



WESTGATE | VILLAGE SHOPS

SWC of Glendale Ave & 91st Ave



CO-TENANTS



AT A GLANCE

	ESTIMATED POPULATION (5 MILE RADIUS) 344,148		AVERAGE INCOME (5 MILE RADIUS) \$62,382		YEAR BUILT 2022
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PROPERTY HIGHLIGHTS

- Convenience center located just northeast of Westgate Entertainment District, nestled in the heart of Glendale on the 101 Loop.
- 7,600+ SF of grab & go-based retailers & restaurants
- 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).

AVAILABLE UNITS

Building F	Building: 2,000-3,000 SF	Retail
	Pad: 8,751 SF	

Westgate Entertainment District is the premier entertainment destination of the West Valley & 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.

For more information please contact:

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AREA CO-TENANTS

ENTERTAINMENT DISTRICT



VILLAGE SHOPS AT WESTGATE



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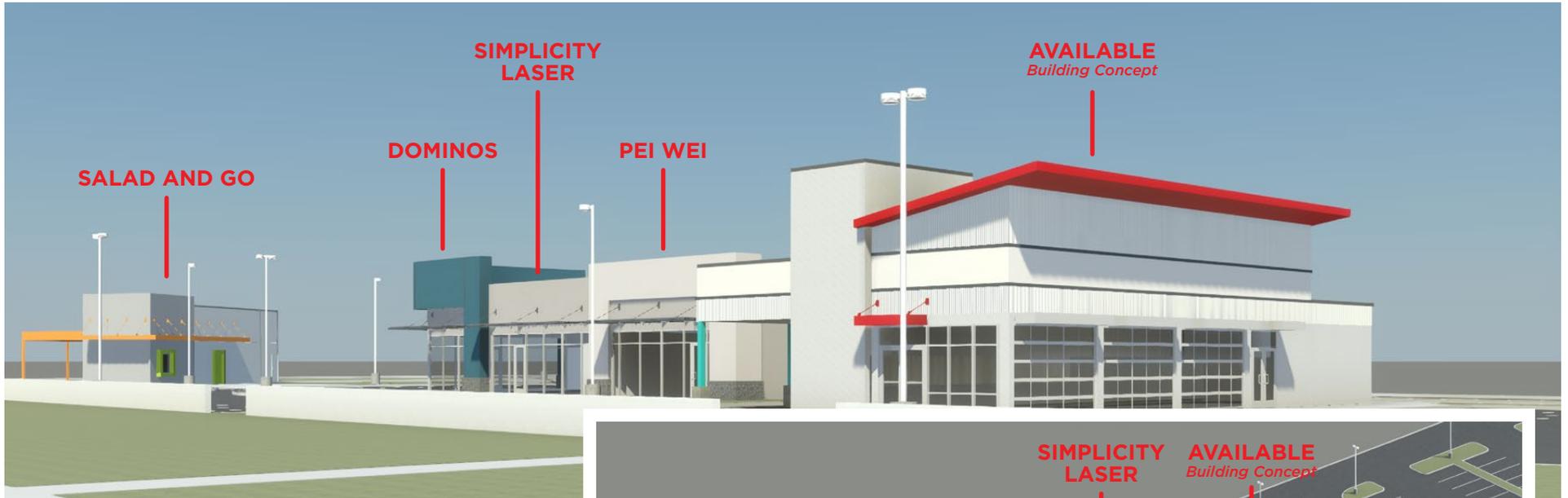


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SITE MAP



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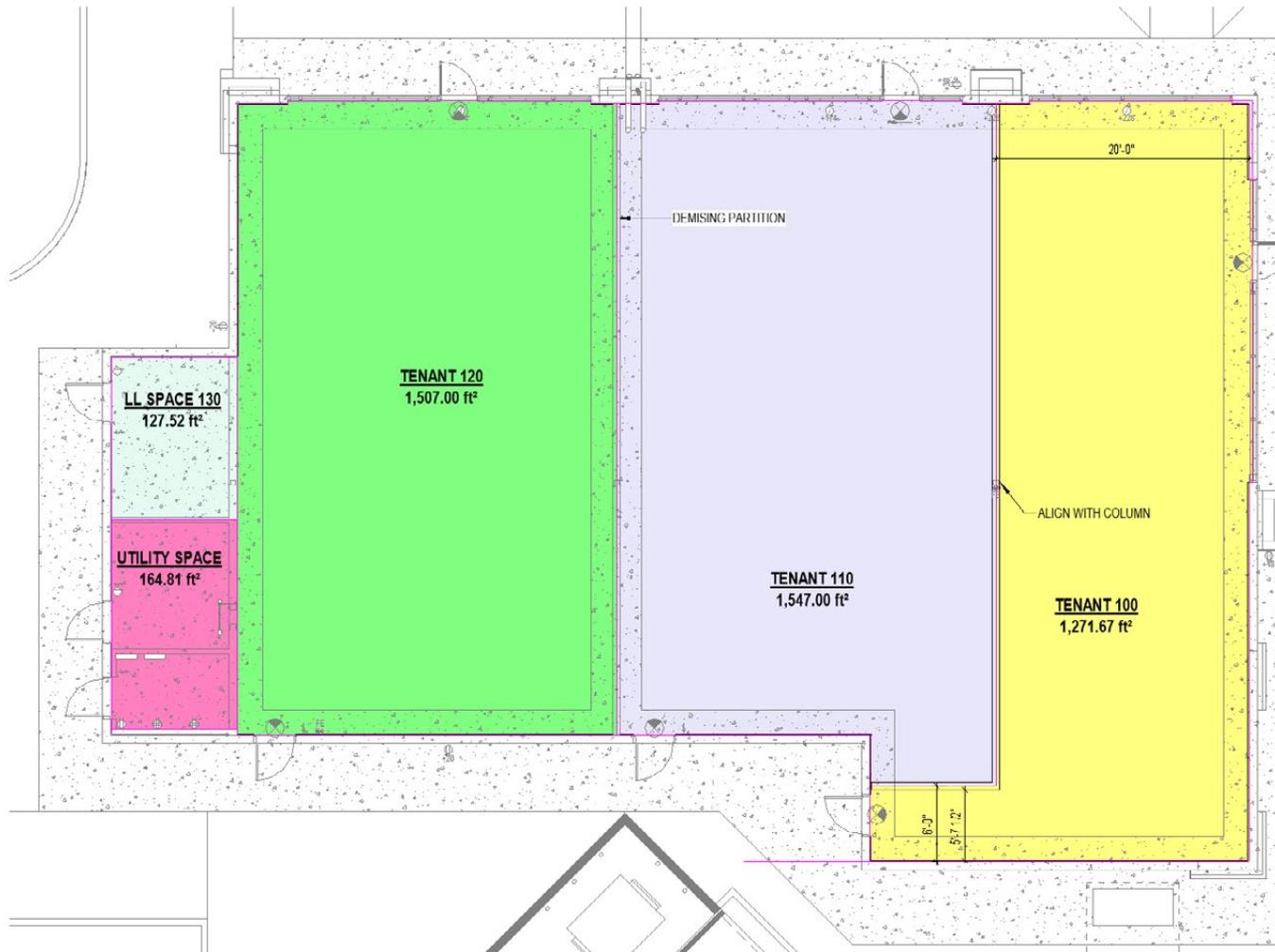
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FLOOR PLAN

BUILDING F

9161 W Glendale Ave | Glendale, AZ



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PHOTOS



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PROPERTIES

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DEMOGRAPHICS

Radius	1 mile		3 mile		5 mile	
Population						
2025 Population	7,443		103,873		368,973	
2020 Estimate	6,763		96,864		344,148	
2010 Census	4,832		85,563		304,454	
Growth 2020 - 2025	10.05%		7.24%		7.21%	
Growth 2010 - 2020	39.96%		13.21%		13.04%	
Population by Hispanic Origin	2,475		48,344		185,363	
2020 Population	6,763		96,864		344,148	
White	5,251	77.64%	78,137	80.67%	282,529	82.10%
Black	589	8.71%	8,050	8.31%	28,628	8.32%
American Indian & Alaskan	206	3.05%	2,621	2.71%	9,195	2.67%
Asian	444	6.57%	4,418	4.56%	12,008	3.49%
Hawaiian & Pacific Island	15	0.22%	292	0.30%	978	0.28%
Other	258	3.81%	3,345	3.45%	10,810	3.14%
U.S. Armed Forces	37		240		723	

Radius	1 mile		3 mile		5 mile	
Households						
2025 Projection	2,889		33,555		120,106	
2020 Estimate	2,612		31,299		112,083	
2010 Census	1,774		27,576		99,097	
Growth 2020 - 2025	10.60%		7.21%		7.16%	
Growth 2010 - 2020	47.24%		13.50%		13.10%	
Owner Occupied	1,136	43.49%	19,921	63.65%	65,330	58.29%
Renter Occupied	1,477	56.55%	11,378	36.35%	46,754	41.71%
2020 Households by HH Income	2,612		31,300		112,085	
Income: <\$25,000	315	12.06%	4,924	15.73%	24,400	21.77%
Income: \$25,000 - \$50,000	570	21.82%	7,983	25.50%	31,333	27.95%
Income: \$50,000 - \$75,000	637	24.39%	6,795	21.71%	23,372	20.85%
Income: \$75,000 - \$100,000	398	15.24%	4,982	15.92%	15,171	13.54%
Income: \$100,000 - \$125,000	277	10.60%	3,154	10.08%	8,528	7.61%
Income: \$125,000 - \$150,000	76	2.91%	1,371	4.38%	3,794	3.38%
Income: \$150,000 - \$200,000	262	10.03%	1,270	4.06%	3,657	3.26%
Income: \$200,000+	77	2.95%	821	2.62%	1,830	1.63%
2020 Avg Household Income	\$81,975		\$72,235		\$62,382	
2020 Med Household Income	\$66,147		\$59,698		\$50,289	

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