

OFFERING MEMORANDUM

THE CAPISTRANO

*Redevelopment Opportunity Near the
Popular and Amenity-Rich Westgate
Entertainment District For Sale.*

7410 NORTH ZANJERO BOULEVARD, GLENDALE, AZ 85305

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

UNIQUE OPPORTUNITY IN A PREMIER LOCATION

The Capistrano presents a premier development opportunity within the heart of Glendale's rapidly expanding entertainment and medical corridor. This ±158,597 SF, three-story shell building complex—originally designed as a luxury medical office condominium—features Spanish Colonial architecture, custom Cantera stonework, elegant arches, balconies, healing gardens with water features, and a below-grade parking garage. The buildings are currently in shell condition, allowing for flexible build-out options suited for a wide variety of uses including multifamily housing, medical office, surgical center, behavioral health, senior living, or hospitality.

EXISTING USE	Multifamily (304 units)
STORIES	3
OCCUPANCY	0%
BUILDING SIZE	158,597 SF
UNDERGROUND PARKING	73,772 SF
TOTAL SIZE	232,369 SF
LAND AREA	7.50 AC (326,723 SF)
LISTING PRICE	Call listing broker for details

Kidder Mathews is pleased to present The Capistrano, a 232,369 SF property located in the rapidly growing Glendale market.



ADDRESS	7410 North Zanjero Boulevard, Glendale, AZ 85305
TOTAL PROPERTY SIZE	232,369 SF
YEAR BUILT	2008 (Currently in shell condition)
ZONING	(Planned Area Development), City of Glendale

ALLOWED AND POTENTIAL USES

The Capistrano allows for a wide range of existing and potential uses. The City of Glendale has expressed support for increased height and density for redevelopment.



HEALTHCARE

Hospitals, Urgent Care Centers, Medical Offices, Long Term Acute Care, Rehabilitation & Recovery Center, Behavioral Health, and Psychiatric Care.



SENIOR HOUSING

Independent Living, Assisted Living, Memory Care, Nursing Care, Congregate Care Retirement Community



HOSPITALITY

Hotels, Resorts, and Residential Time-share Units with ancillary Conference or Event Centers



ACADEMIC & PROFESSIONAL

Trade schools, Colleges, Universities, and offices for Finance, Insurance, Real Estate, and Tech



FOOD & PERSONAL SERVICES

Daycare, Hair Salon & Day Spa Services, Café/Deli, Restaurant/Bar, Po Boxes & Mail Services, Movie Theatres, Pickleball & Tennis Courts, Bookstores, and Libraries



RESIDENTIAL

Apartments, condos, co-ops, workforce housing, and student housing

PROPERTY OVERVIEW

RENOVATION UNLOCKS DIVERSE *DEVELOPMENT POTENTIAL*



CONFIGURATION

A 3-story building formerly with healing gardens including water features between both buildings. The 3-story building has 3 sections - building A, B and C - with elevators, stairs and breezeways between. The 3-story building is situated above a single-level below-grade parking garage with entrances from both the east and south ends. Additional surface parking is positioned around the perimeter of the site.

Property Size and Floor Area Summary

BUILDING A/B/C	158,597 SF
1st Floor	63,398
2nd Floor	51,508
3rd Floor	43,691
UNDERGROUND PARKING	73,772
PROPERTY TOTAL	232,369

IMPROVEMENTS

Asphalt paved parking areas with curbing resort style landscaping with fountains, custom lighting, trees, shrubbery and synthetic turf area. Major signature water feature with large pond and bridge at main entry along Zanjero Boulevard.

FEATURES

The property, designed by Dick & Fritsche Design Group, totals 232,369 and features steel and masonry construction, a poured concrete foundation, thermal windows, and stucco exterior. It includes four hydraulic elevators, a 5/1,000 parking ratio, and a fully sprinklered fire system. At the time of original construction, the infrastructure highlights included forced-air HVAC, separate 120/220V electrical meters, and modern finishes such as concrete floors, drywall walls, and exposed ceilings.

PROPERTY DETAILS

CONSTRUCTION

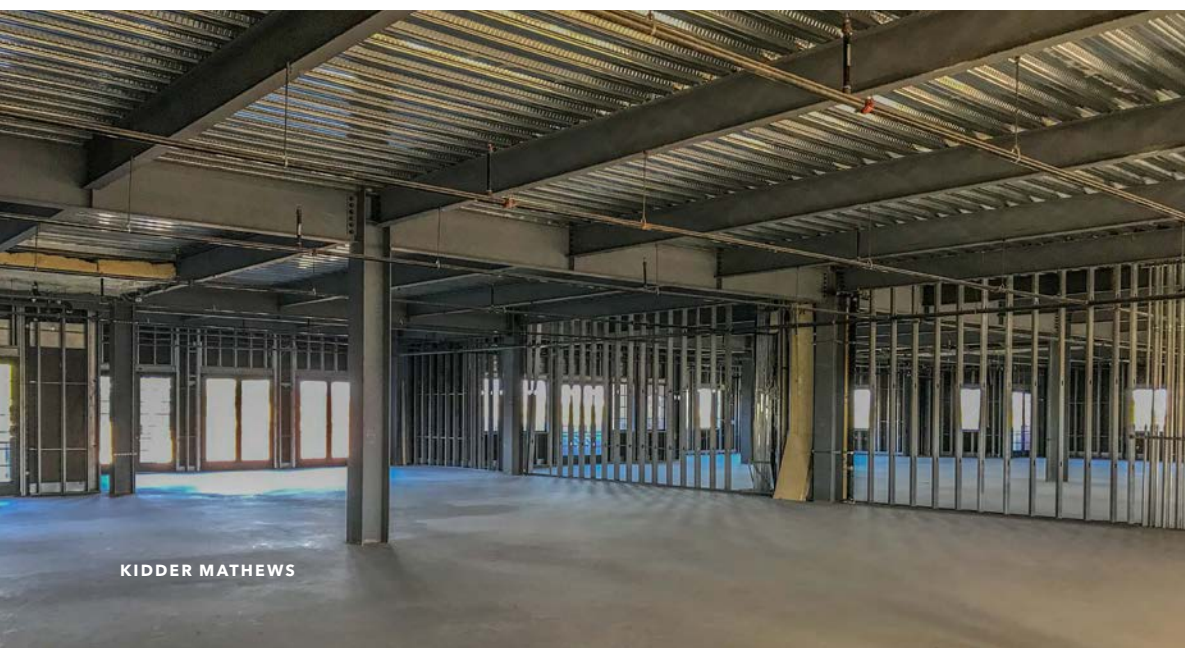
BASIC CONSTRUCTION	Steel and masonry
FOUNDATION	Poured concrete slab
FRAMING	Structural steel with masonry and concrete encasement
FLOORS	Concrete poured over a metal deck
EXTERIOR WALLS	Stucco
ROOF TYPE	Flat roof with parapet walls, including clay roof tile accents, and plywood sheathing over a steel roof deck for added durability.
ROOF COVER	Polyurethane foam insulation with an elastomeric roof coating
WINDOWS	Thermal windows in aluminum frames
PEDESTRIAN DOORS	Aluminum framed storefront doors

INTERIOR

RESTROOMS	Common area restrooms currently installed on the first floor of the eastern wing of the main building
FLOOR COVERING	Concrete
WALLS	Drywalls
CEILINGS	Exposed

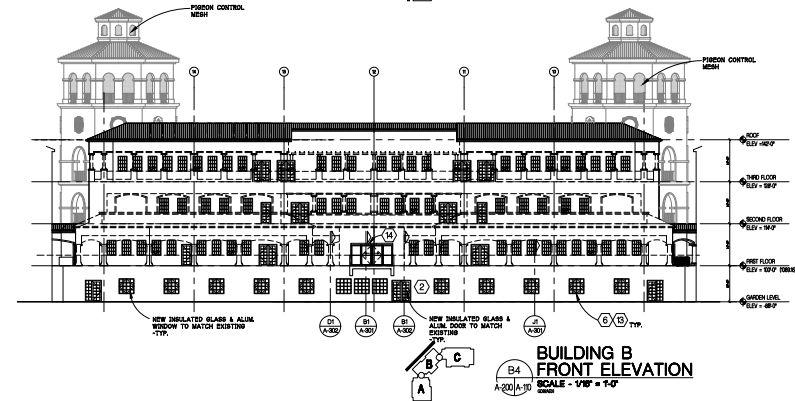
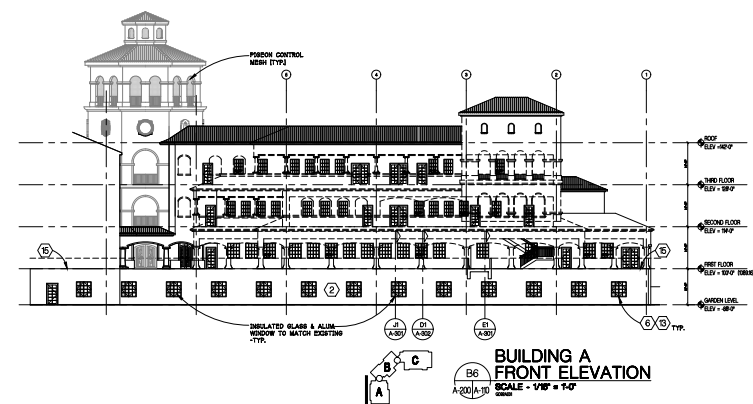
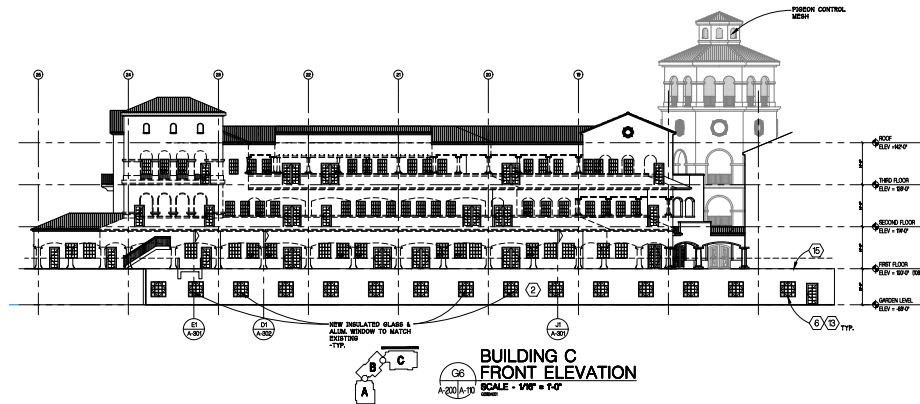
MECHANICAL

HVAC SYSTEM	Forced Air (each unit requires an air handler in-suite and a condenser on the building roof)
ELECTRICAL	Configured for separate 120/220 volt meters
ELEVATORS	Four hydraulic passenger elevators
FIRE PROTECTION	100% sprinklered

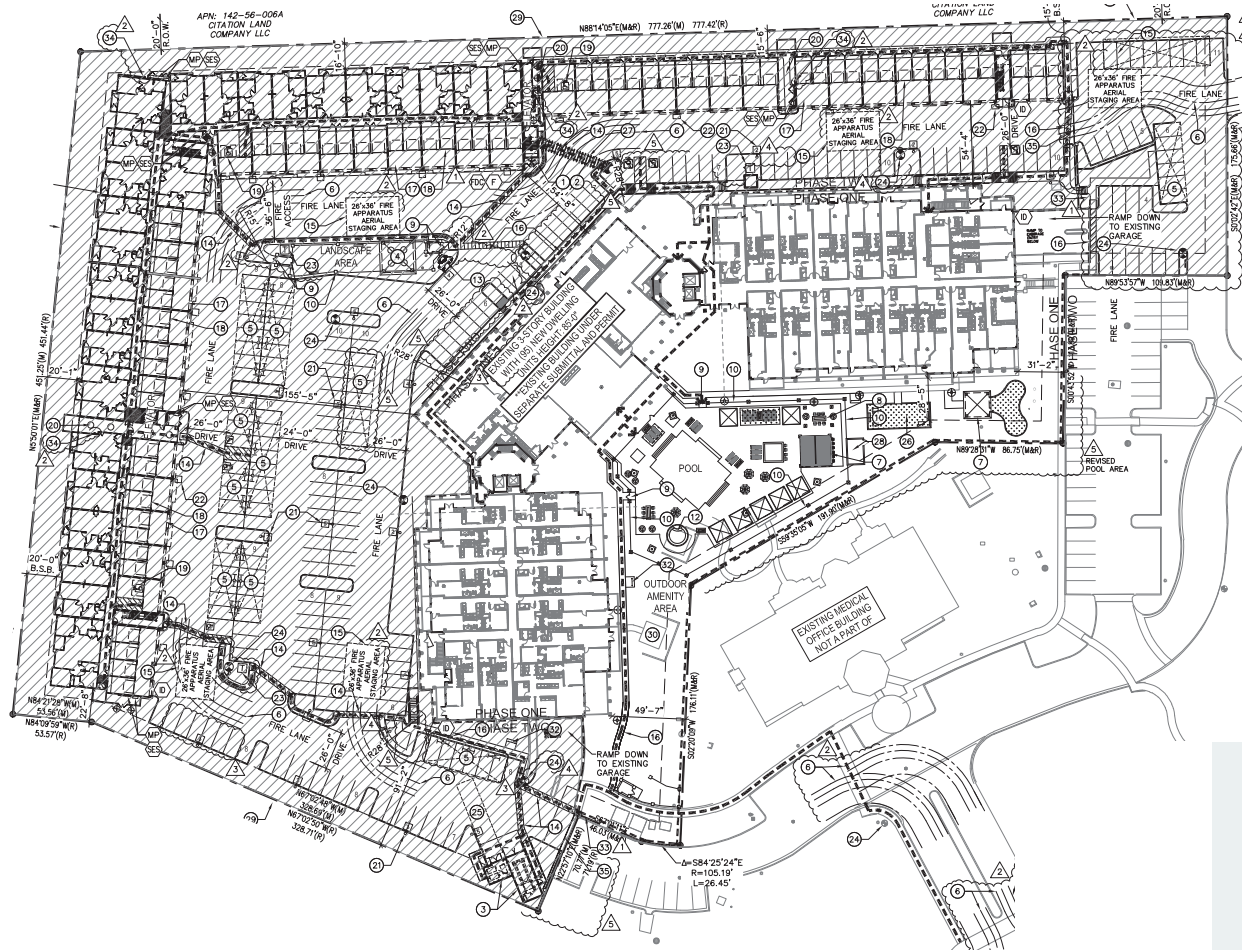




EXISTING BUILDING ELEVATIONS

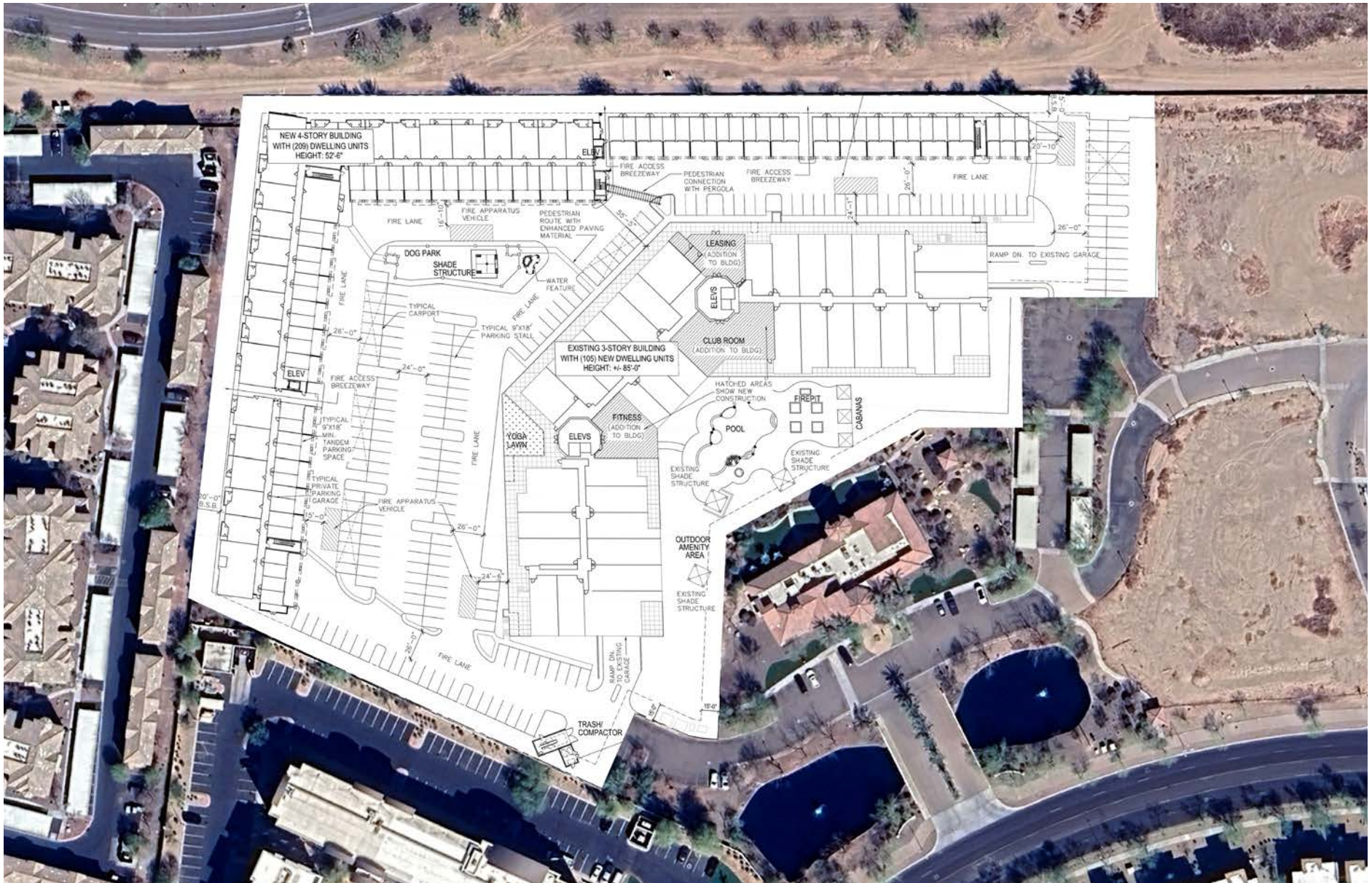


PROPOSED MULTIFAMILY - THE CAPISTRANO



- Existing 3-story building with 105 new dwelling units
- New 4-story building with 209 new dwelling units
- A total of 304 units

PROPERTY OVERVIEW



PROPERTY OVERVIEW



DESERT
DIAMOND
ARENA

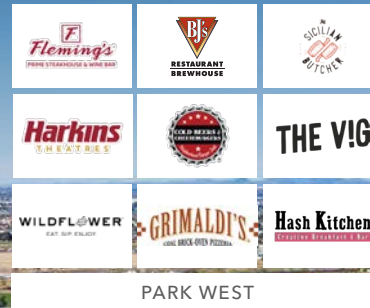
State Farm
STADIUM

TANGER OUTLETS

Cabela's

THE
CAPISTRANO

PROPERTY OVERVIEW



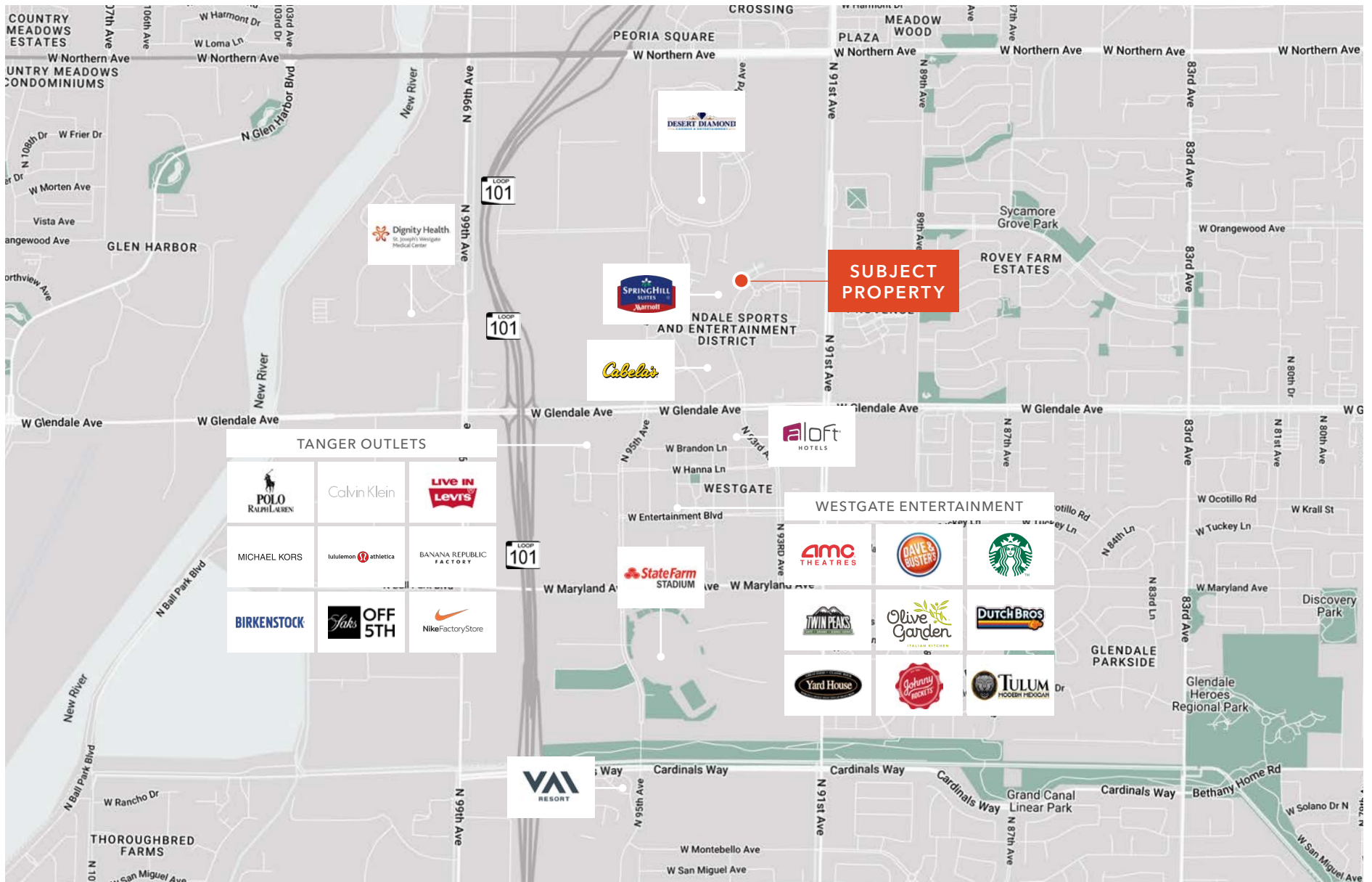
PARK WEST



PEORIA CROSSING

THE
CAPISTRANO

LOCATION OVERVIEW



PROPERTY OVERVIEW



LOCATION OVERVIEW

Section 03

GLENDALÉ A CITY ON THE RISE

Glendale, Arizona, is undergoing a remarkable transformation, positioning itself as a vibrant center for commerce, sports, and entertainment in the West Valley.

Nestled just northwest of Phoenix, the city's advantageous location, access to major transportation routes, and pro-growth policies have attracted a surge of public and private investment.

This economic evolution is not by chance—it's the result of intentional, long-term planning by city leadership and developers eager to capitalize on Glendale's potential. The city is now home to major developments like the VAI Resort, Desert Diamond Arena renovations, and a rapidly growing residential sector, all of which are reinforcing Glendale's reputation as a premier destination for business and lifestyle.

With the Westgate Entertainment District drawing millions of visitors annually and new mixed-use projects on the rise, Glendale is setting the stage for sustained economic vitality. Whether it's real estate appreciation, booming retail corridors, or expanded infrastructure, Glendale's future looks bright—and it's happening now.

51%

INCREASE IN
RESIDENTIAL SALES

253K

ESTIMATED 2024
POPULATION

7TH

LARGEST CITY IN
ARIZONA



WESTGATE ENTERTAINMENT DISTRICT

The Westgate Entertainment District is a vibrant shopping, dining, and entertainment hub in the heart of Glendale, Arizona. With its diverse mix of restaurants, bars, shops, and venues—plus close proximity to Desert Diamond Arena and State Farm Stadium—it attracts locals and visitors year-round.

Westgate boosts Glendale's economy by driving tourism, creating jobs, and supporting local businesses. Its concerts, sports events, and seasonal celebrations help position Glendale as a top destination in the West Valley, while ongoing development fosters a strong sense of community and connection.

ECONOMIC & COMMUNITY IMPACT

Westgate plays a key role in Glendale's growth by boosting tourism, creating local jobs, and supporting small businesses. Its lineup of concerts, sporting events, and seasonal festivities helps position Glendale as a premier destination in the West Valley. The district's continued development strengthens the local economy while fostering a sense of community and connection.

ANCHOR TENANTS & ATTRACTIONS

Dining options range from national favorites like Bar Louie, Yard House, and Sugar Factory to unique spots such as Kabuki Japanese Restaurant and Tulum Modern Mexican. Dessert lovers enjoy Crumbl Cookies and The Yard Milkshake Bar. Entertainment includes AMC Theatres, Dave & Buster's, PopStroke mini-golf, and Stir Crazy Comedy Club. Retail offerings include boutiques like Retail Therapy AZ, specialty

shops such as IT'SUGAR and PXG, and services like Aspen Dental and Westgate Nails & Lashes.

PERKS & ENTERTAINMENT HIGHLIGHTS

Westgate features standout amenities like the \$6 million WaterDance Plaza, a Bellagio-style fountain with choreographed music and lights. Fountain Park offers a splash pad ideal for families, and live music performances every Friday and Saturday night add weekend energy. Guests also enjoy 16 Tesla Superchargers behind Dave & Buster's and a pet-friendly policy throughout the plaza.

COMMUNITY & LIFESTYLE

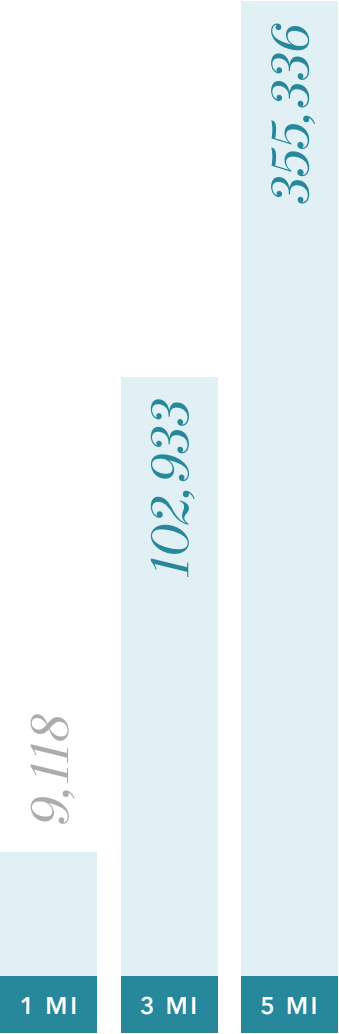
Westgate is more than a destination, it's a lifestyle. The Lofts at Westgate offer 76 modern, loft-style apartments with walkable access to dining, shopping, and entertainment. Community events

Westgate offers a vibrant urban experience in the heart of Glendale.

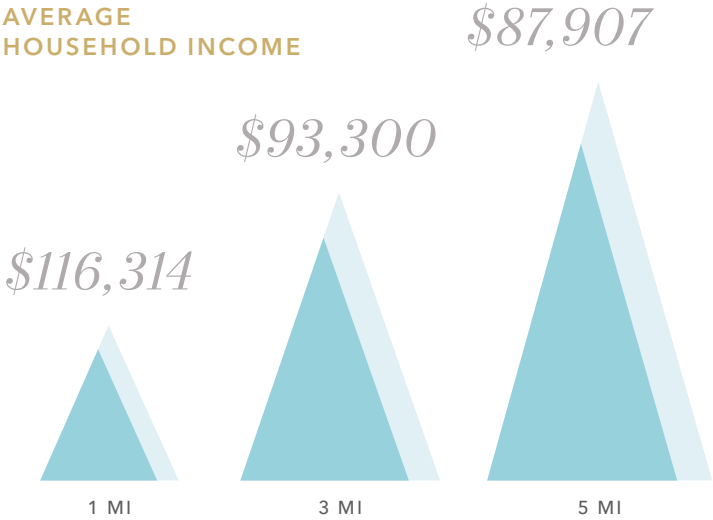
like Artisan Alley night markets, car shows, and holiday celebrations bring residents and visitors together. With its prime location steps from two major venues, Westgate offers a vibrant, connected urban experience in the heart of Glendale.

DEMOGRAPHICS

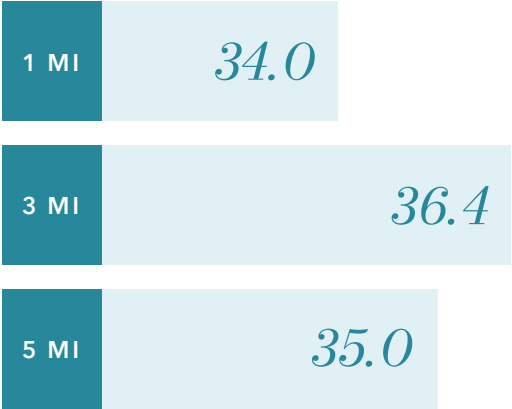
POPULATION



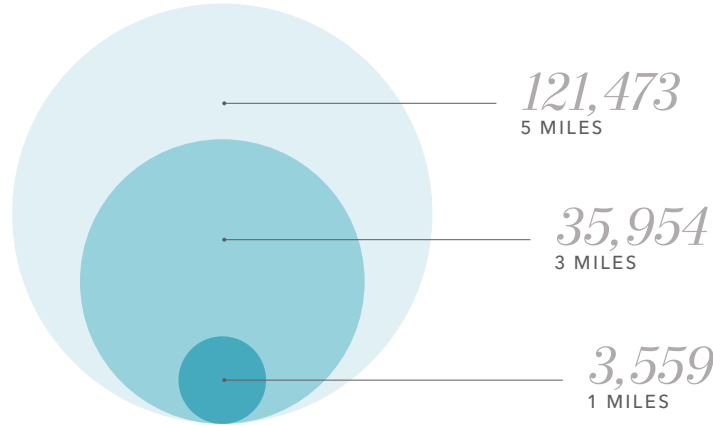
AVERAGE HOUSEHOLD INCOME



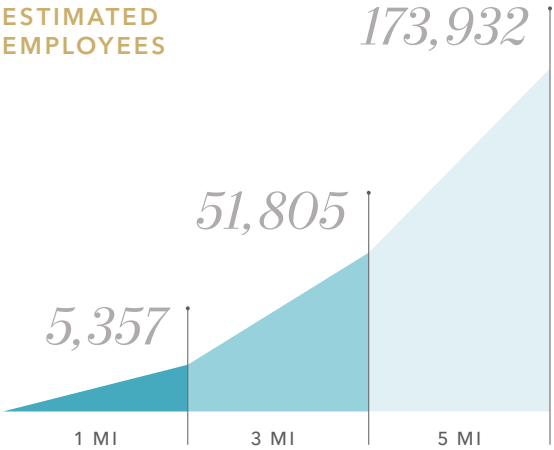
MEDIAN AGE



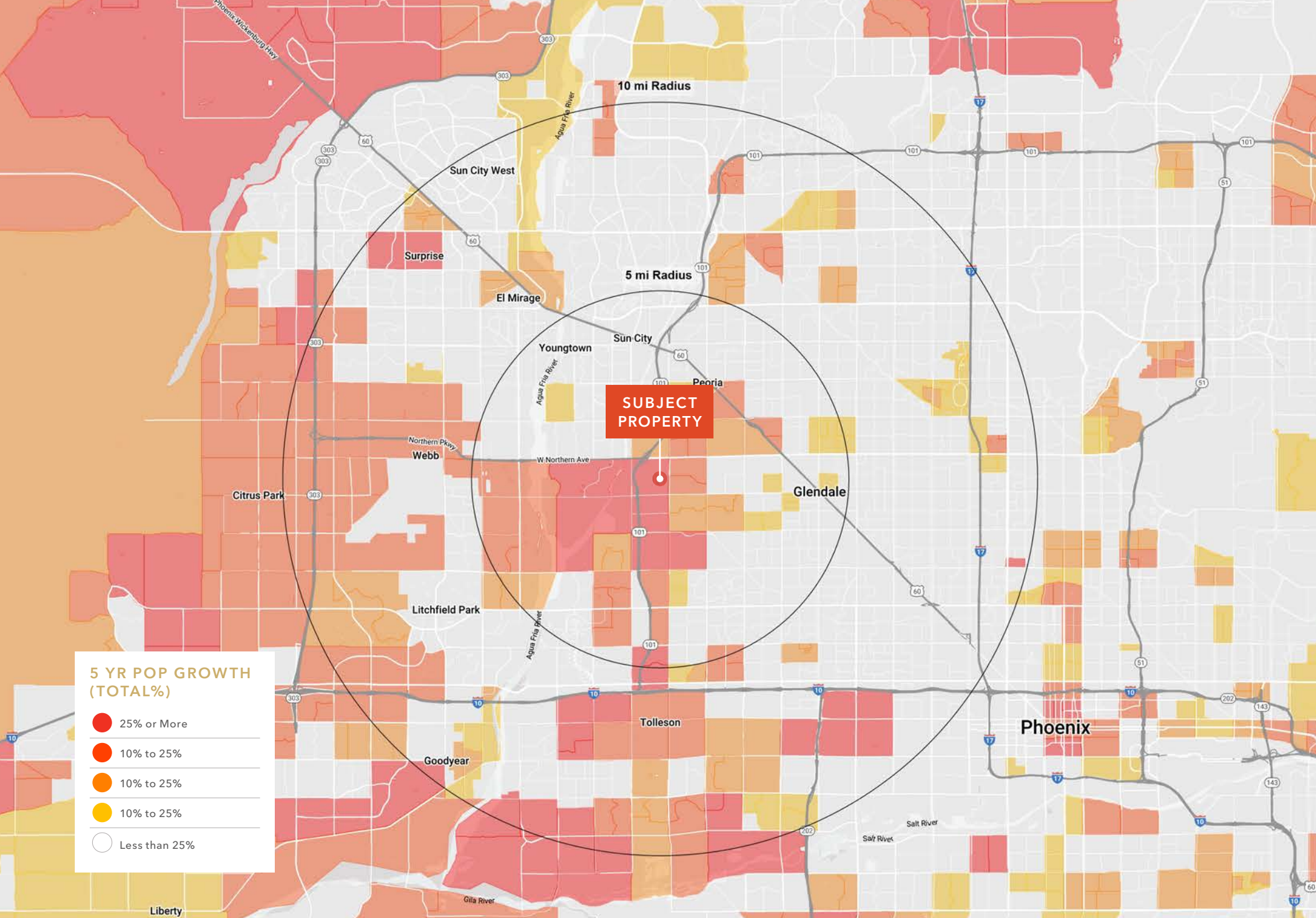
ESTIMATED HOUSEHOLDS

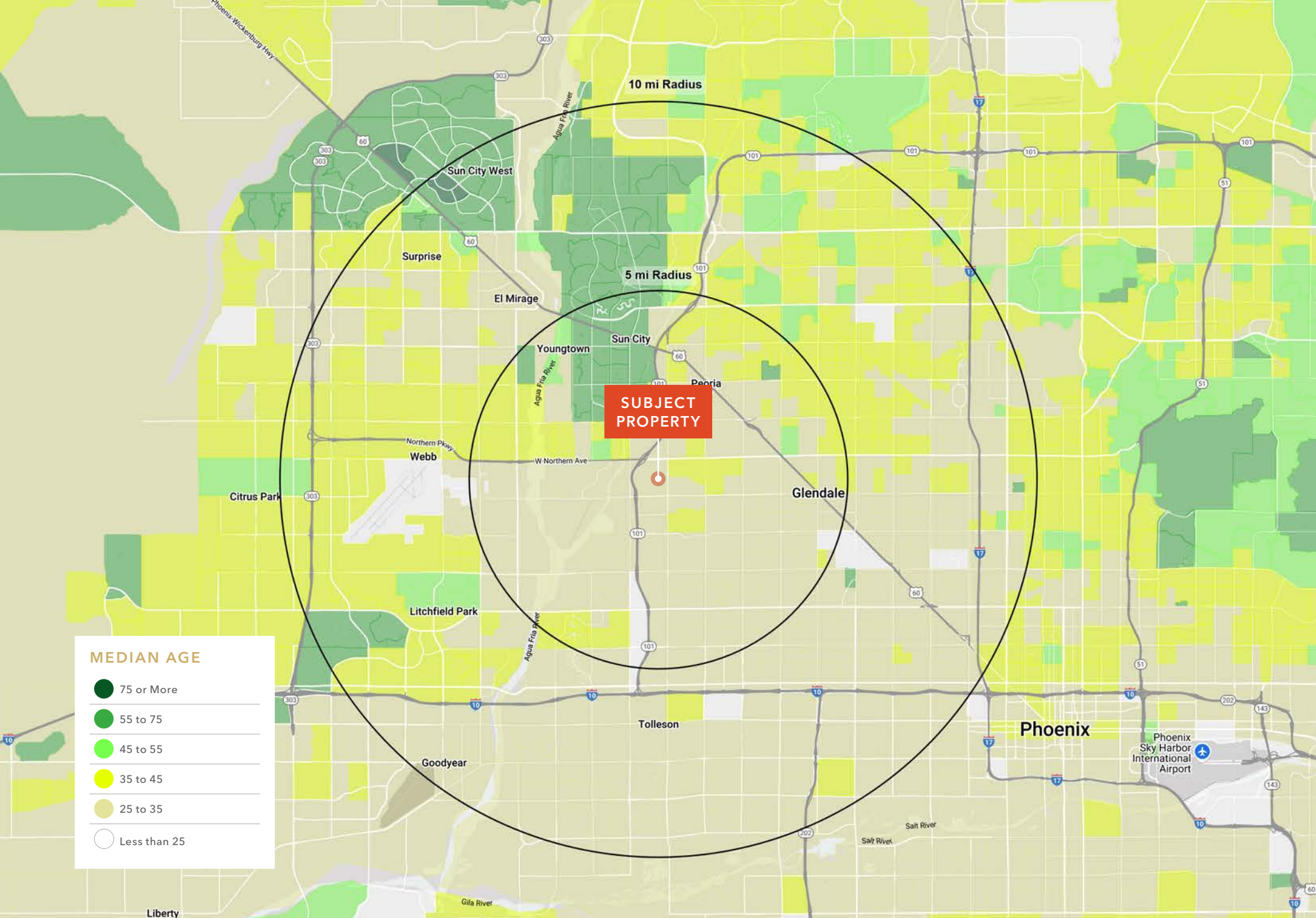


ESTIMATED EMPLOYEES



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