

STNL HEALTH CLUB PORTFOLIO

AVAILABLE TOGETHER OR INDIVIDUALLY

Marcus & Millichap
NNN FITNESS

OPERATOR	CITY	STATE	NOI	CAP	PRICE	OM
24 Hour Fitness	Beaverton	OR	\$1,512,000	9.00%	\$16,800,000	OM
Crunch Fitness	Fresno	CA	\$770,525	7.00%	\$11,007,500	OM
Crunch Fitness	Orlando	FL	\$808,836	7.25%	\$11,156,359	OM
Crunch Fitness	Ocoee	FL	\$982,993	7.25%	\$13,558,500	OM
LA Fitness	Broadview	IL	\$900,000	7.00%	\$12,857,143	OM
LA Fitness	Boynton Beach	FL	\$976,385	7.70%	\$12,680,000	OM
LA Fitness	Fort Washington	PA	\$718,004	7.75%	\$9,264,500	OM
LA Fitness	West Orange	NJ	\$1,633,016	7.25%	\$22,524,350	OM
VASA Fitness	Westminster	CO	\$812,561	8.00%	\$10,157,018	OM
VASA Fitness	Lafayette	IN	\$740,499	8.00%	\$9,256,238	OM
VASA Fitness	New Berlin	WI	\$851,699	7.25%	\$11,747,578	OM
VASA Fitness	Oklahoma City	OK	\$814,158	7.25%	\$11,229,766	OM
VASA Fitness	Taylorsville	UT	\$552,058	8.25%	\$6,691,612	OM



Health Clubs led all retailers in YOY growth in both visits and average visits per location in Q4 2024



Health & Wellness Retailers led all retail categories in YOY Sales Q1 2025



North American Health & Fitness Market is expected to grow north of \$100 Billion by 2030 representing an 8%+ CAGR



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