

Northeast Corner of 91st Avenue & Ocotillo Road | Glendale, Arizona

DISTRICT AT WESTGATE

±19.16 Acre Entitled Multifamily Development Opportunity Adjacent to Westgate Entertainment District



Larry Kush

Office: (480) 482.1944

Mobile: (480) 290-2909

larry.kush@orionprop.com

Larry Kush
Landman

ORION
INVESTMENT REAL ESTATE

EXECUTIVE SUMMARY

PARCEL #:10-202-769 and 10-202-770

District at Westgate presents a rare opportunity to acquire a ±19.16-acre entitled multifamily development site in one of the most dynamic and rapidly growing areas of the Phoenix metropolitan area. Located immediately south of Glendale Avenue and adjacent to the Westgate Entertainment District, the property is strategically positioned within Glendale's Western Growth Area, surrounded by premier entertainment venues, retail destinations, employment centers, and regional transportation infrastructure.

The planned development consists of a thoughtfully designed mixed-residential community featuring 384 total residences, including 368 multifamily units and 16 condominium residences. The project has been envisioned as a modern, amenity-rich community offering a diverse housing mix complemented by resort-style amenities, expansive open space, and pedestrian-oriented design. Planned features include a luxury clubhouse, fitness center, co-working spaces, resort pool and spa, pickleball courts, dog park, outdoor gathering areas, and extensive landscaped common areas designed to create a true live-work-play environment.

Situated less than one mile from Loop 101 and moments from State Farm Stadium, Desert Diamond Arena, Tanger Outlets, Topgolf, and the expanding Westgate district, the property benefits from exceptional accessibility and proximity to some of the region's most significant entertainment, hospitality, and employment destinations. The site's location within Glendale's long-term growth corridor positions it to capitalize on continued residential demand generated by ongoing investment and development throughout the West Valley.

District at Westgate represents a compelling opportunity for developers and investors seeking a well-located, large-scale residential development site in one of Arizona's most active mixed-use and entertainment districts, with a development program designed to meet the growing demand for high-quality housing in the Westgate market.



AERIAL MAP

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FCI
Constructors, Inc.

LOOP 101

DESERT DIAMOND CASINOS

Tanger
Outlets

SUBJECT PROPERTY

DICK'S SPORTING GOODS
HOUSE OF SPORT

WESTGATE
ENTERTAINMENT DISTRICT

Glendale Aero

ANDRETTI
INDOOR KARTING & GAMES

DESERT
DIAMOND
ARENA

TOPGOLF

Desert Mirage
at Golf Ranch
Glendale

ARIZONA
CARDINALS

Dodgers

VAI
RESORT

LOOP 101

MATTEL
ADVENTURE
PARK

DEVELOPMENT OVERVIEW

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Approved Development Program

- Planned for 384 total residential units consisting of 368 multifamily residences and 16 condominium units.
- Located within Glendale's designated Western Growth Area, one of the city's primary corridors for future population and employment growth.
- Proposed as a mixed-residential community featuring multifamily housing, condominiums, and a comprehensive amenity package.
- Designed with over 260,000 SF of open space and amenity areas, including a resort-style pool, clubhouse, fitness center, pickleball courts, and dog park.
- Strategically positioned adjacent to the Westgate Entertainment District with convenient access to Loop 101, major employment centers, retail, dining, and entertainment destinations.

Multifamily Units:	368
Condominium Units:	16
Total Units:	384
Site Area:	19.16 Acres
Density:	~20 Units/Acre
Building Heights:	1-3 Stories
Cross Streets:	W GLENDALE AVE: 25,335 VPD N 91ST AVE: 8,252 VPD



SITE PLAN

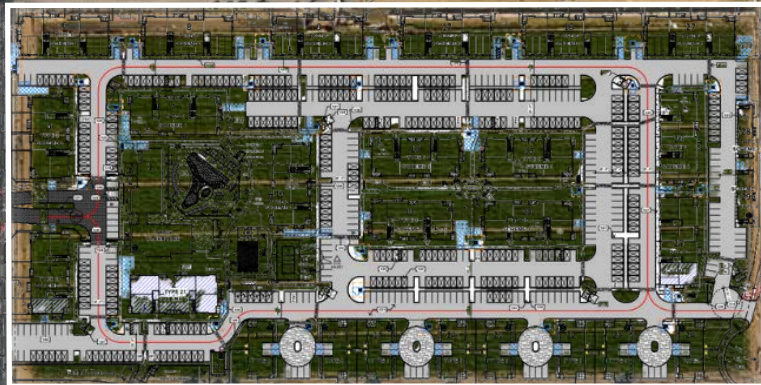
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[Click To View Full Site Plan](#)



W. GLENDALE AVE

N. 91ST AVE



AMENITY RENDERINGS

PARCEL #:10-202-769 and 10-202-770



RENDERINGS

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3-Story Residential Building



2/3-Story Residential Building



2-Story Residential Building



RENDERINGS

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COTTAGE

Side Elevation



COTTAGE

Side Elevation



COTTAGE

COTTAGE

1-Story Condominium

MULTI-FAMILY UNIT MIX

UNIT TYPE	# OF BEDROOMS	UNIT S.F	# OF UNITS	TOTAL UNIT S.F.	PERCENTAGE
UNIT S1	0	555 SF	11	6,101 SF	3%
UNIT A1	1	629 SF	38	23,887 SF	10%
UNIT A2	1	680 SF	105	71,400 SF	29%
UNIT A4	1	803 SF	11	8,833 SF	3%
UNIT CARRIAGE	1	822 SF	4	3,286 SF	1%
UNIT B1	2	985 SF	41	40,394 SF	11%
UNIT B2	2	1,049 SF	100	104,915 SF	27%
UNIT B3	2	1,172 SF	30	35,157 SF	8%
UNIT C1	3	1,242 SF	28	34,767 SF	8%
TOTAL			368	328,740 SF	100%

CONDOMINIUM UNIT MIX

UNIT TYPE	# OF BEDROOMS	UNIT S.F	# OF UNITS	TOTAL UNIT S.F.	PERCENTAGE
UNIT COTTAGE	2	1,098 SF	16	17,562 SF	100%
TOTAL			16	17,562 SF	100%

GLENDALE, ARIZONA

Glendale, Arizona has emerged as one of the Southwest's most dynamic live-work-play destinations, anchored by the nationally recognized Westgate Entertainment District and the rapidly expanding Loop 101 corridor. Home to more than 255,000 residents and located within the greater Phoenix metropolitan area, Glendale benefits from strong population growth, significant employment expansion, and continued public and private investment. The city is home to major attractions including State Farm Stadium, Desert Diamond Arena, VAI Resort, Tanger Outlets, and numerous dining, entertainment, and hospitality destinations that attract millions of visitors annually. Supported by exceptional transportation access, a growing workforce, and a pro-business environment, Glendale continues to be one of Arizona's most desirable markets for residential, mixed-use, and commercial development.



5 MILE DAYTIME POPULATION

329,313

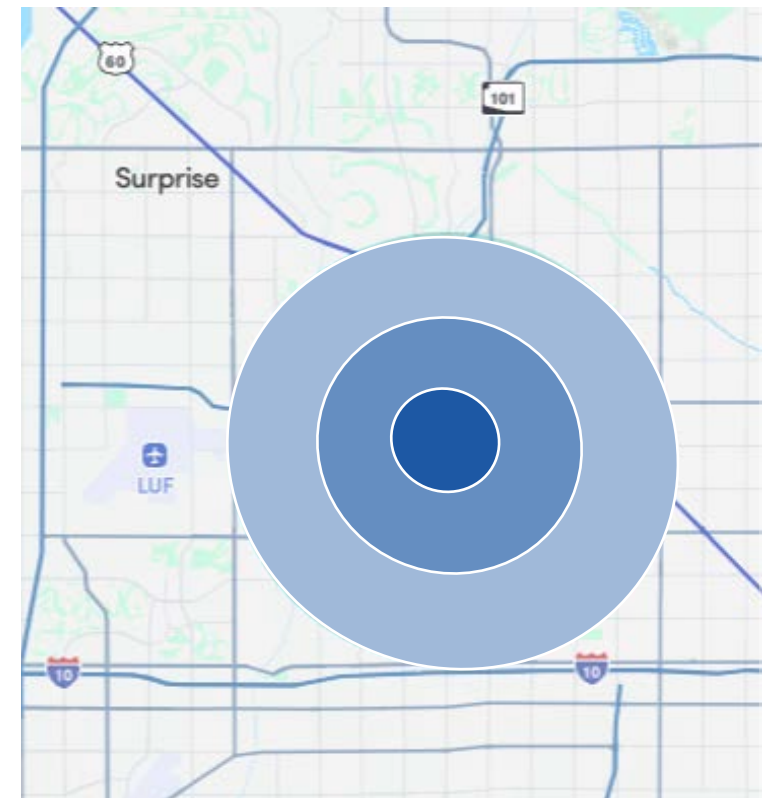


5 MILE AVG HOUSEHOLD INCOME

\$102,937

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1-MILE	3-MILE	5-MILE
Daytime:	13,187	119,068	372,819
Employees:	3,675	24,299	70,973
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	4,922	41,641	130,978
Average Size:	2.7	2.8	2.8
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$121,951	\$104,194	\$98,343
Annual Household Expenditure:	\$493.82 M	\$3.98 B	\$12.11 B



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Contact Agent for More Information:

Larry Kush

Direct: (480) 482.1944 | Mobile: (480) 290-2909

larry.kush@orionprop.com

