

# STAPLEY SQUARE SHOPS

LA FITNESS  
LA FITNESS ANCHORED SHOPS  
425 & 515 NORTH STAPLEY DRIVE  
MESA, ARIZONA 85203

515 N STAPLEY DRIVE

425 N STAPLEY DRIVE

JACK IN THE BOX  
ALSO AVAILABLE FOR PURCHASE  
CALL FOR PRICING

STAPLEY DRIVE: ±18,883 VPD

UNIVERSITY DRIVE: ±24,700 VPD

**ORION**  
INVESTMENT REAL ESTATE

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SALE PRICE	\$3,695,000
PRICE/SF	\$150.40
CAP RATE	6.75%
OCCUPANCY	81%
BUILDING SIZE	24,568 SF
PARCEL SIZE	2.11 Acres
YEAR BUILT	1999
ZONING	LC, Mesa
CROSS STREETS	Stapley & University Drive
TRAFFIC COUNT	+/- 50,410 VPD (Intersection)

### THE OFFERING

This offering includes two shop buildings in LA-Fitness anchored Stapley Square. Also in the center is a freestanding Jack in the Box, and a Circle-K gas station (NAP). The center currently has a great tenant mix in place, including Subway, GNC, BBVA Compass, Athletico, and Fantastic Sams with room for value add through lease-up.

- Value Add Retail Shop Space
- LA Fitness Anchored (NAP)
- Jack in the Box can be Purchased - Call For Pricing
- Great Mix of National Tenants: Athletico, BBVA Compass, Subway, GNC
- Attractive Design



CLICK TO VIEW  
DRONE VIDEO

SSS



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Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 36th largest city in the nation. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment. With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs and Oakland A's Spring Training baseball.



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