

825 W UNIVERSITY DR

MESA, AZ 85201



AVAILABLE FOR SALE

EXCLUSIVELY LISTED BY:

CAMCRE.

SHELBY TWOREK
602.491.1030
stworek@camcre.com

GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

602.489.7990
CAMCRE.COM



OFFERING SUMMARY

ADDRESS	825 W University Dr. Mesa, AZ 85201
INTERSECTION	SWC University Dr & Extension Rd
SALE PRICE	\$3,600,000
GLA	±50,454 SF
OCCUPANY RATE	42% (Planet Fitness)
PRICE PSF	\$71.35 PSF
AVAILABLE	±28,992 SF
NOI	Contact Broker
YEAR BUILT	1986
LOT SIZE	4.63 Acres
ZONED	LC, City of Mesa Opportunity Zone

INVESTMENT HIGHLIGHTS



Significant upside potential through lease up of the vacant box space.



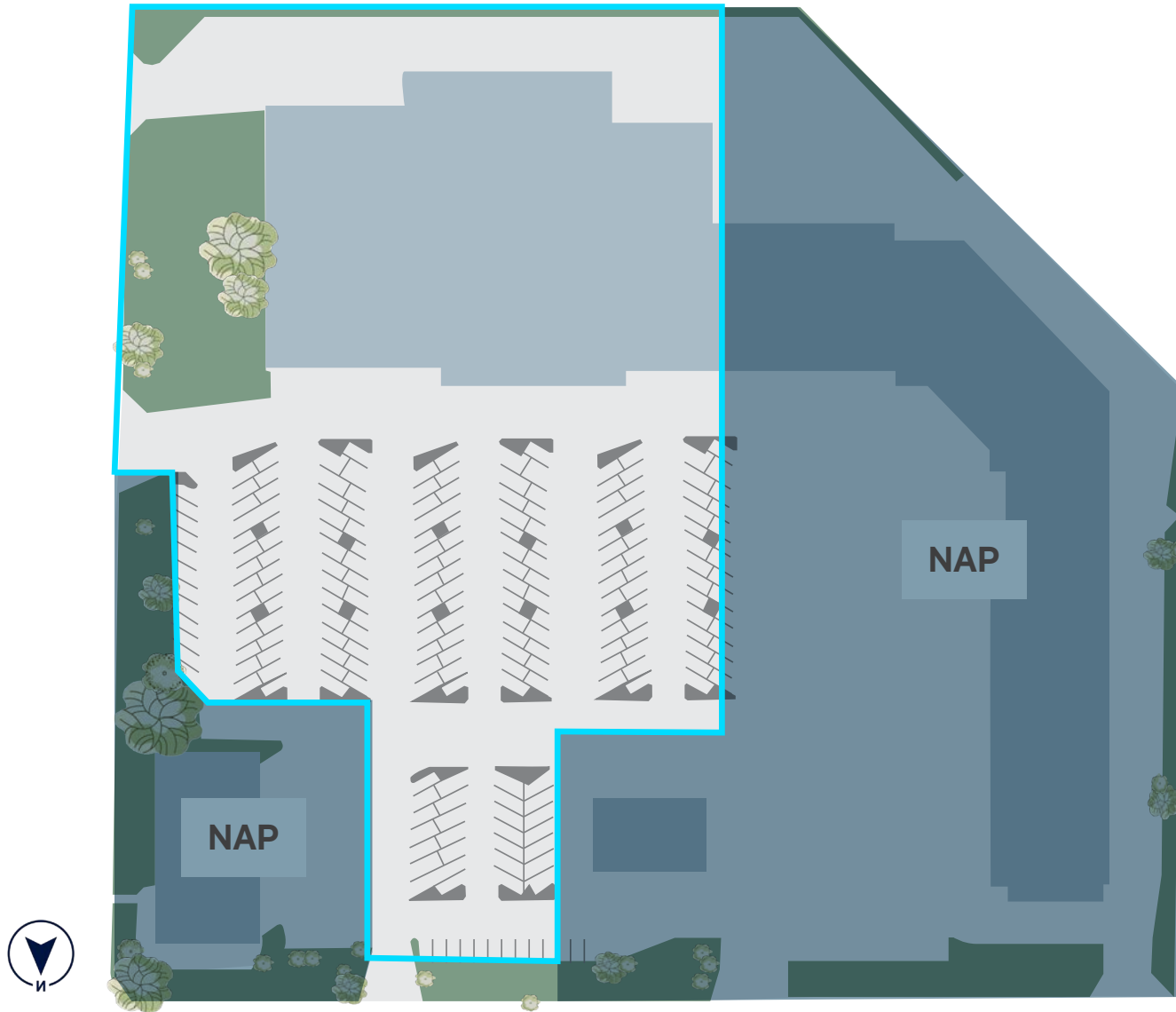
Below replacement cost pricing for the asset, gives the buyer a fundamental advantage over new or future construction in the area.



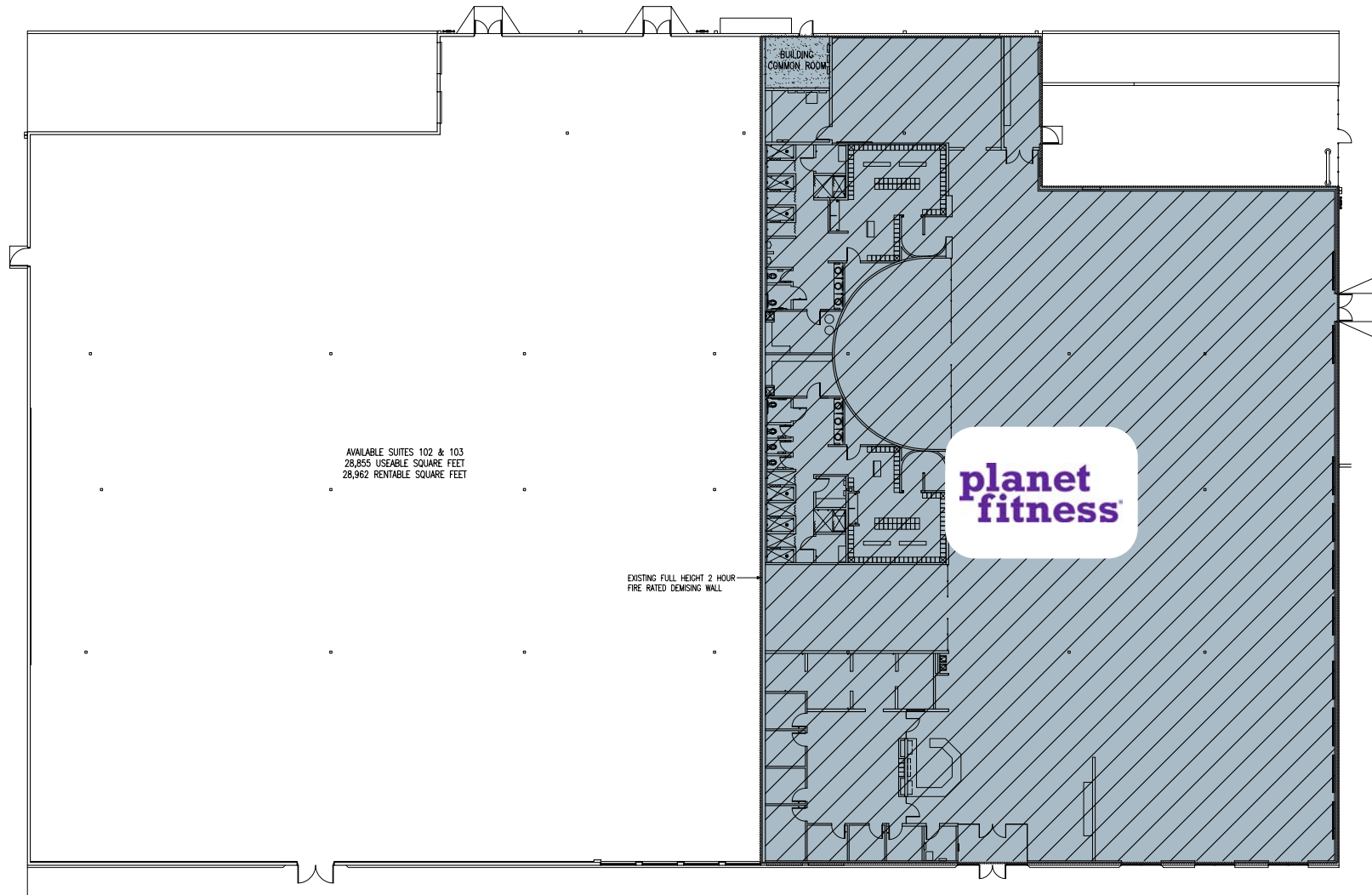
Planet fitness has a well established customer base with 10 years of operating history at this location and a recent lease renewal in January 2026.



SITE PLAN



FLOORPLAN



TENANT PROFILE



planet
fitness®

This location is operated by a multi-unit franchisee with a portfolio of 45 Planet Fitness locations. With more than 10 years of operating history at this site, the membership base is well established and continues to grow in alignment with the Planet Fitness franchise model.

The franchise for this location is a multi-unit franchisee with 45 Planet Fitness locations. With over 10 years of operating history at this location, the membership base is well established and continues to grow by following the Planet Fitness franchise model. The tenant recently exercised their option to renew.



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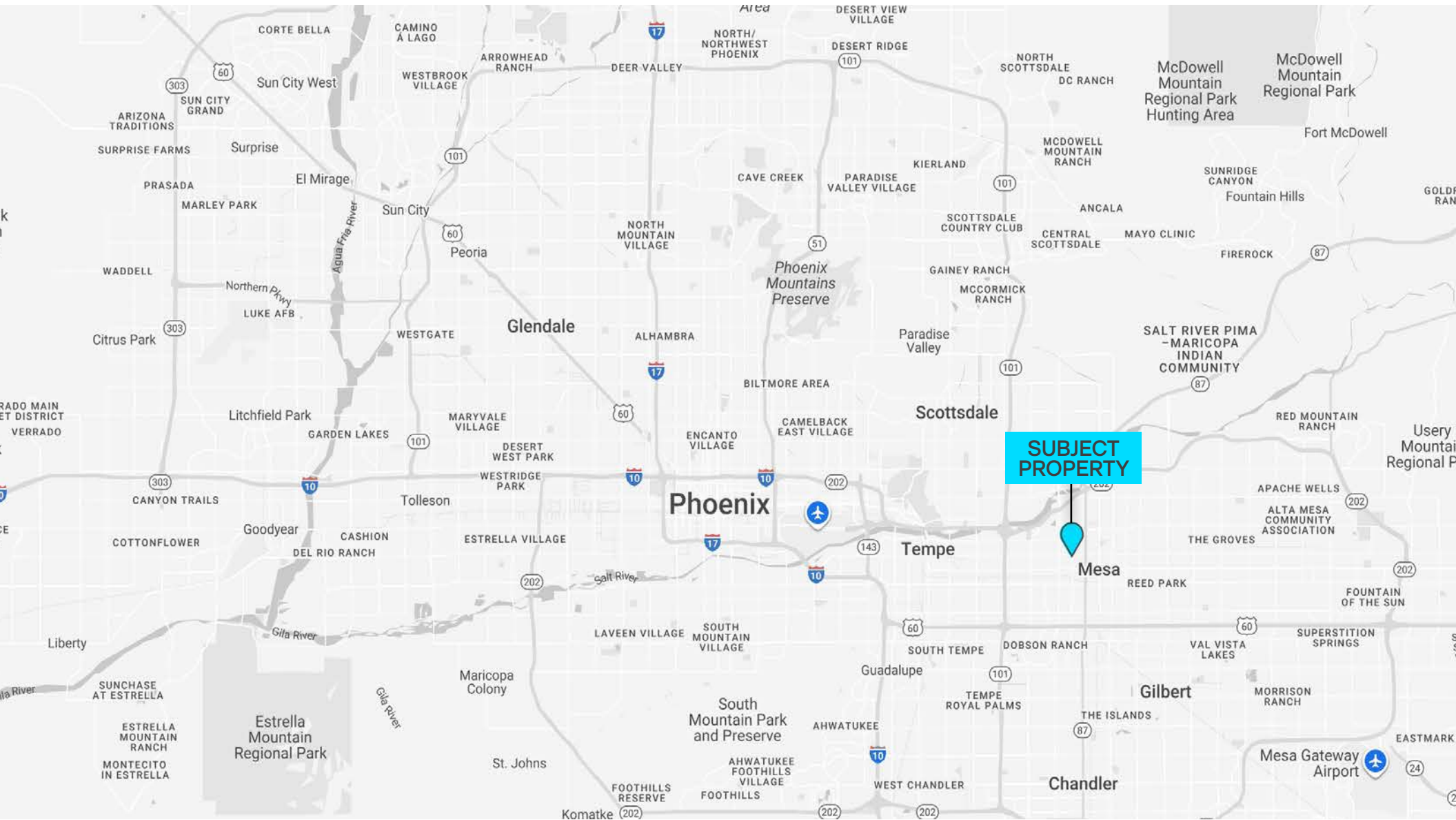
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SWC UNIVERSITY DR & EXTENSION RD



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DEMOGRAPHICS

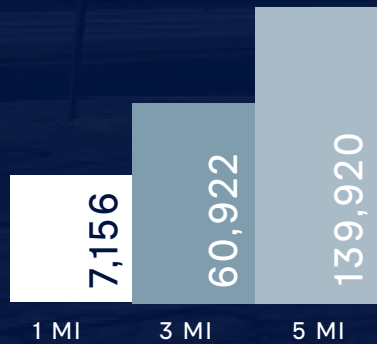
Average HH Income



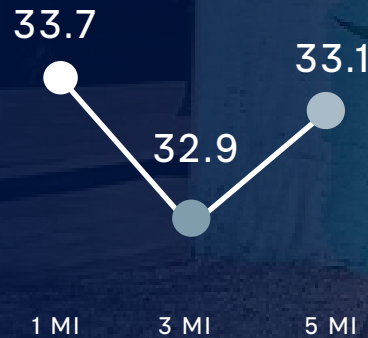
Population



Total Households



Median Age





9,872 VPD

Extension Rd

University Dr

23,435 VPD



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