



EAT + SHOP + EXPERIENCE

PREMIER ENTERTAINMENT
DESTINATION OF THE WEST VALLEY

6770 N SUNRISE BLVD | GLENDALE, AZ

 **WESTERN**
RETAIL ADVISORS

WESTGATE
ENTERTAINMENT DISTRICT



EXECUTIVE SUMMARY

A **535,385 SF** outdoor lifestyle center nestled in the heart of Glendale on the loop 101.

Offering a dynamic display of specialty shops, eateries, and entertainment with a unique sense of community.

Includes 76 loft apartments and $\pm 143,872$ SF of office space.

FEATURES

TOTAL LAND AREA: ± 76.7 Acres

ZONING: PAD Zoning

YEAR BUILT: 2006

PARKING STALLS: $\pm 3,186$

BUILDINGS: 15

ANCHORS INCLUDE



Thirsty Lion

CHICKEN N PICKLE



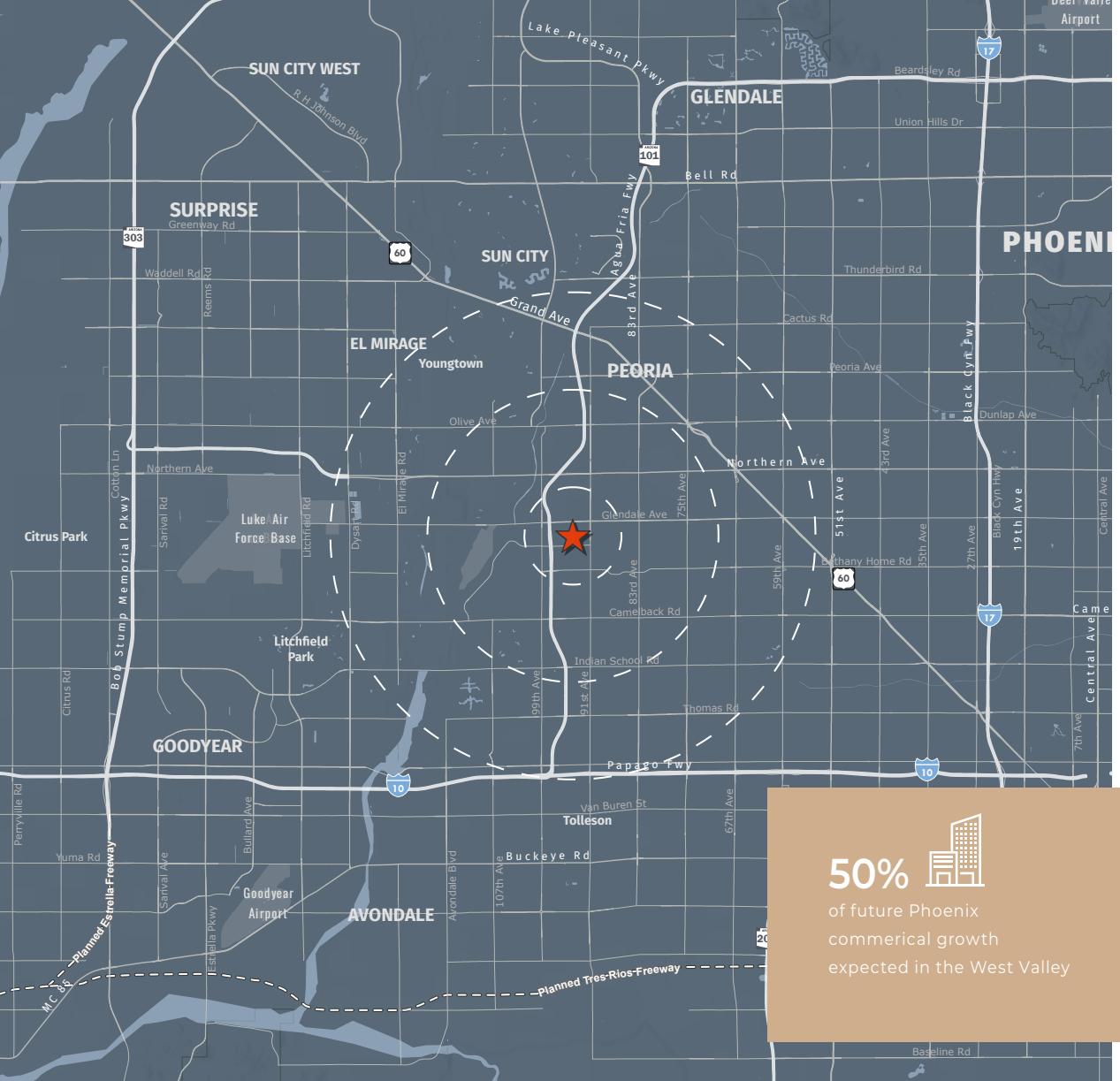
Bar Louie

POPSTROKE



MEN SHO





WESTGATE ENTERTAINMENT DISTRICT | GLENDALE, AZ

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population:	7,468	118,523	371,265
Total Households:	2,957	39,241	124,425
Median Household Income:	\$105,285	\$83,272	\$72,938
Median Home Value:	\$485,992	\$410,606	\$360,541
Median Age:	33.6	34.6	33.8
Population with Degrees:	40%	30%	29%
Total Businesses:	330	1,651	5,891
Total Employees:	7,659	25,198	81,455
Total Daytime Population:	12,932	93,047	303,427

*demographic information provided by ESRI (2025)

PHOENIX METRO

- 4.3 Million residents (12th largest U.S. metro).
- 13 Fortune 1000 companies, major employers
- Sky Harbor Airport: ±43M passengers, ±434k annual flights
- Tourist draws: Grand Canyon, Sedona, Old Town Scottsdale, MLB Spring Training, etc.

Major Developments

- Active
- Approved Zoning/Plan/Design
- Platted/Site Plan
- Pre-Submittal/Pre-Approval

W Existing Retail
W Proposed Retail



AREA OVERVIEW

Glendale, AZ

ATTRACTI0NS:

- State Farm Stadium
- Desert Diamond Casino
- Desert Diamond Arena
- Popstroke
- Chicken N Pickle
- Mattel Adventure Park
- VAI Resort
- Andretti Karting & Games
- Dick's House of Sport
- Topgolf

RETAIL TENANT OVERVIEW

ENTERTAINMENT



FOOD + DRINK

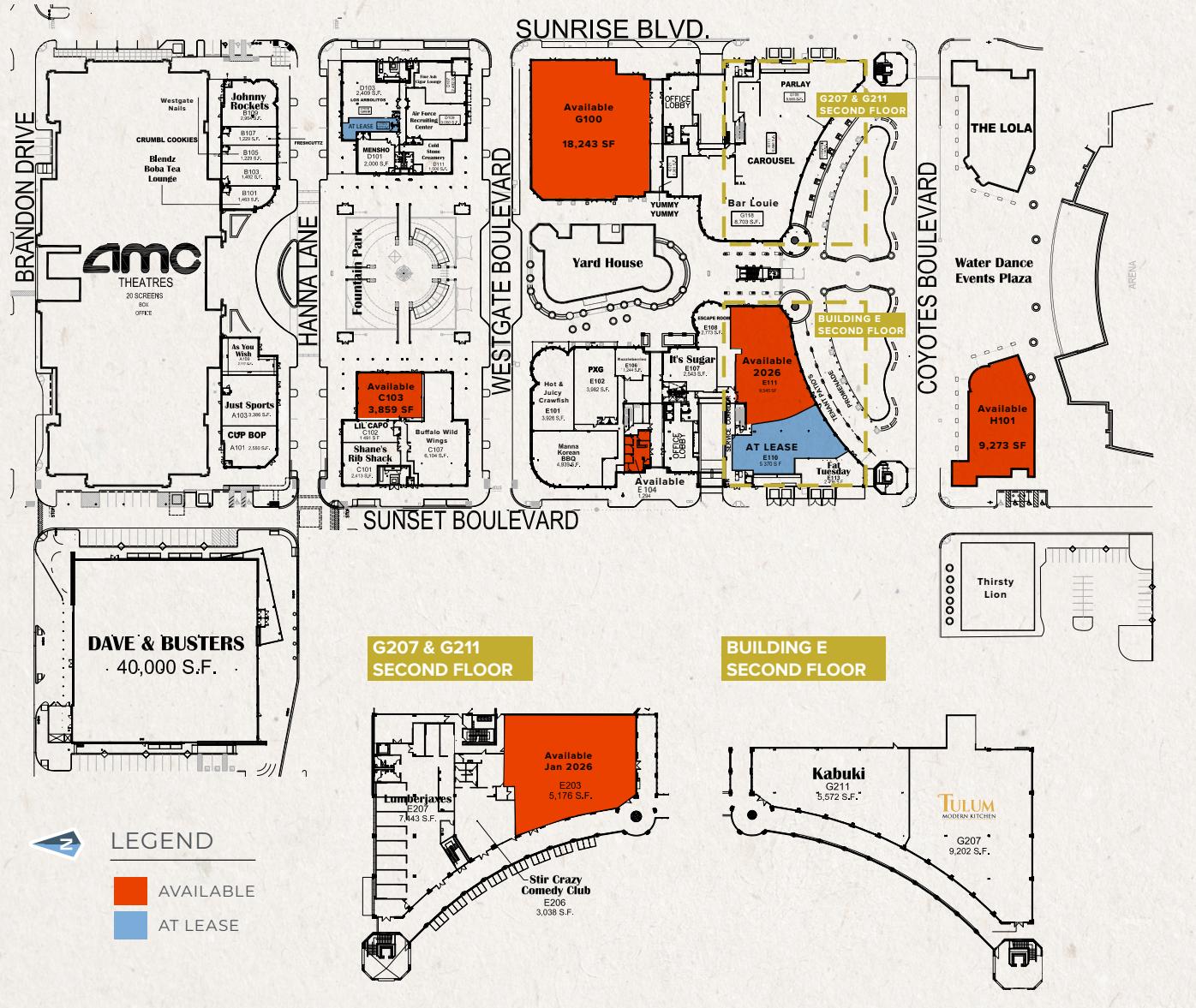


SPECIALTY



WESTGATE ENTERTAINMENT DISTRICT | GLENDALE, AZ





SITE PLAN

FIRST FLOOR SF

C103 3,859

D102A - At Lease 1,072

E104 1,294

E111 9,545

E110 - At Lease 5,370

G100 18,243

H101 9,273

SECOND FLOOR SF

E203 5,176

We'd Love to Partner With You

Based in Arizona and California, our team of retail tenant specialists has significant local, regional and national market experience.

From master broker services and tenant representation, to retailer disposition services and investment sales, we are proud to serve many top retailers and Fortune 500 clients in more than 30 states nationwide.

FOR LEASING INFORMATION

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