds, and the innovative Lunar Escape Room. Family-oriented amenities, including onsite childcare and Kids Club services, further broaden the brand's demographic reach, while recent expansions into Reformer Pilates studios bring boutique-level experiences to the affordable gym segment. With its strong operating platform, expanding national footprint, institutional backing, and member-focused design philosophy, Amped Fitness is well positioned for sustained long-term growth as it continues redefining what an accessible full-service fitness environment can offer.

For more information please visit: www.ampedfitness.com
Instagram [@ampedfitnessmesaaz](https://www.instagram.com/ampedfitnessmesaaz)



INTERIOR PHOTOS



REPRESENTATIVE PHOTO



03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

ACTUAL PROPERTY

PHOENIX



AREA OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

MAJOR PHOENIX EMPLOYERS

State of Arizona
Banner Health
Walmart
Frys Food Stores
Wells Fargo
Maricopa County
City of Phoenix
Intel
Arizona State University
Bank of America
State Farm Insurance
U-Haul
Dignity Health
USAA
The Boeing Company
Phoenix Childrens Hospital
Vanguard
General Dynamics
American Express
Amazon
Honeywell
HonorHealth

AREA OVERVIEW

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 – ESRI Forecasts; 2015 MAG Employer Database; 2016 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University – Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			
2025	21,091	164,148	332,375
2030	21,140	165,091	336,402
Daytime Population	16,868	156,176	326,463
 AVERAGE HH INCOME			
2025	\$93,807	\$93,970	\$100,621
2030	\$105,792	\$105,663	\$112,718

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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