

WESTGATE
ENTERTAINMENT DISTRICT

yam
PROPERTIES

6770 N SUNRISE BLVD, GLENDALE, AZ



**OFFICE SUITES
FOR LEASE**

CONTACT
ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL



PROPERTY OVERVIEW

The Westgate Entertainment District in Glendale, Arizona, is a vibrant shopping, dining, and entertainment destination located adjacent to State Farm Stadium and Gila River Arena. As one of the most prominent entertainment complexes in the Phoenix metropolitan area, Westgate attracts locals and tourists alike for its diverse offerings.

The district features a walkable, open-air environment with an extensive mix of restaurants, retail, and entertainment, all steps from your office door. Whether it's a client lunch, a team happy hour, or an evening event, everything you need is on-site. Westgate is also home to The Lofts, an on-site luxury apartment community, making it one of the few true live-work-play environments in the West Valley — a rare and powerful amenity for recruiting and retaining top talent.



PROPERTY SUMMARY

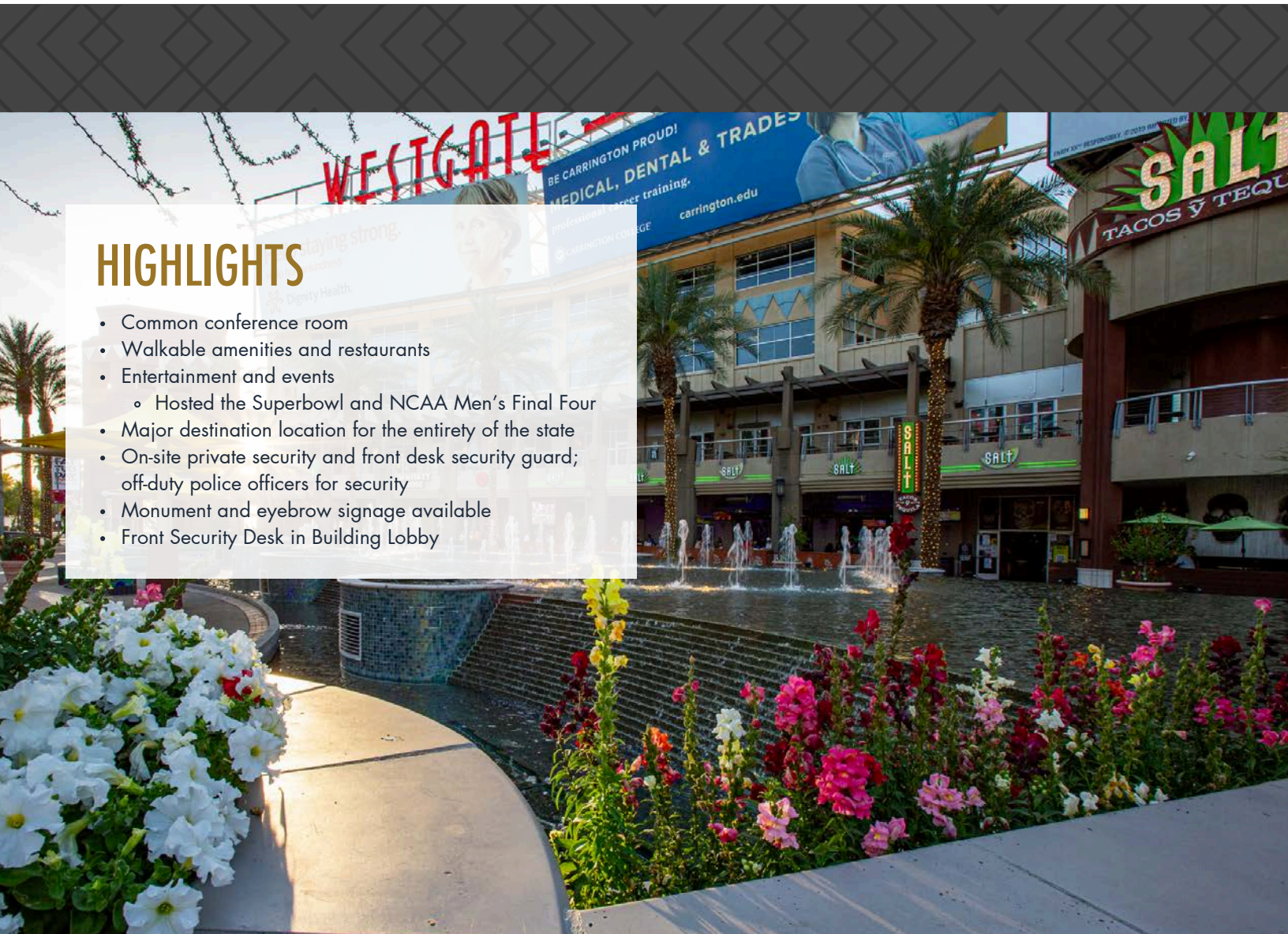
WESTGATE ENTERTAINMENT DISTRICT

SPACE	SIZE	TERM	RATE	SPACE USE
BLDNG E	2,798 - 18,897 RSF	Negotiable	\$35.00 - \$40.00/RSF	Office
BLDNG G	7,199 - 32,800 RSF	Negotiable	\$35.00 - \$37.00/RSF	Office

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Common conference room
- Walkable amenities and restaurants
- Entertainment and events
 - Hosted the Superbowl and NCAA Men's Final Four
- Major destination location for the entirety of the state
- On-site private security and front desk security guard; off-duty police officers for security
- Monument and eyebrow signage available
- Front Security Desk in Building Lobby



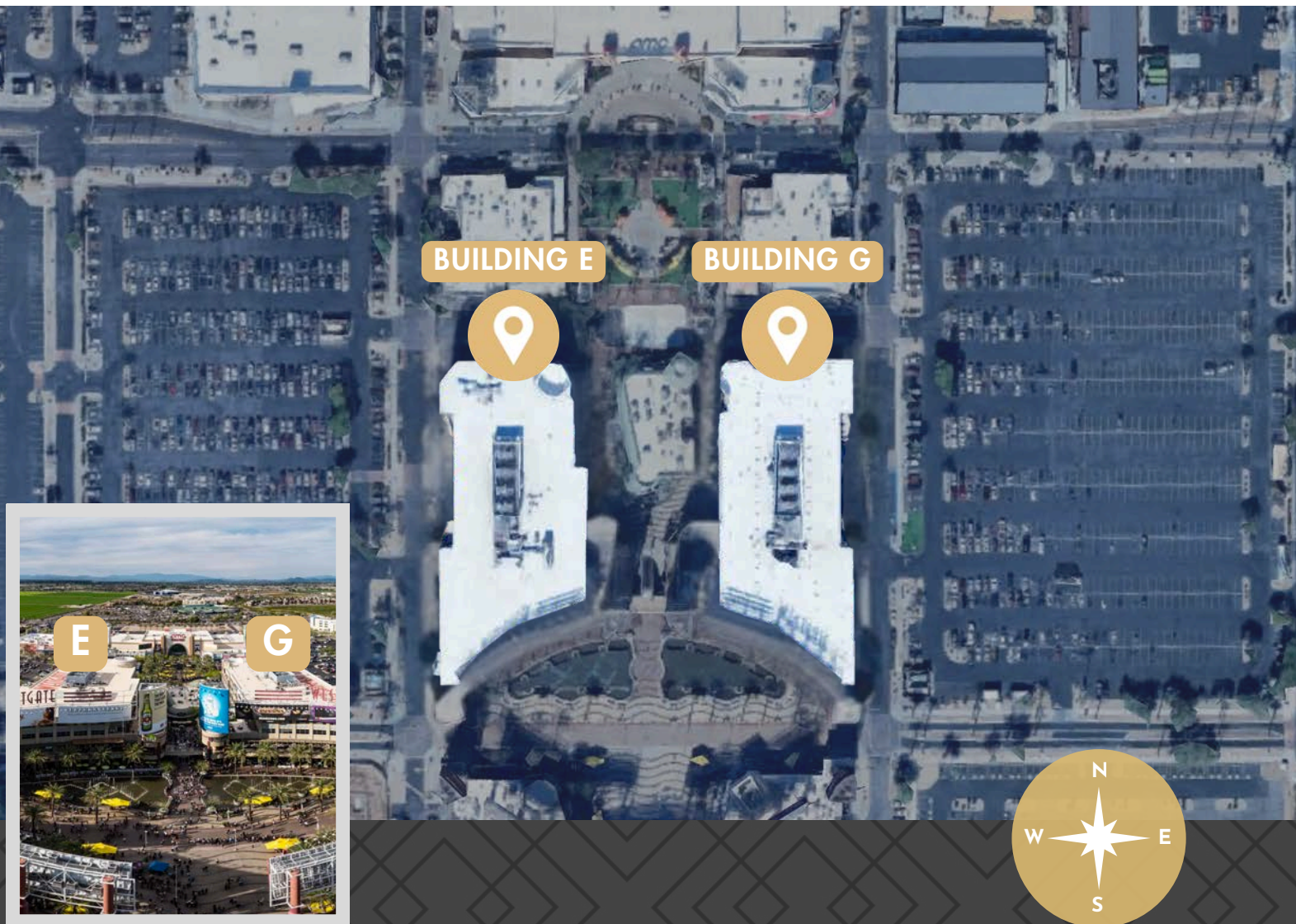
PROPERTY AERIAL

BUILDING E

Located on the west side of the campus and accessed via the West Office Lobby, Building E is the primary office building at Westgate with suites ranging from 2,798–4,937 RSF. Positioned above the entertainment corridor and next to Yard House, it offers direct access to dining, retail, and entertainment.

BUILDING G

Located on the east side of the campus and accessed via the East Office Lobby, Building G features larger office opportunities ranging from 7,199–32,800 RSF alongside the campus apartments. Home to Kabuki Japanese Restaurant and Tulum Modern Mexican, the building sits adjacent to the District Shops and Fountain Park.





RESTAURANT FAVORITES

ENTERTAINMENT DISTRICT



RESTAURANT FAVORITES



[VIEW MENU](#)

Globally inspired American favorites served in a lively, upscale-casual setting with bold, creative twists on familiar dishes. Known for its vibrant atmosphere and an extensive draft beer selection with 100+ options on tap.



Thirsty Lion

SCRATCH KITCHEN | CRAFT COCKTAILS & BEER

[VIEW MENU](#)

Modern gastropub dining with scratch-made American favorites and globally inspired twists, served in a lively, energetic atmosphere. Known for bold flavors, craft cocktails, and a vibrant sports-friendly vibe perfect for any occasion.



[VIEW MENU](#)

Classic Japanese cuisine featuring fresh sushi, sashimi, specialty rolls, and hot kitchen entrees like teriyaki, ramen, and tempura. A modern, casual dining spot with a lively, family-friendly vibe and a broad menu for every craving.

RESTAURANT FAVORITES



[VIEW MENU](#)

Modern Mexican cuisine with fresh seafood, grilled meats, and vibrant, flavor-forward dishes in a stylish, elevated setting. A swanky, jungle-inspired atmosphere paired with handcrafted cocktails creates a relaxed yet immersive dining experience.



[VIEW MENU](#)

Casual, high-energy dining meets entertainment with scratch-made American comfort food, craft drinks, and a lively social atmosphere. A fun, all-day hangout spot where great food, games, and good times come together indoors and outdoors.



[VIEW MENU](#)

Premium mini-golf meets elevated dining and entertainment in an open-air, resort-style setting for all ages. Enjoy scratch-made food, craft drinks, and a fun social atmosphere centered around putting courses, games, and outdoor gathering spaces.

ONSITE APARTMENTS

THE LOFTS AT WESTGATE

The Lofts at Westgate offer modern, upscale residential living right in the heart of a world-class entertainment destination. Professionally managed by Greystar Real Estate Partners and YAM Properties, The Lofts put residents steps away from 30+ restaurants, live music, sporting events, and everything Westgate has to offer.



UNIT TYPE	1 & 2 BEDROOM
SQUARE FOOTAGE	646 – 1,246 SF
STARTING RENT	FROM \$1,450/MO





ONSITE APARTMENTS

THE LOFTS AT WESTGATE

IN-UNIT AMENITIES

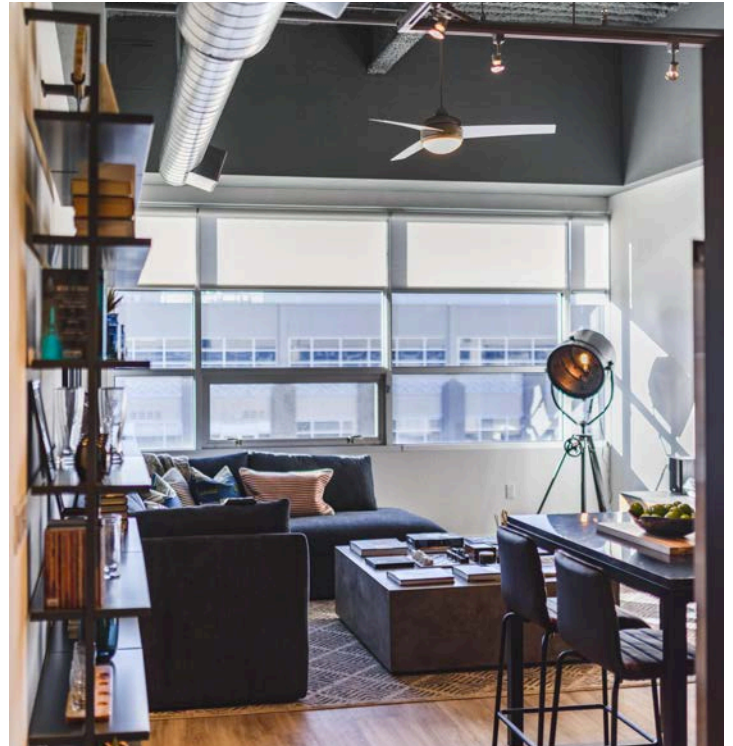
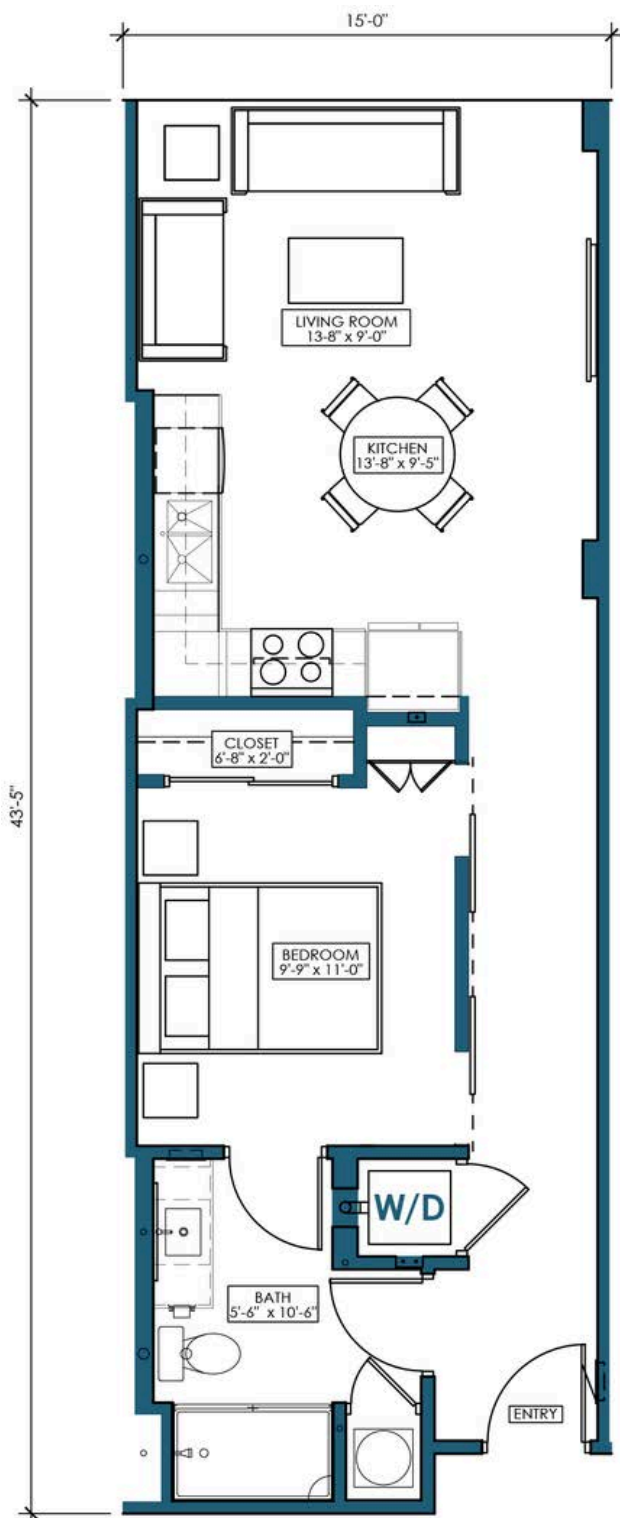
- Smart apartment technology throughout
- Signature 13-foot ceilings with exposed ductwork
- Quartz countertops and stainless steel appliances
- Polished concrete or plank flooring
- In-unit washer and dryer
- High-speed internet and security system

COMMUNITY AMENITIES

- Rooftop outdoor terrace on the 3rd level
- State-of-the-art 24/7 fitness center and yoga room
- Indoor clubhouse and game room
- Gas BBQ grills, fire pit, and outdoor lounge
- Controlled access garage parking
- Pet friendly

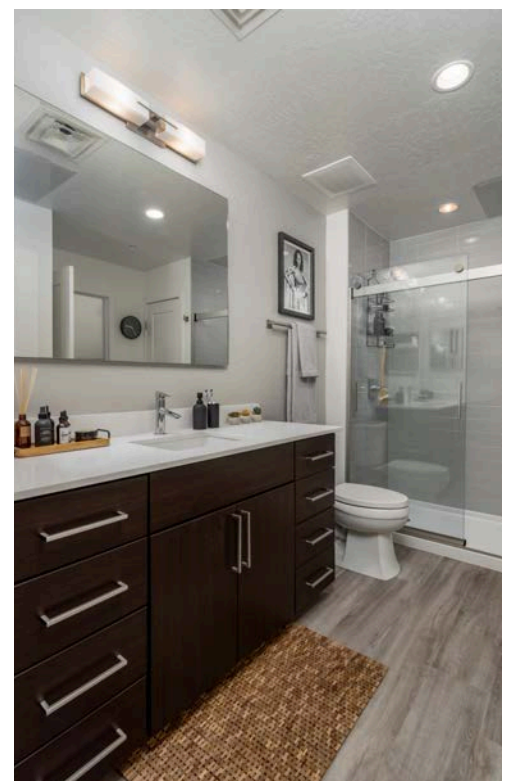
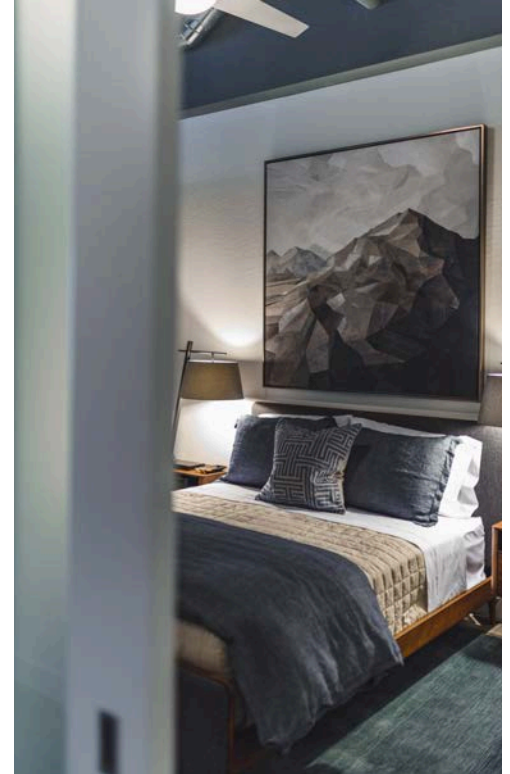
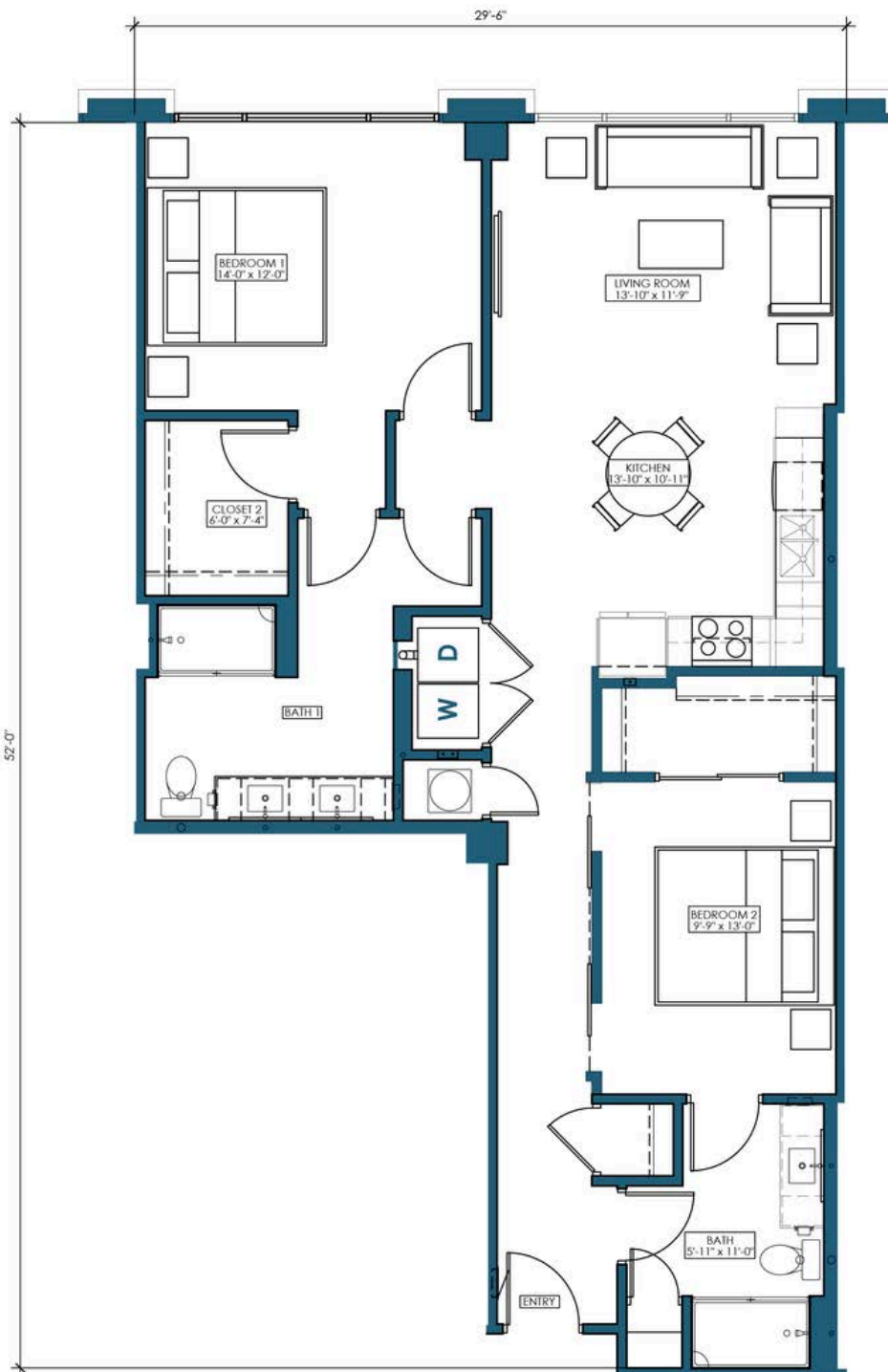
FLOOR PLAN: 1 BD

THE LOFTS AT WESTGATE

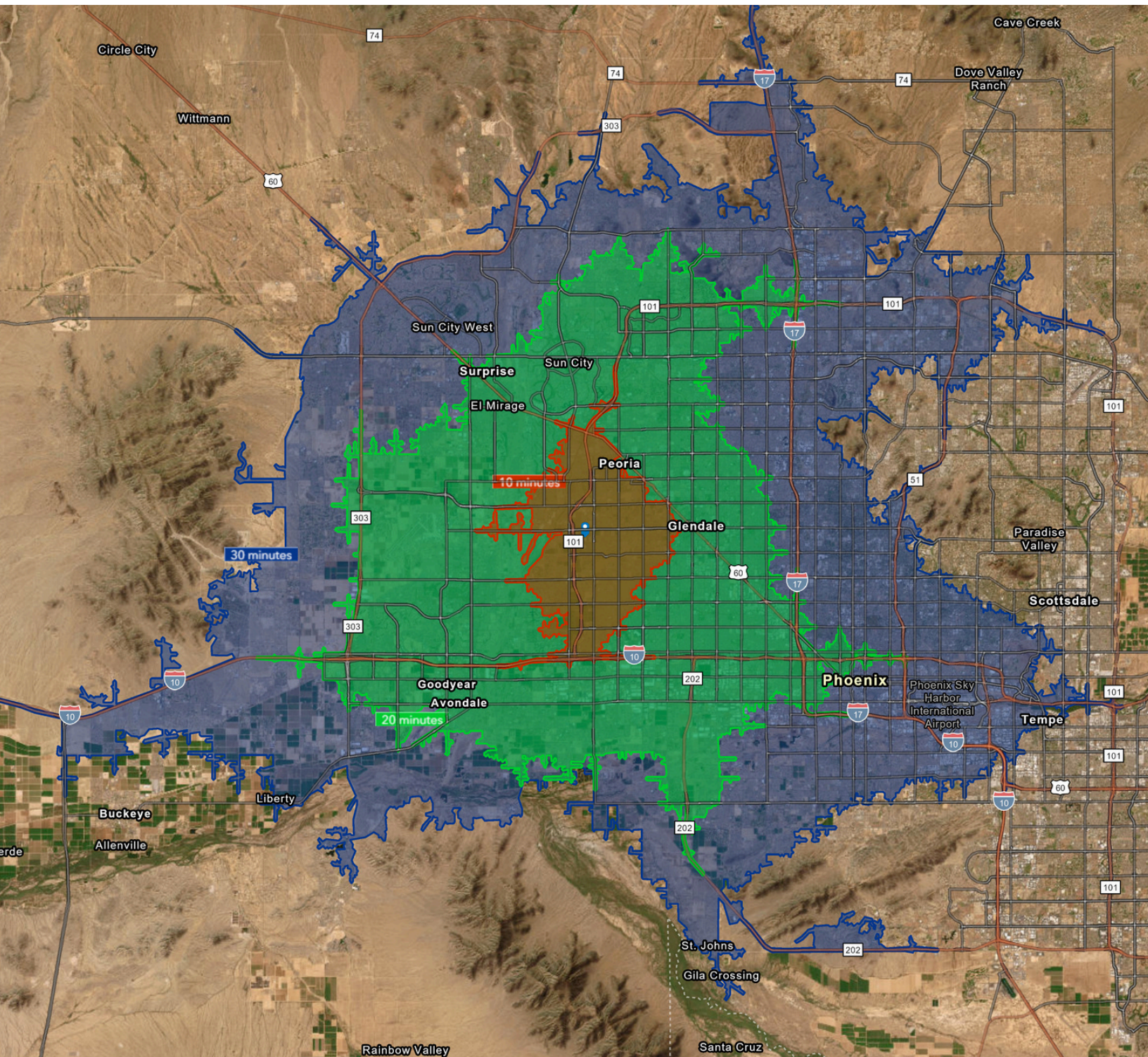


FLOOR PLAN: 2 BD

THE LOFTS AT WESTGATE



DRIVE TIME MAP



EMPLOYEES WHO DRIVE 30+ MINUTES TO GET TO WORK

COMMUTE PROFILE

DRIVE TIME OF 10 MINUTES

WORKERS



73,766

ACS Workers Age 16+



72.3%

Drove Alone to Work

TRANSPORTATION TO WORK



1.4%

Took Public Transportation



13.0%

Carpooled



0.8%

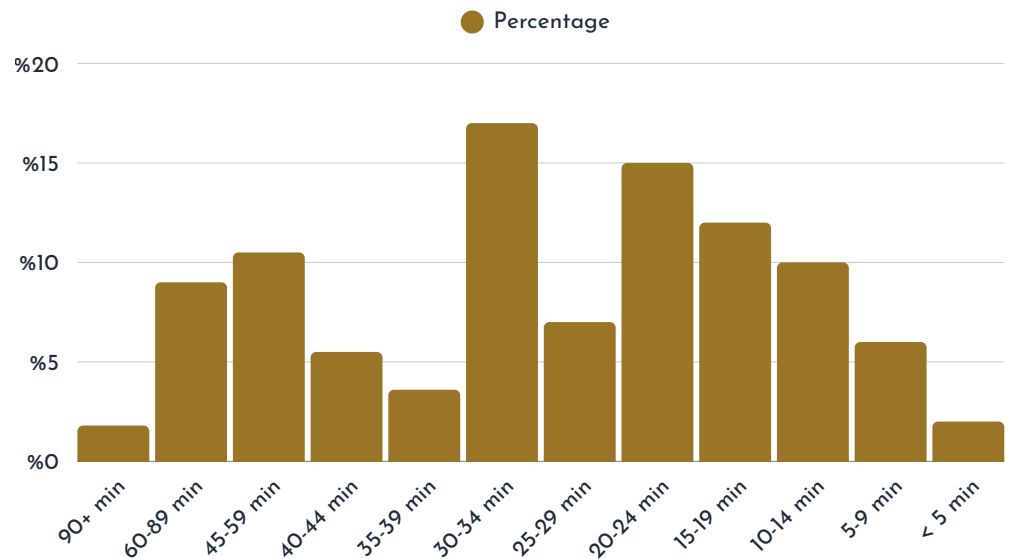
Walked to Work



0.2%

Bike to Work

TRAVEL TIME TO WORK



COMMUTE PROFILE

DRIVE TIME OF 20 MINUTES

WORKERS



492,384

ACS Workers Age 16+



71.0%

Drove Alone to Work

TRANSPORTATION TO WORK



1.5%

Took Public Transportation



12.9%

Carpooled



1.0%

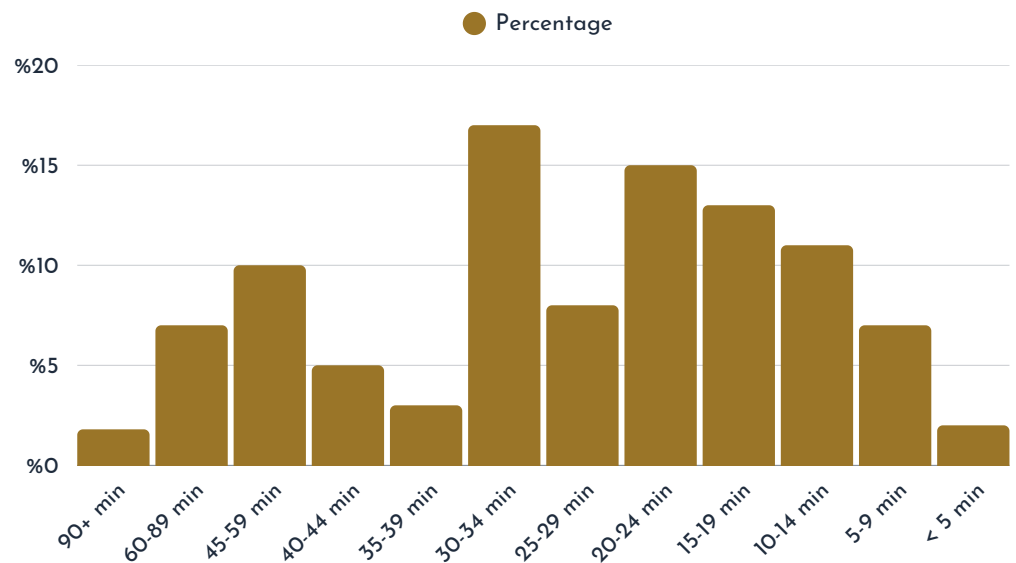
Walked to Work



0.4%

Bike to Work

TRAVEL TIME TO WORK



COMMUTE PROFILE

DRIVE TIME OF 30 MINUTES

WORKERS



1,072,968

ACS Workers Age 16+



70.0%

Drove Alone to Work

TRANSPORTATION TO WORK



1.8%

Took Public Transportation



11.1%

Carpooled



1.4%

Walked to Work



0.5%

Bike to Work

TRAVEL TIME TO WORK



RETAIL AMENITIES & AERIAL



PET FRIENDLY



FOUNTAIN PARK



LIVE MUSIC



TESLA SUPERCHARGERS



WATERDANCE PLAZA





LOCATION / SUBMARKET OVERVIEW

GLENDAL, ARIZONA OFFERS SIGNIFICANT OPPORTUNITIES, DRIVEN BY A DIVERSE RANGE OF INDUSTRIES.

Key sectors include retail, entertainment, tourism, healthcare, education, and aerospace. The city benefits from its strategic location within the Phoenix metro area and access to major transportation routes, making it attractive for businesses and investors.

Retail and entertainment are major economic drivers, anchored by the Westgate Entertainment District and State Farm Stadium, which draw millions annually for events like NFL games, concerts, and festivals. These hubs generate substantial revenue and support the hospitality sector.

Tourism is bolstered by Glendale's role as a premier sports destination, with large-scale events contributing to hotel, dining, and service industries. Healthcare and education are stable sectors, providing employment and catering to the city's growing population.

The aerospace and manufacturing industries are anchored by Luke Air Force Base and the nearby Loop 303 industrial corridor, attracting companies focused on logistics and manufacturing.

In real estate, Glendale is seeing growth in residential developments, driven by affordable costs and proximity to Phoenix. With its business-friendly policies and strategic industry mix, Glendale offers a strong economic environment for growth and investment.



DEMOGRAPHICS

10 MINUTES

Summary	Census 2010		Census 2020		2024		2029	
Population	136,920		156,008		170,822		187,373	
Households	43,720		49,903		55,434		62,348	
Families	31,674		35,888		39,434		43,726	
Average Household Size	3.11		3.10		3.06		2.99	
Owner Occupied Housing Units	26,399		29,115		33,140		35,686	
Renter Occupied Housing Units	17,321		20,788		22,294		26,662	
Median Age	29.8		32.5		33.7		34.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	1.87%		0.74%		0.38%			
Households	2.38%		1.10%		0.64%			
Families	2.09%		1.08%		0.56%			
Owner HHs	1.49%		1.52%		0.97%			
Median Household Income	3.37%		3.56%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,807	6.9%	3,110	5.0%		
\$15,000 - \$24,999			2,873	5.2%	2,047	3.3%		
\$25,000 - \$34,999			3,690	6.7%	2,968	4.8%		
\$35,000 - \$49,999			6,500	11.7%	5,757	9.2%		
\$50,000 - \$74,999			10,843	19.6%	10,861	17.4%		
\$75,000 - \$99,999			9,156	16.5%	10,440	16.7%		
\$100,000 - \$149,999			10,997	19.8%	14,940	24.0%		
\$150,000 - \$199,999			4,346	7.8%	7,246	11.6%		
\$200,000+			3,219	5.8%	4,979	8.0%		
Median Household Income			\$75,005		\$88,535			
Average Household Income			\$92,326		\$111,749			
Per Capita Income			\$30,024		\$37,247			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,826	8.6%	10,633	6.8%	11,570	6.8%	12,709	6.8%
5 - 9	12,077	8.8%	11,834	7.6%	11,553	6.8%	12,052	6.4%
10 - 14	12,176	8.9%	13,094	8.4%	12,681	7.4%	12,136	6.5%
15 - 19	11,876	8.7%	12,593	8.1%	13,196	7.7%	12,784	6.8%
20 - 24	10,577	7.7%	12,237	7.8%	13,481	7.9%	14,314	7.6%
25 - 34	20,097	14.7%	23,205	14.9%	26,388	15.4%	30,386	16.2%
35 - 44	18,721	13.7%	19,689	12.6%	22,557	13.2%	25,509	13.6%
45 - 54	16,565	12.1%	18,479	11.8%	20,045	11.7%	21,057	11.2%
55 - 64	11,366	8.3%	16,610	10.6%	18,136	10.6%	19,130	10.2%
65 - 74	6,308	4.6%	10,838	6.9%	12,708	7.4%	15,916	8.5%
75 - 84	3,586	2.6%	5,014	3.2%	6,408	3.8%	8,628	4.6%
85+	1,745	1.3%	1,783	1.1%	2,100	1.2%	2,752	1.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	80,626	58.9%	61,752	39.6%	64,383	37.7%	67,950	36.3%
Black Alone	9,780	7.1%	13,148	8.4%	14,853	8.7%	16,101	8.6%
American Indian Alone	2,324	1.7%	3,581	2.3%	4,123	2.4%	4,478	2.4%
Asian Alone	4,212	3.1%	6,135	3.9%	7,256	4.2%	8,317	4.4%
Pacific Islander Alone	239	0.2%	360	0.2%	414	0.2%	464	0.2%
Some Other Race Alone	33,837	24.7%	39,724	25.5%	44,681	26.2%	50,226	26.8%
Two or More Races	5,902	4.3%	31,309	20.1%	35,112	20.6%	39,837	21.3%
Hispanic Origin (Any Race)	69,973	51.1%	85,095	54.5%	94,844	55.5%	106,536	56.9%

DEMOGRAPHICS

20 MINUTES

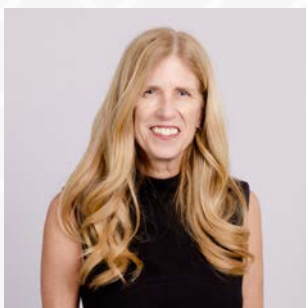
Summary		Census 2010		Census 2020		2024		2029					
Population		948,200		1,066,981		1,120,841		1,170,006					
Households		315,534		356,822		378,789		402,133					
Families		224,709		252,347		265,586		281,257					
Average Household Size		2.98		2.96		2.93		2.88					
Owner Occupied Housing Units		199,471		218,420		244,209		260,586					
Renter Occupied Housing Units		116,063		138,401		134,580		141,547					
Median Age		31.6		34.1		35.0		36.0					
Trends: 2024-2029 Annual Rate				Area		State		National					
Population		0.86%				0.74%		0.38%					
Households		1.20%				1.10%		0.64%					
Families		1.15%				1.08%		0.56%					
Owner HHs		1.31%				1.52%		0.97%					
Median Household Income		3.37%				3.56%		2.95%					
Households by Income				Number		Percent		Number		Percent			
<\$15,000				28,022		7.4%		22,516		5.6%			
\$15,000 - \$24,999				20,318		5.4%		14,116		3.5%			
\$25,000 - \$34,999				25,920		6.8%		20,940		5.2%			
\$35,000 - \$49,999				43,440		11.5%		36,761		9.1%			
\$50,000 - \$74,999				70,230		18.5%		67,271		16.7%			
\$75,000 - \$99,999				57,807		15.3%		62,340		15.5%			
\$100,000 - \$149,999				72,168		19.1%		89,783		22.3%			
\$150,000 - \$199,999				33,465		8.8%		50,846		12.6%			
\$200,000+				27,402		7.2%		37,553		9.3%			
Median Household Income				\$75,459				\$89,061					
Average Household Income				\$96,789				\$115,603					
Per Capita Income				\$32,757				\$39,769					
		Census 2010		Census 2020		2024		2029					
Population by Age		Number		Percent		Number		Percent		Number		Percent	
0 - 4		81,028		8.5%		70,556		6.6%		73,824		6.6%	
5 - 9		79,749		8.4%		78,461		7.4%		74,446		6.6%	
10 - 14		78,248		8.3%		86,260		8.1%		80,730		7.2%	
15 - 19		76,920		8.1%		83,004		7.8%		84,345		7.5%	
20 - 24		69,116		7.3%		78,251		7.3%		83,438		7.4%	
25 - 34		134,106		14.1%		149,150		14.0%		162,955		14.5%	
35 - 44		125,936		13.3%		132,507		12.4%		143,527		12.8%	
45 - 54		113,831		12.0%		123,450		11.6%		128,937		11.5%	
55 - 64		85,212		9.0%		113,859		10.7%		116,866		10.4%	
65 - 74		55,069		5.8%		87,893		8.2%		95,073		8.5%	
75 - 84		34,067		3.6%		46,566		4.4%		57,473		5.1%	
85+		14,920		1.6%		17,023		1.6%		19,226		1.7%	
		Census 2010		Census 2020		2024		2029					
Race and Ethnicity		Number		Percent		Number		Percent		Number		Percent	
White Alone		602,838		63.6%		486,508		45.6%		491,161		43.8%	
Black Alone		57,684		6.1%		78,522		7.4%		85,132		7.6%	
American Indian Alone		15,209		1.6%		21,924		2.1%		23,792		2.1%	
Asian Alone		27,489		2.9%		36,800		3.4%		41,180		3.7%	
Pacific Islander Alone		1,706		0.2%		2,520		0.2%		2,774		0.2%	
Some Other Race Alone		206,854		21.8%		255,470		23.9%		276,890		24.7%	
Two or More Races		36,421		3.8%		185,235		17.4%		199,912		17.8%	
Hispanic Origin (Any Race)		442,438		46.7%		524,633		49.2%		564,067		50.3%	

DEMOGRAPHICS

30 MINUTES

Summary	Census 2010		Census 2020		2024		2029			
Population	1,976,644		2,270,759		2,405,535		2,524,504			
Households	700,409		810,287		866,262		923,934			
Families	466,816		537,518		569,600		605,979			
Average Household Size	2.78		2.75		2.73		2.69			
Owner Occupied Housing Units	429,434		482,058		543,619		584,045			
Renter Occupied Housing Units	270,975		328,229		322,643		339,889			
Median Age	32.8		35.3		36.0		37.1			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			0.97%		0.74%		0.38%			
Households			1.30%		1.10%		0.64%			
Families			1.25%		1.08%		0.56%			
Owner HHs			1.44%		1.52%		0.97%			
Median Household Income			3.51%		3.56%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					62,271	7.2%	50,694	5.5%		
\$15,000 - \$24,999					45,193	5.2%	31,680	3.4%		
\$25,000 - \$34,999					55,542	6.4%	45,483	4.9%		
\$35,000 - \$49,999					92,026	10.6%	77,409	8.4%		
\$50,000 - \$74,999					153,357	17.7%	147,120	15.9%		
\$75,000 - \$99,999					128,572	14.8%	138,242	15.0%		
\$100,000 - \$149,999					168,758	19.5%	207,702	22.5%		
\$150,000 - \$199,999					81,634	9.4%	120,650	13.1%		
\$200,000+					78,859	9.1%	104,913	11.4%		
Median Household Income					\$78,722		\$93,558			
Average Household Income					\$103,958		\$122,996			
Per Capita Income					\$37,528		\$45,104			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			161,093	8.1%	141,691	6.2%	149,365	6.2%	155,789	6.2%
5 - 9			155,112	7.8%	156,933	6.9%	151,623	6.3%	150,462	6.0%
10 - 14			149,662	7.6%	169,335	7.5%	161,579	6.7%	152,986	6.1%
15 - 19			149,034	7.5%	164,993	7.3%	169,079	7.0%	161,307	6.4%
20 - 24			142,766	7.2%	162,148	7.1%	175,496	7.3%	181,615	7.2%
25 - 34			292,704	14.8%	332,586	14.6%	360,866	15.0%	385,271	15.3%
35 - 44			270,431	13.7%	295,892	13.0%	324,616	13.5%	347,578	13.8%
45 - 54			244,985	12.4%	268,461	11.8%	282,757	11.8%	293,219	11.6%
55 - 64			187,019	9.5%	247,154	10.9%	254,120	10.6%	257,953	10.2%
65 - 74			121,089	6.1%	193,560	8.5%	208,784	8.7%	232,514	9.2%
75 - 84			72,947	3.7%	102,099	4.5%	126,412	5.3%	153,868	6.1%
85+			29,799	1.5%	35,906	1.6%	40,839	1.7%	51,943	2.1%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			1,323,287	66.9%	1,172,886	51.7%	1,199,723	49.9%	1,214,750	48.1%
Black Alone			124,085	6.3%	170,643	7.5%	185,832	7.7%	193,837	7.7%
American Indian Alone			40,413	2.0%	52,518	2.3%	57,297	2.4%	59,815	2.4%
Asian Alone			60,073	3.0%	86,049	3.8%	97,327	4.0%	108,596	4.3%
Pacific Islander Alone			3,674	0.2%	5,412	0.2%	6,016	0.3%	6,548	0.3%
Some Other Race Alone			351,638	17.8%	429,778	18.9%	471,820	19.6%	516,040	20.4%
Two or More Races			73,473	3.7%	353,474	15.6%	387,519	16.1%	424,917	16.8%
Hispanic Origin (Any Race)			772,882	39.1%	909,334	40.0%	992,754	41.3%	1,084,066	42.9%

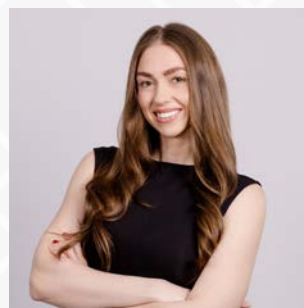
YAM ONSITE MANAGEMENT TEAM



KARI RAACH
GENERAL MANAGER



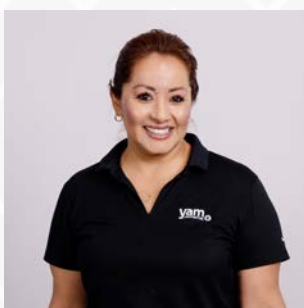
JASMIN SOLARES
ASSISTANT GENERAL MANAGER



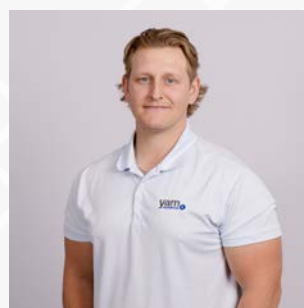
ALEXANDRA MCNEIL
SENIOR MARKETING DIRECTOR



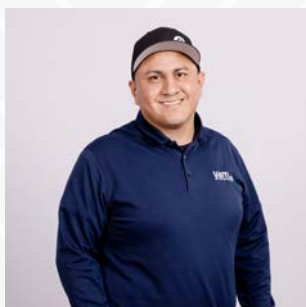
ELLA MORITZ
MARKETING COORDINATOR



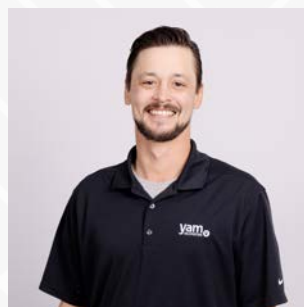
PATTY TALAVERA
DIRECTOR OF JANITORIAL



CONNOR MASOOD
ENGINEER



HUGO SALAS
ENGINEER



ADAM ELLIOTT
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