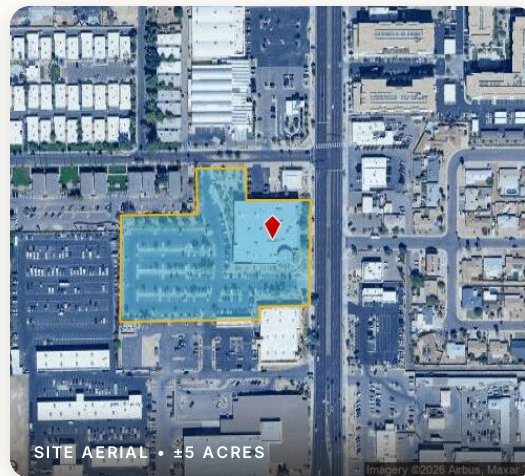


# ±41,000 SF Fitness Property

1900 N Scottsdale Road • Scottsdale, AZ

Leased to Fitness International — new Club Studio concept opening early 2027



|                         |                                   |                            |  |
|-------------------------|-----------------------------------|----------------------------|--|
| <b>5 AC</b><br>LOT SIZE | <b>41,000 SF</b><br>BUILDING AREA | <b>\$10M</b><br>RENOVATION | <b>Early 2027</b><br>PROJECTED OPENING |
|-------------------------|-----------------------------------|----------------------------|--|

## PROPERTY HIGHLIGHTS

- ◆ Net-leased to Fitness International, LLC
- ◆ New "Club Studio" boutique-fitness concept
- ◆ ≈\$10 Million renovation underway
- ◆ Prime North Scottsdale Road frontage

## PROPERTY FACTS

|               |                                |                   |                            |
|---------------|--------------------------------|-------------------|----------------------------|
| Property Type | Single-Tenant Retail / Fitness | Tenant            | Fitness International, LLC |
| Lot Size      | ±5 AC                          | Concept           | Club Studio                |
| Building Size | ±41,000 SF                     | Renovation        | ≈\$10 Million              |
| Market        | Scottsdale, AZ                 | Projected Opening | Early 2027                 |
| Lease Type    | Net lease                      | Lease Expiration  | 4/1/2044                   |