



WESTERN
RETAIL ADVISORS

RETAIL PROPERTY FOR LEASE

TANGER OUTLETS WESTGATE

6800 N 95th Ave Glendale, AZ 85305



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TANGER OUTLETS WESTGATE

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LOCATION DESCRIPTION

The Tanger Outlet Mall is conveniently located at the SEC of Loop 101 & Glendale Ave in Glendale, AZ. Nearby attractions include Westgate, State Farm Stadium, Desert Diamond Arena, and the VAI Resort.

PROPERTY HIGHLIGHTS

- Multiple restaurant space available at the top visited outlet destination in Arizona!
- Tanger Outlet Mall receives 4.3 million visitors annually
- 90+ top fashion and lifestyle retailers
- 230,000+ VPD on surrounding roadways

AREA CO-TENANTS



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LEGEND

Available

Lease Pending

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
Suite 870	-	2,200 SF	2nd Gen Restaurant Space
Suite 852	Available	1,100 SF	-
Suite 400	Available	7,000 SF	-
Suite 848	-	1,200 SF	Lease Pending
Suite 865	-	1,200 SF	Lease Pending

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TANGER OUTLETS WESTGATE - SUITE 400

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 POPULATION <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>4,183</td><td>103,658</td><td>354,961</td></tr><tr><td>Median Age</td><td>33.3</td><td>35.3</td><td>33.9</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	4,183	103,658	354,961	Median Age	33.3	35.3	33.9	 HOUSEHOLD INCOME <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$94,962</td><td>\$79,619</td><td>\$69,961</td></tr><tr><td>Average</td><td>\$107,727</td><td>\$97,066</td><td>\$88,599</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$94,962	\$79,619	\$69,961	Average	\$107,727	\$97,066	\$88,599	 DAYTIME WORKFORCE <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>314</td><td>1,614</td><td>5,632</td></tr><tr><td>Employees</td><td>7,531</td><td>23,864</td><td>77,419</td></tr><tr><td>Daytime Population</td><td>11,066</td><td>82,537</td><td>282,992</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	314	1,614	5,632	Employees	7,531	23,864	77,419	Daytime Population	11,066	82,537	282,992
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* 2024 Demographic data derived from ESRI

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