

WESTGATE ENTERTAINMENT DISTRICT

WESTGATE ENTERTAINMENT DISTRICT IS THE PREMIER ENTERTAINMENT DESTINATION OF THE WEST VALLEY

A place where people come together for dining, nightlife, shopping, community events, business, concerts, residential living, sporting events & celebrations of all kinds. Offering a vibrant outdoor setting with a dancing water fountain and jumping fountains for kids, this center delivers an interactive experience day or night.

 6751 N SUNSET BLVD | GLENDALE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

 480.696.4812

 MARTA@YAMPROPERTIES.COM



**ESTIMATED
POPULATION**
(5 MILE RADIUS)

344,148



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$62,382



**YEAR
BUILT**

2006



AT A GLANCE

CO-TENANTS



COMMON AREA EXPENSES (NNNS) | \$15.58 PSF (2025)

AVAILABLE UNITS

C103	3,859 SF	AVAILABLE 04/16/26	RETAIL
E104	1,294 SF	AVAILABLE 10/31/25	RETAIL
E109	14,429 SF	AVAILABLE 1/1/26	RESTAURANT
E207	7,443 SF	AVAILABLE 1/1/26	RETAIL
H101	9,273 SF	AVAILABLE IMMEDIATELY	RESTAURANT
E333	2,506 SF	AVAILABLE 5/1/26	OFFICE
E365	2,961 SF	AVAILABLE 1/1/26	OFFICE
E400	2,823 SF	AVAILABLE IMMEDIATELY	OFFICE



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

PROPERTY HIGHLIGHTS

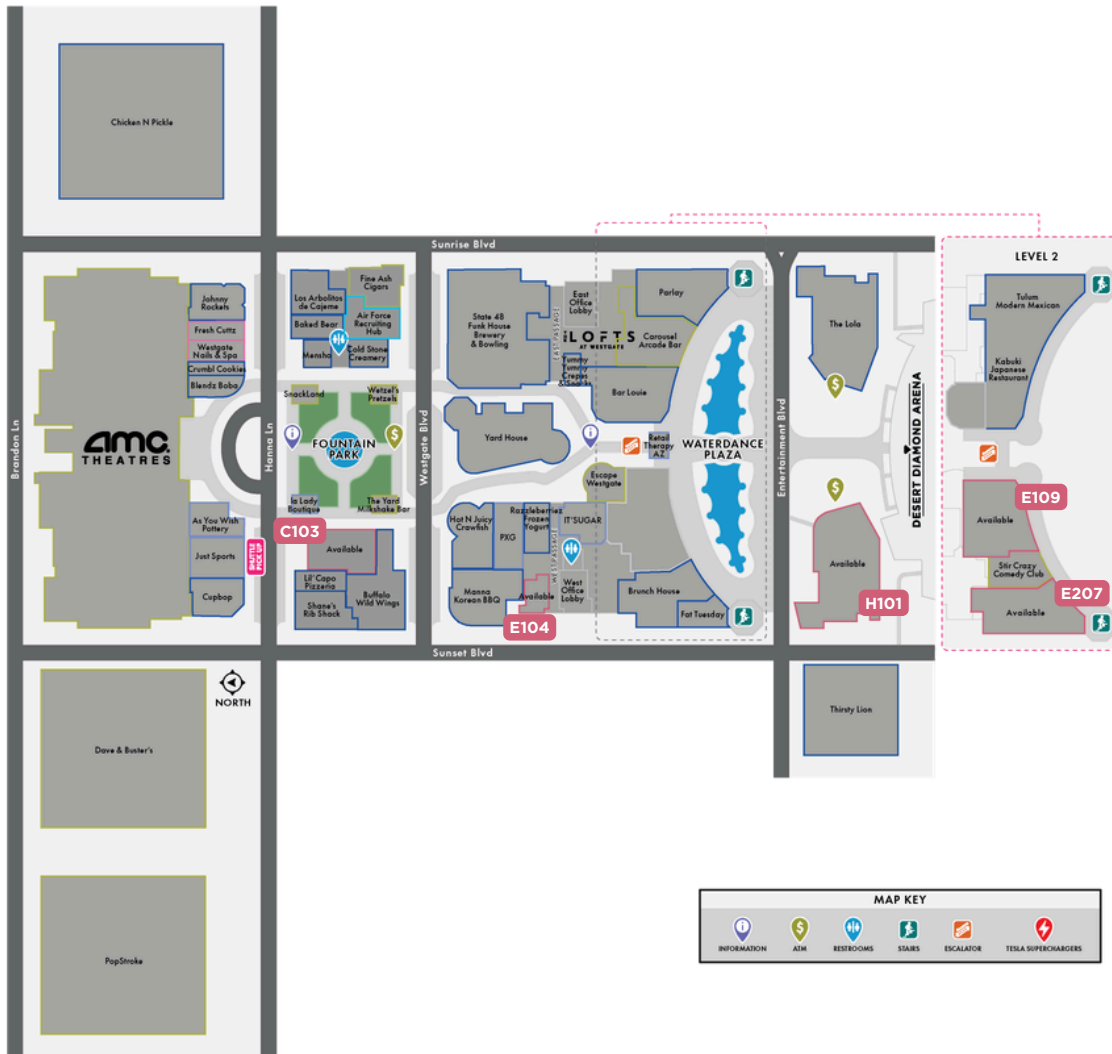
- ✓ A 535,385 SF outdoor lifestyle center nestled in the heart of Glendale on the 101 Loop.
- ✓ Offering dynamic display of specialty shops, eateries & entertainment with a unique sense of community.
- ✓ Ideally situated to benefit from the massive draw of Desert Diamond Arena (19,000-seat home to world-class concerts and events) & the State Farm Stadium (72,200-seat home to the NFL's Arizona Cardinals)

AREA CO-TENANTS



SITE MAP | ENTERTAINMENT DISTRICT

ENTERTAINMENT DISTRICT



FOOD

- Bar Louie
- Blendz Boba Tea Lounge
- Brunch House (coming soon)
- Buffalo Wild Wings
- Chicken N Pickle
- Cold Stone Creamery
- Crumbl Cookies
- Cupbop
- Dave & Buster's
- Fat Tuesday
- Hot N Juicy Crawfish
- Johnny Rockets
- Kabuki Japanese Restaurant
- Lil Capo Pizzeria
- Los Arbolitos de Cajeme
- Manna Korean BBQ
- Mensho
- Opa Life Greek Cafe
- Parlay (coming soon)
- Razzleberriez Frozen Yogurt
- Shane's Rib Shack
- State 48 Funk House Brewery
- The Lola
- The Yard Milkshake Bar
- Thirsty Lion
- Tulum Modern Mexican
- Wetzel's Pretzels
- Yard House
- Yummy Yummy Crepes & Snacks

FUN

- AMC Theatres
- Carousel Arcade Bar
- Chicken N Pickle
- Escape Westgate
- Popstroke
- Stir Crazy Comedy Club

SHOPS

- As You Wish Pottery
- Fine Ash Cigars
- IT'SUGAR
- Just Sports
- La Lady Designs
- PXG
- Retail Therapy AZ
- Snackland

OFFICE

- Aerotek/Aston Carter
- Avian Law
- Barrett Financial
- Barrett Real Estate
- Bowman Consulting
- Campbell Development
- Carrington College
- Driven Insurance Services
- Empire West Title
- Enercon Services
- Experience Glendale
- Goldberg & Osborn
- Haus of Beauty
- Marc Taylor Inc.
- MCM Transportation
- My Home Group
- Network Realty
- Phase One Ventures
- Progressive Roofing
- Proliant
- STARS Alliance
- State Farm Insurance
- Westmarc
- X Construction

SERVICE

- Fresh Cuttz
- U.S. Air Force Recruiting Hub
- Westgate Nails

CONTACT WESTGATE

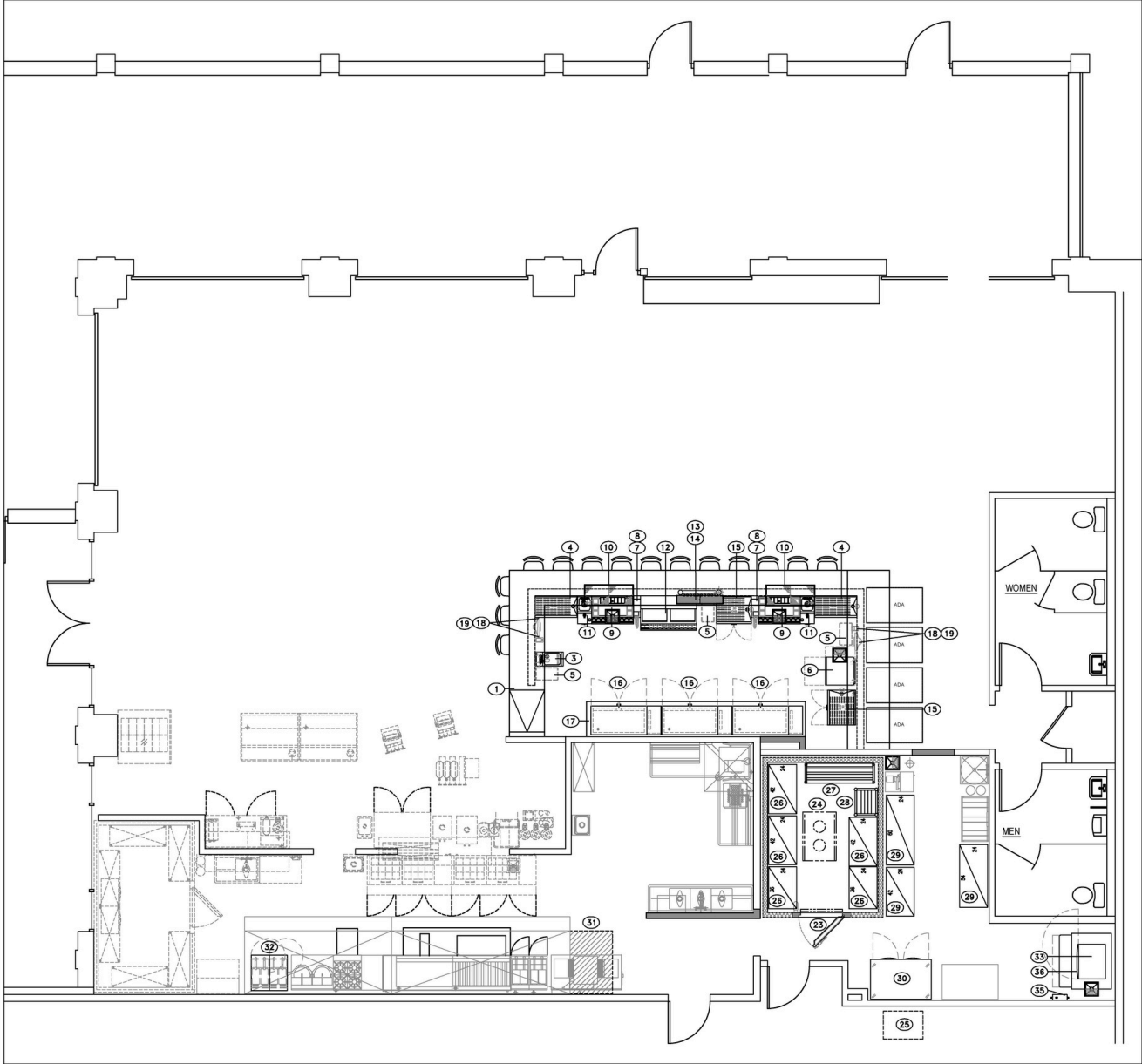
- Security - 623.266.6607

AVAILABLE

- WGC103 - 3,859 SF (retail)
- WGE104 - 1,294 SF (retail)
- WGE109 - 14,429 (restaurant)
- WGE207 - 7,443 SF (retail)
- WGH101 - 9,273 SF (restaurant)
- WGE333 - 2,506 SF (office)
- WGE365 - 2,961 SF (office)
- WGE400 - 2,823 SF (office)

FLOOR PLAN

RETAIL SPACE C103/104 | 3,859 SF
6770 N SUNRISE BLVD | GLENDALE, AZ



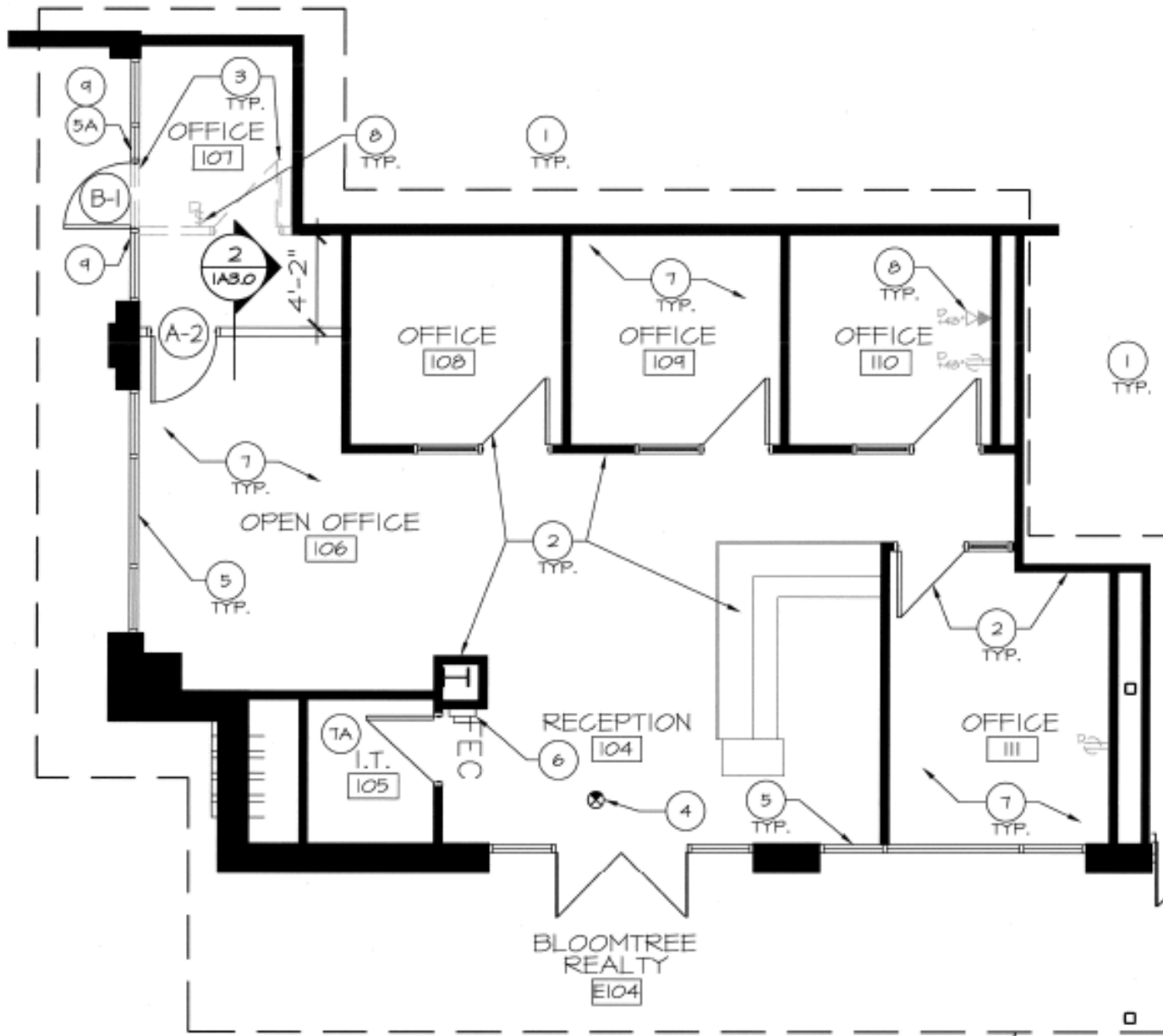
EQUIPMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN

RETAIL SPACE E104 | 1,294 SF

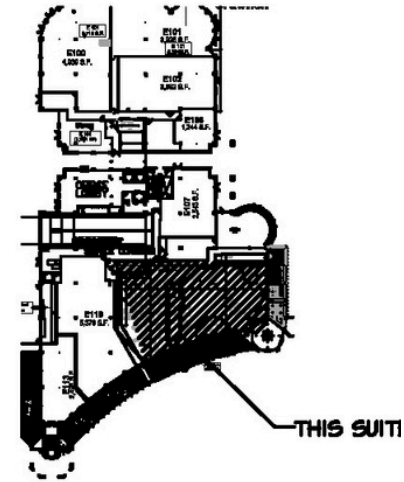
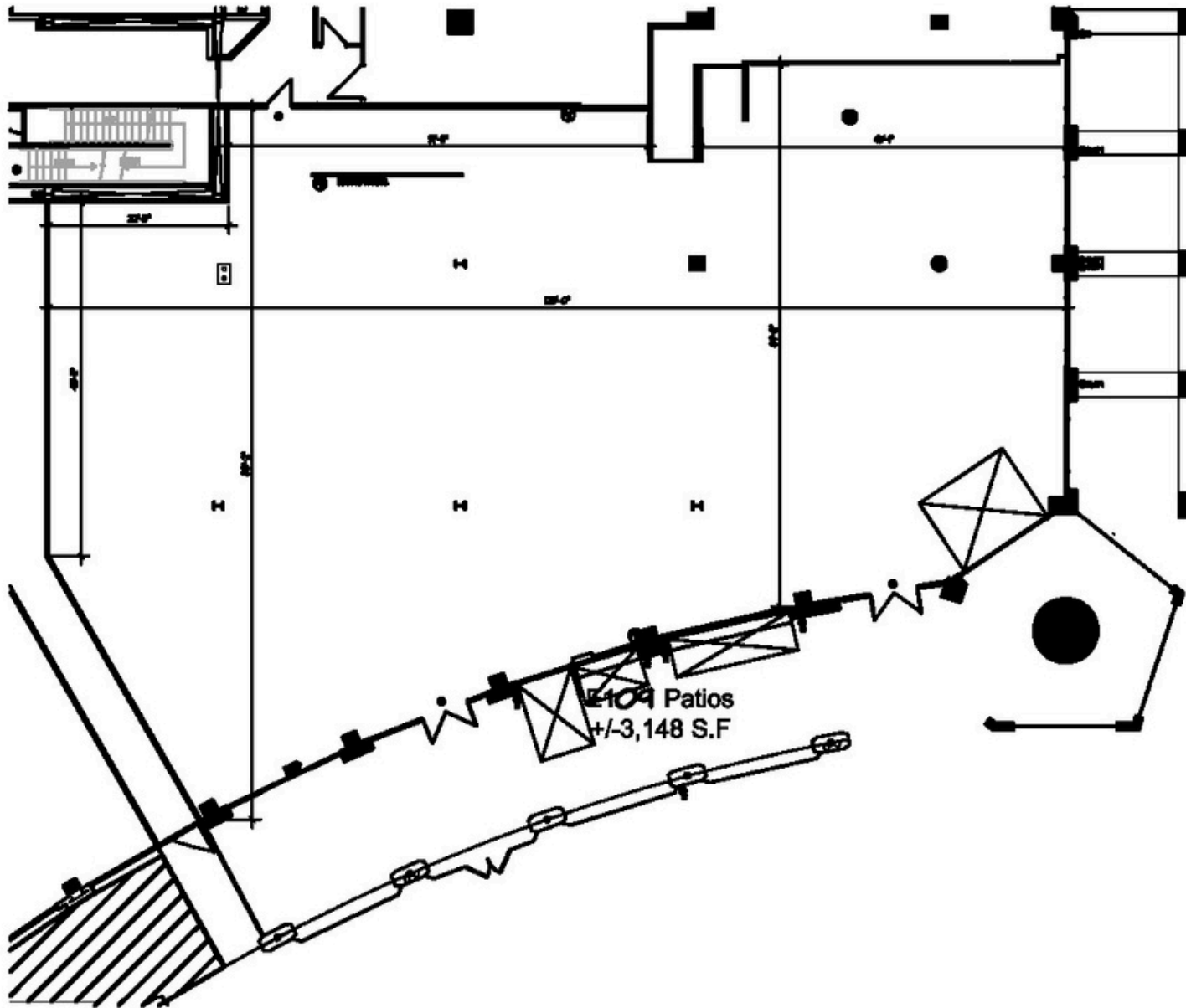
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

RETAIL SPACE E109 | 14,429 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



KEY PLAN

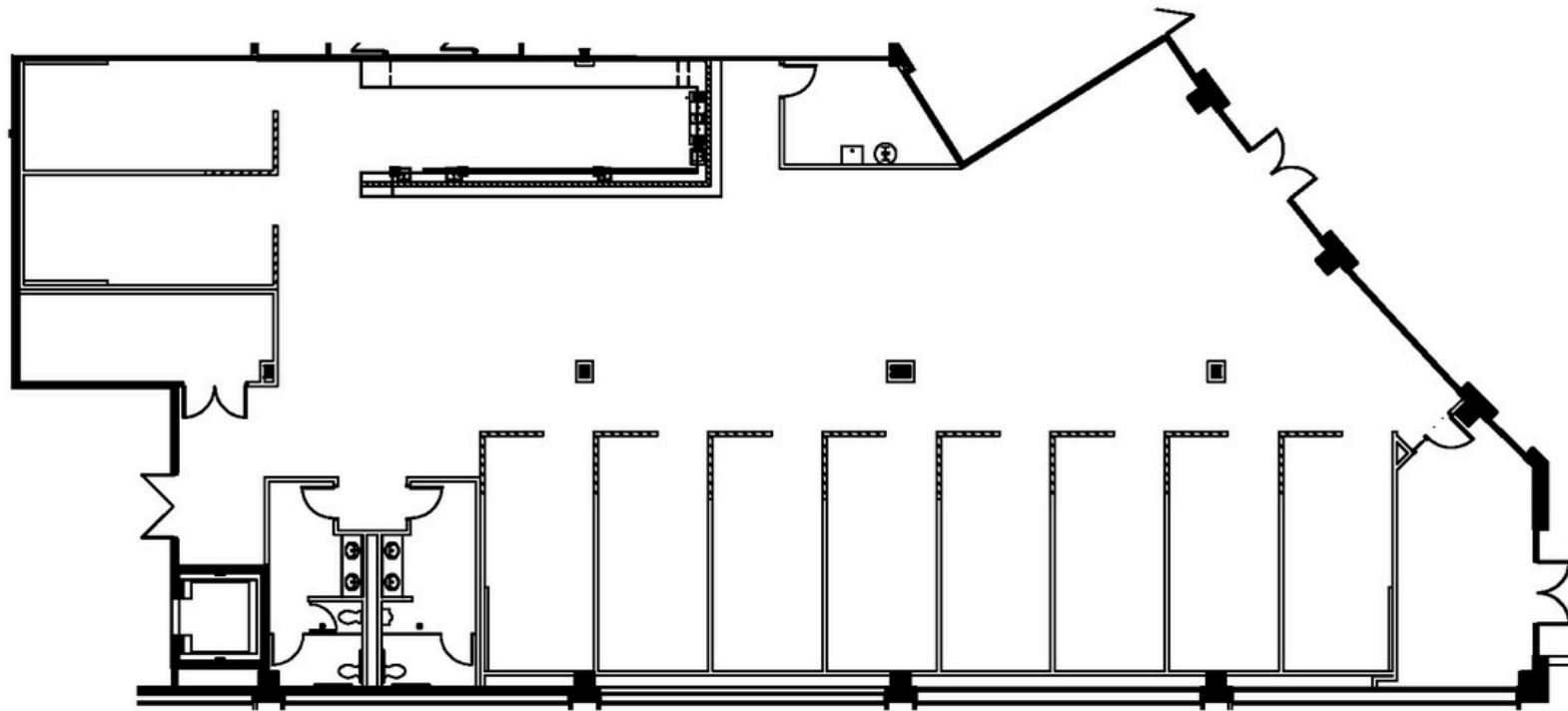
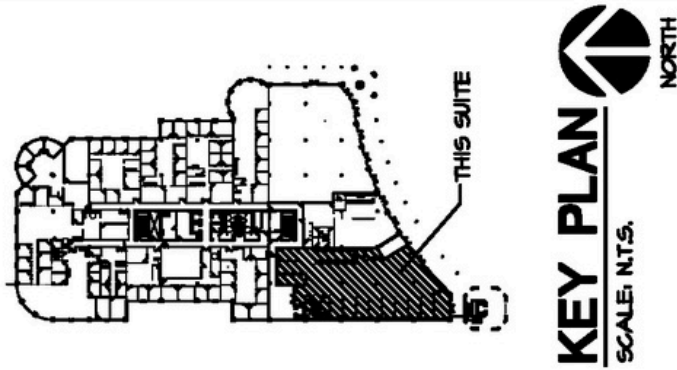
SCALE: N.T.S.



FLOOR PLAN

RETAIL/ENTERTAINMENT SPACE E207 | 7,443 SF

6770 N SUNRISE BLVD | GLENDALE, AZ

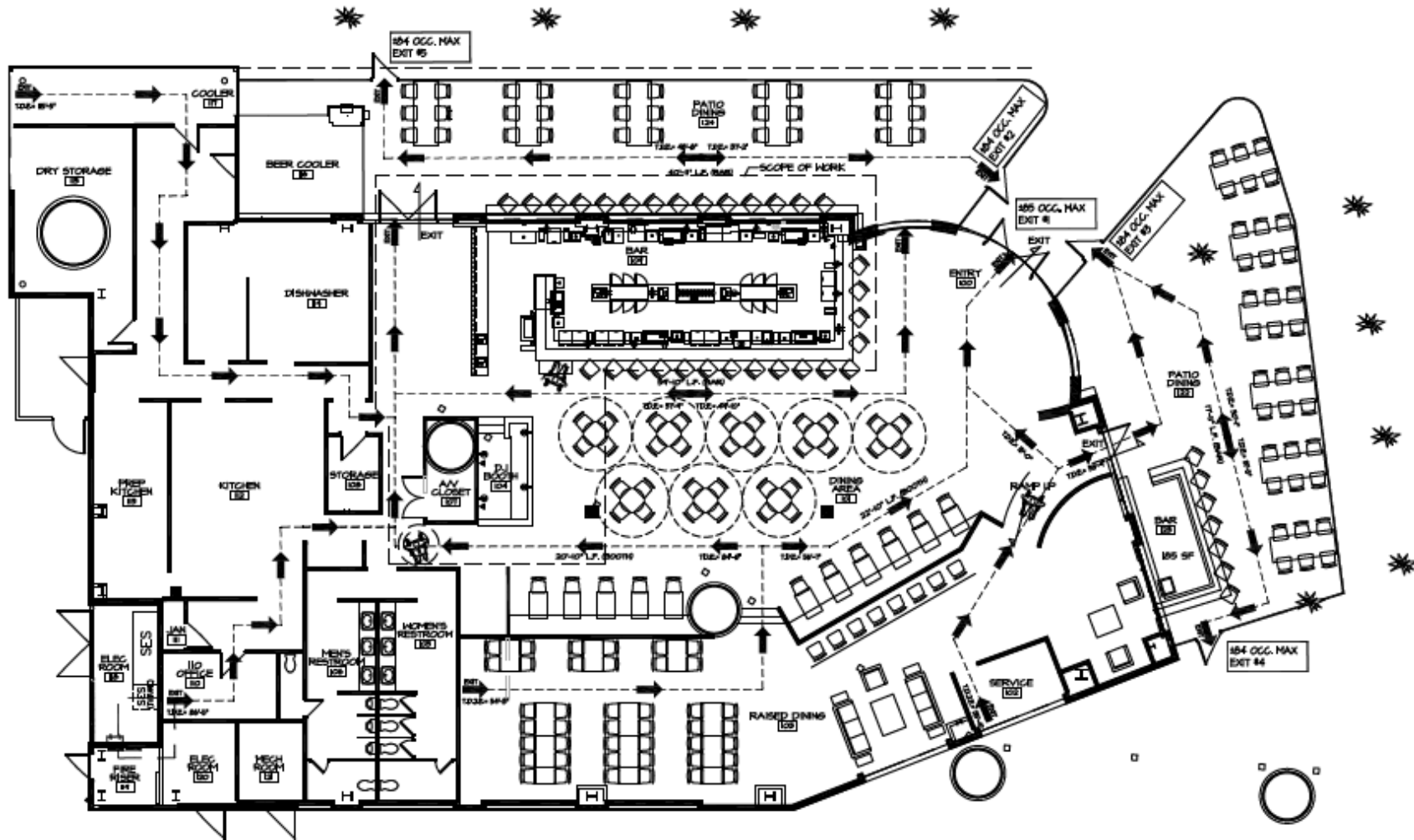


E-207: +/- 7,443 SF
LEASE PLAN (06-21-25)
SCALE: N.T.S.
NORTH

FLOOR PLAN

RESTAURANT SPACE H101 | 9,273 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

OFFICE SPACE E333 | 2,506 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



EXISTING CEILING:

- 2'X2' REGULAR TILE IN $\frac{1}{8}$ " GRID WHITE
- 9'-0" AFF

EXISTING 8'-0" HIGH GLASS ENTRY

EXISTING ELECTRICAL:

- ELECTRICAL IS LOCATED IN BUILDING CORE SEPARATE FROM ADJACENT TENANT SPACES.

EXISTING MECHANICAL:

- WATER SOURCE HEAT PUMP SYSTEM WITH VAV BOXES SERVING SUITE WITH SEPARATE INTERIOR AND EXTERIOR ZONES.

EXISTING PLUMBING:

- ADA RESTROOMS ARE PROVIDED IN BUILDING CORE.
- ADA SINK WITH MILLWORK PROVIDED IN BREAK AREA

EXISTING MILLWORK:

- EXISTING ADA COPY AND BREAK ROOM MILLWORK
- EXISTING RECEPTION DESK

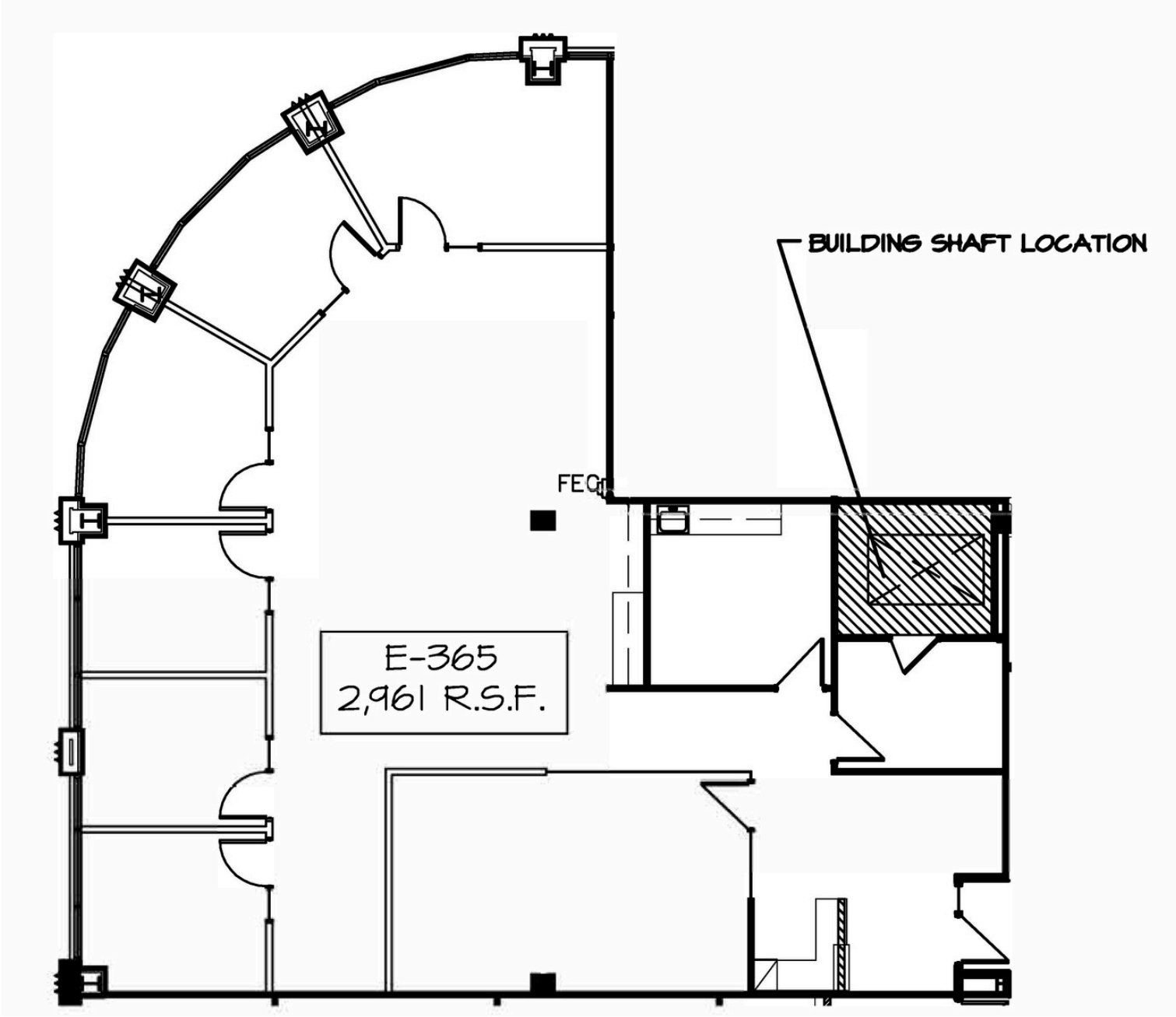
DOORS:

- EXISTING SOLID CORE DOORS AT ALL OFFICES WITH SIDELITES
- EXISTING GLASS DOORS TO COPY BREAK AREA
- EXISTING GLASS ENTRY DOOR

2,506 SF

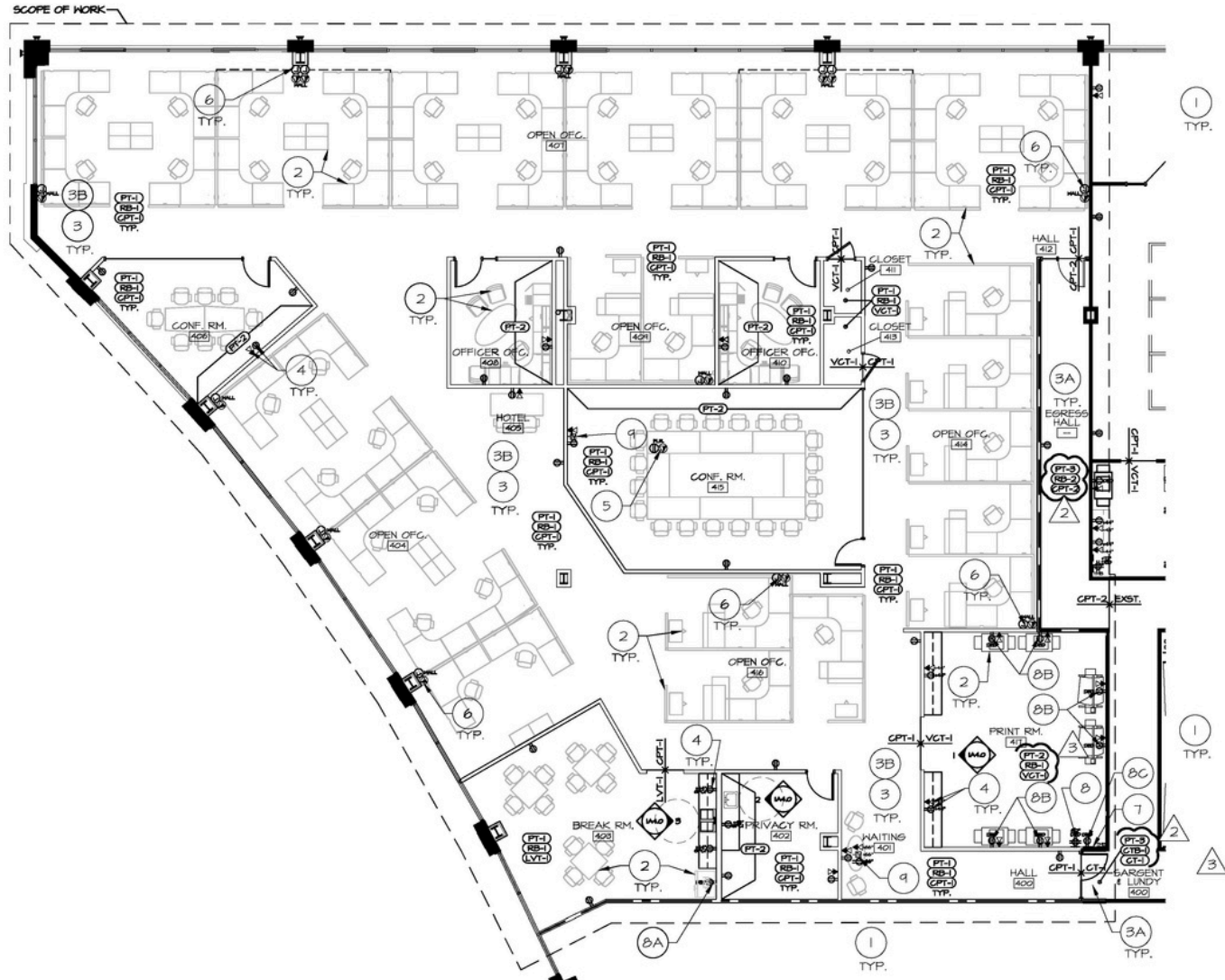
FLOOR PLAN

OFFICE SPACE E365 | 2,961 SF
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

OFFICE SPACE E400 | 2,823 SF
6770 N SUNRISE BLVD | GLENDALE, AZ



FINISH AND POWER PLAN

SCALE: 1/8" = 1'-0"



CURRENT TENANTS

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Cupbop	WGA101	2,550	Retail - Net
Just Sports	WGA103	3,386	Retail - Net
As You Wish Pottery	WGA109	2,117	Retail - Net
AMC	WGAMC	77,730	Retail - Anchor
Blendz Boba Tea Lounge	WGB101	1,463	Retail - Net
Crumb! Cookies	WGB103	1,492	Retail - Net
Westgate Nails	WGB105	1,229	Retail - Net
Freshcuttz	WGB107	1,229	Retail - Net
Johnny Rockets	WGB109	2,904	Retail - Net
Shane's Rib Shack	WGC101	2,413	Retail - Net
Lil Capo Pizzeria	WGC102	1,491	Retail - Net
Opa Life Greek Cafe	WGC103	3,859	Retail - Net
Buffalo Wild Wings	WGC107	6,104	Retail - Net
Chicken N Pickle	WGCNP	11,944	Retail - Pad Tenant
Los Arbolitos de Cajeme	WGD103	3,428	Retail - Net
Fine Ash Cigars	WGD107	2,492	Retail - Net
Cold Stone Creamery	WGD111	1,500	Retail - Net
Dave & Busters	WGDNB	40,000	Retail - Anchor
Manna Korean BBQ	WGE100	4,939	Retail - Net
Hot N Juicy Crawfish	WGE101	3,926	Retail - Net
PXG	WGE102	3,982	Retail - Net
Razzleberriez Frozen Yogurt	WGE106	1,244	Retail - Net
It'Sugar	WGE107	2,543	Retail - Net
Escape Westgate	WGE108	2,773	Retail - Net
Salt Tacos & Tequila	WGE109	14,429	Retail - Grs

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Brunch House	WGE110	5,370	Retail - Net
Fat Tuesday	WGE113	2,496	Retail - Net
Stir Crazy Comedy Club	WGE206	3,038	Retail - Grs
Lumberjaxes Axe Throwing	WGE207	7,443	Retail - Net
Yard House	WGF101	10,000	Retail - Pad Tenant
-	WGD102	1,072	Retail
Retail Therapy AZ	WGD102-A	1,019	Retail
State 48 Funk House Brewery	WGG101	18,243	Retail - Grs
Parlay	WGG109	5,565	Retail - Net
The Carousel	WGG111	5,886	Retail - Net
Bar Louie	WGG118	8,703	Retail - Net
Yummy Yummy Crepes & Snacks	WGG121	1,301	Retail - Net
Tulum Modern Mexican	WGG207	9,202	Retail - Net
Dutch Bros Coffee	WGGL	880	Retail - Pad Tenant
The Lola	WG1101	9,357	Retail - Net
Thirsty Lion	WGJ101	10,410	Retail - Pad Tenant
La Lady Boutique	WGKSK1	0	Retail - Kiosk
Snackland	WGKSK2	0	Retail - Kiosk
The Yard Milkshake Bar	WGKSK3	0	Retail - Kiosk
Wetzel's Pretzels	WGKSK4	0	Retail - Kiosk
Popstroke	WGPOP	6,000	Retail - Pad Tenant
Kabuki Japanese Restaurant	WGG211	5,620	Retail - Net

CURRENT TENANTS

OFFICE			
DBA	Unit(s)	Lease Area	Lease Type
USAF Recruiting Center	WGD109	3,050	Office - Gross
Fairway Independent Mortgage Corporation	WGE104	1,294	Office - Net
State Farm	WGE200	2,521	Office - Net
Western Maricopa Coalition	WGE210	2,000	Office - Net
Networth Realty	WGE220	2,502	Office - Net
Aerotek	WGE230	1,469	Office - Net
Enercon	WGE240	5,026	Office - Net
Efinity Financial	WGE250	3,758	Office - Net
Driven Insurance Services	WGE260	2,582	Office - Net
Experience Glendale	WGE270	2,701	Office - Net
Goldberg & Osborne	WGE280	3,014	Office - Net
MCM Transportation	WGE290	3,431	Office - Net
Proliant	WGE300	4,884	Office - Net
USAF Recruiting Center	WGD109	3,050	Office - Gross
Fairway Independent Mortgage Corporation	WGE104	1,294	Office - Net
State Farm	WGE200	2,521	Office - Net
Western Maricopa Coalition	WGE210	2,000	Office - Net
Networth Realty	WGE220	2,502	Office - Net
Aerotek	WGE230	1,469	Office - Net
X Construction	WGE305	4,937	Office - Net
My Home Group	WGE320	7,655	Office - Gross
Bowman Consulting	WGE325	6,074	Office - Net
Experience Glendale	WGE328	4,631	Office - Net
Carrington College	WGE330	9,534	Office - Net

OFFICE			
DBA	Unit(s)	Lease Area	Lease Type
Phase One Ventures	WGE333	2,506	Office - Net
Haus of Beauty	WGE335	1,469	Office - Net
Avian Law	WGE355	2,509	Office - Net
Pioneer Title Agency	WGE365	2,961	Office - Net
Barrett Real Estate	WGE400	2,823	Office - Net
Driggs Title Agency	WGE420	3,512	Office - Net
Barrett Financial	WGE430	4,673	Office - Net
Progressive Roofing	WGE450	8,639	Office - Net
Campbell Development	WGE410	6,766	Office - Net
Stars Alliance	WGE460	10,805	Office - Net
Marc Taylor	WGE465	4,998	Office - Net
Empire West Title	WGE470	4,472	Office - Net
Terminix	WGG200	32,800	Office - Net
YAM Properties	WGG333	3,244	Office - Net
AVAILABLE			
AVAILABLE 04/16/26	WGC103	3,859 SF	Retail
AVAILABLE 10/31/25	WGE104	1,294	Retail
AVAILABLE 1/1/26	WGE109	14,429	Restaurant
AVAILABLE 1/1/26	WGE207	7,443	Retail
AVAILABLE IMMEDIATELY	WGH101	9,273	Restaurant
AVAILABLE 5/1/26	E333	2,506	Office
AVAILABLE 1/1/26	E365	2,961	Office
AVAILABLE IMMEDIATELY	E400	2,823	Office

PHOTOS

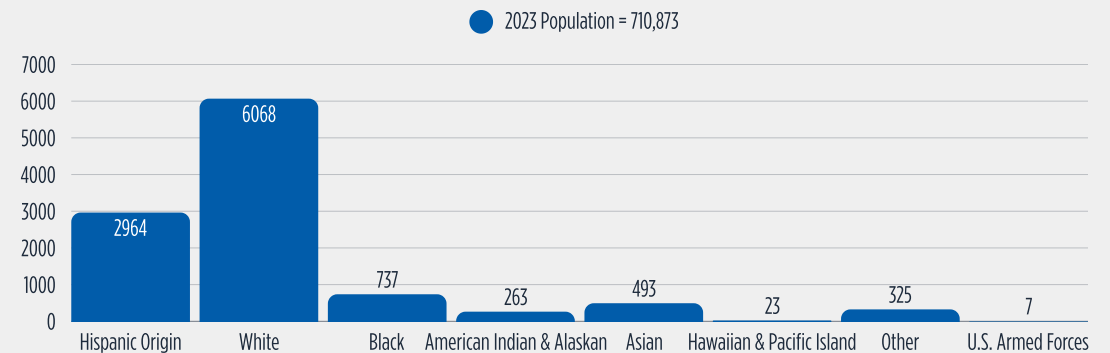
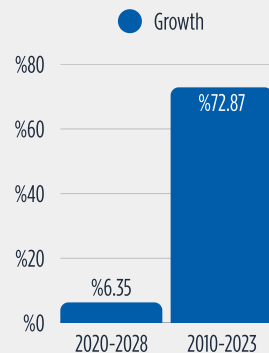
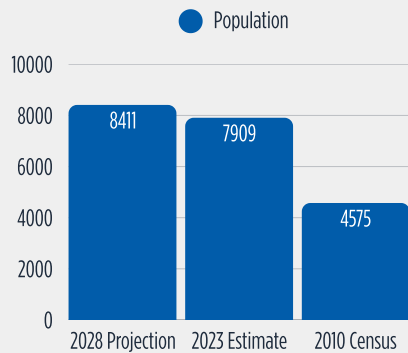


DEMOGRAPHICS

1 MILE RADIUS



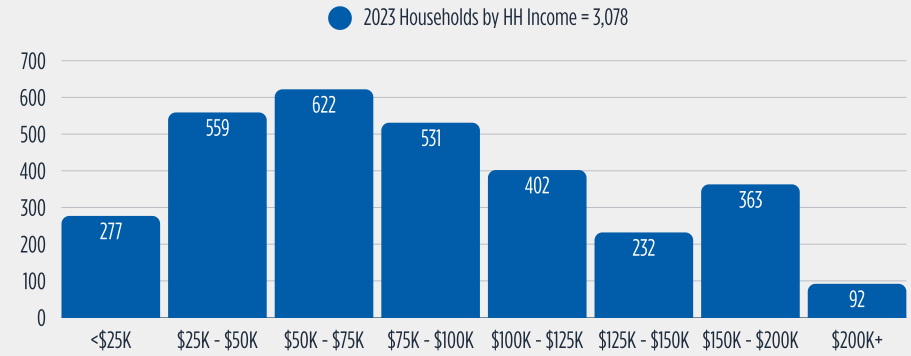
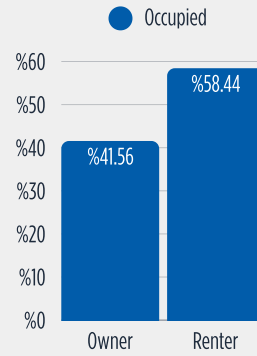
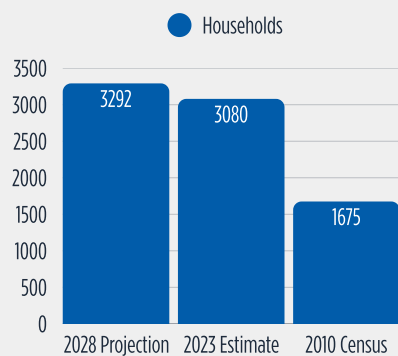
POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$91,086

2023 MED Household Income | \$78,813

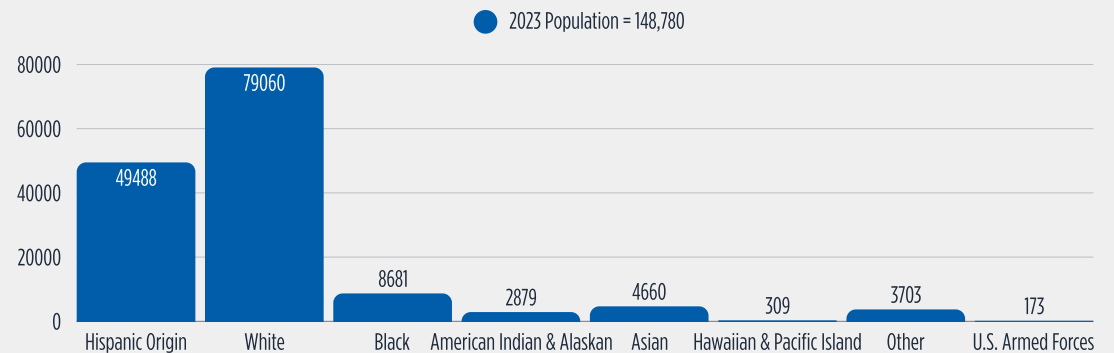
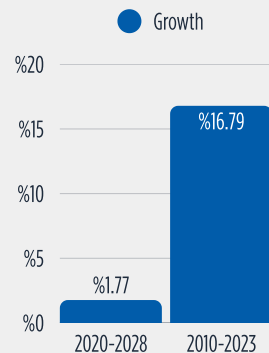
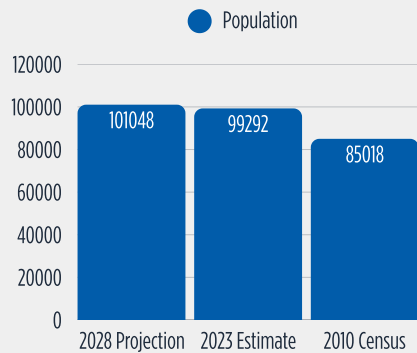


DEMOGRAPHICS

3 MILE RADIUS



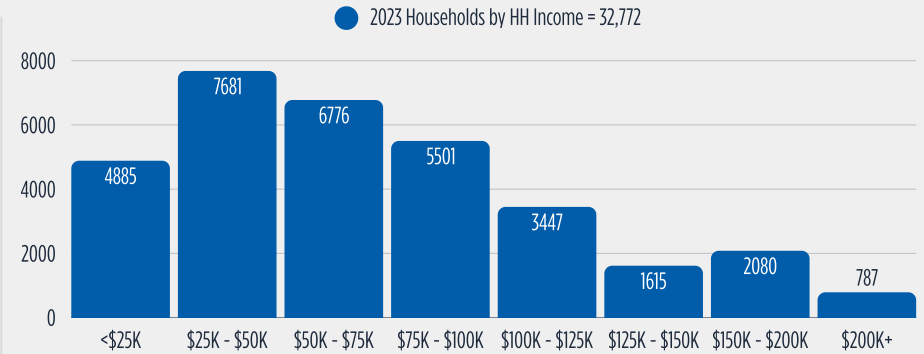
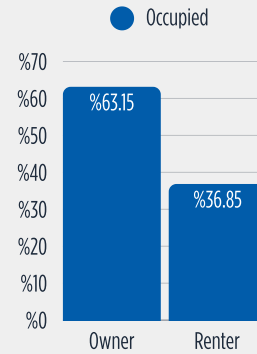
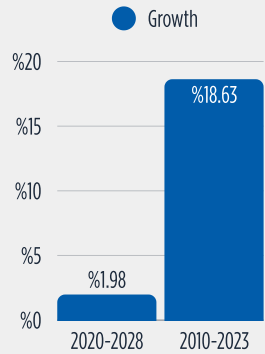
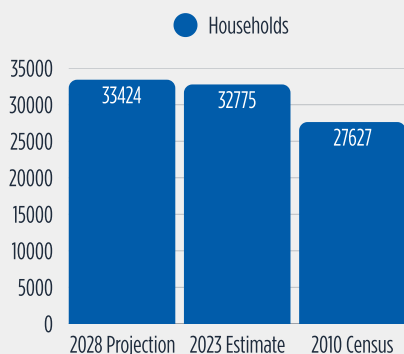
POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$75,769

2023 MED Household Income | \$63,639

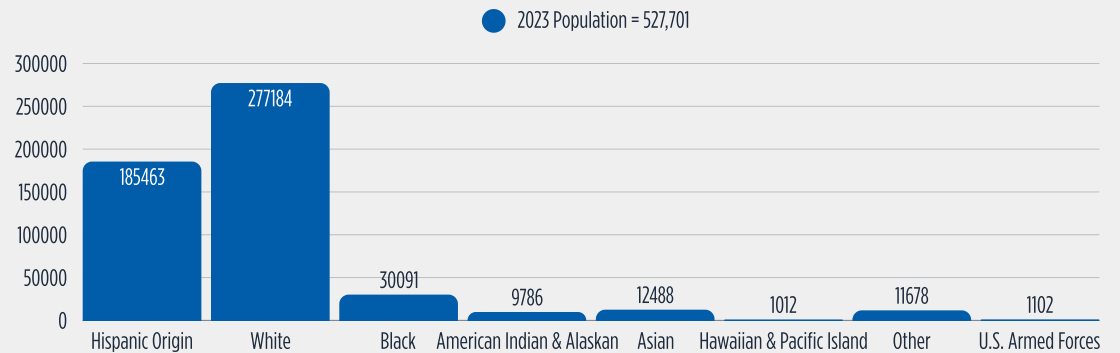
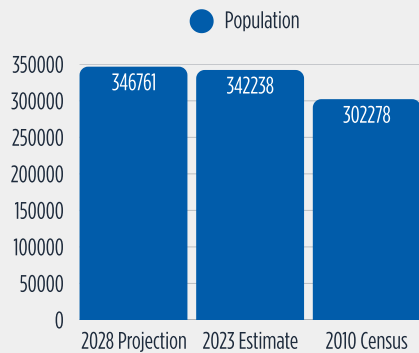


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$68,398
2023 MED Household Income | \$54,565

