



VILLAGE SHOPS



WESTGATE VILLAGE SHOPS

THE WESTGATE VILLAGE SHOPS ARE LOCATED OFF GLENDALE AVENUE & 91ST AVE., WITHIN THE WESTGATE ENTERTAINMENT DISTRICT FOOTPRINT.

Westgate serves as the premier entertainment destination of the West Valley & a place where people come together for dining, nightlife, shopping, community events, business, concerts, residential living, sporting events & celebrations of all kinds.

 SWC OF GLENDALE AVE AND 91ST AVE | GLENDALE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

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**ESTIMATED
POPULATION**
(5 MILE RADIUS)

344,148



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$62,382



**YEAR
BUILT**

2020



AT A GLANCE

CO-TENANTS



COMMON AREA EXPENSES (NNNS) | \$15.00 PSF (2024)

AVAILABLE UNITS

WGVSG110	1,547 SF	COMING SOON	RETAIL
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SCAN THE CODE TO VISIT OUR WEBSITE

yamproperties.com

PROPERTY HIGHLIGHTS

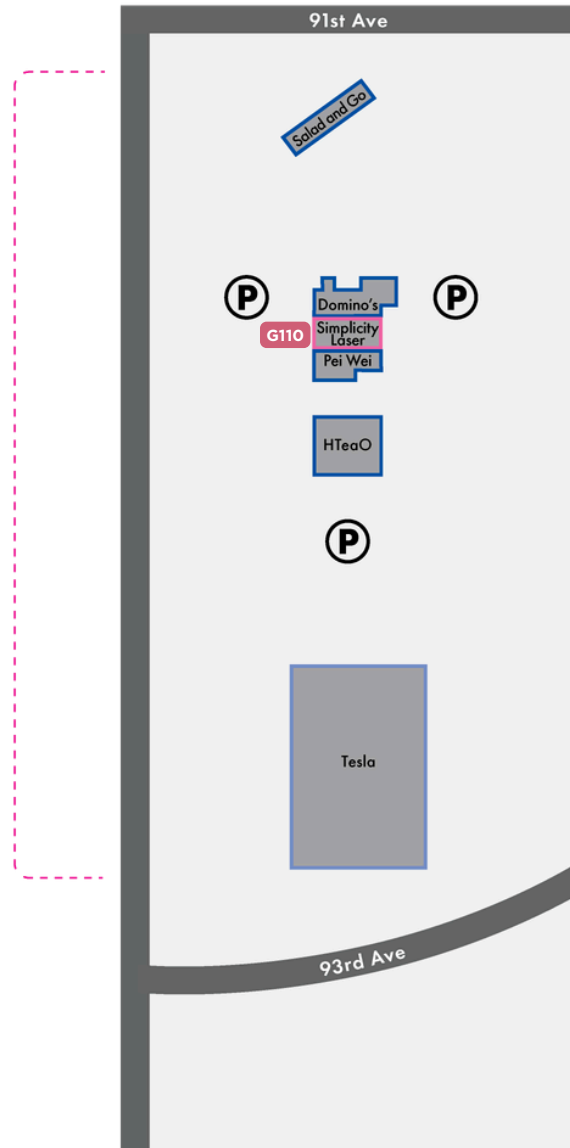
- ✓ Three brand new shops buildings, retail pads, drive-thru & sit-down restaurants available.
- ✓ Great access and exposure from the Loop 101 Fwy., located less than ¼ mile directly east on Glendale Ave.
- ✓ This property estimates an average 6 Million annual visitors to the area due to its proximity to the Westgate Sports & Entertainment Complex and the Desert Diamond Casino directly to the north of the property.

AREA CO-TENANTS



SITE MAP | VILLAGE SHOPS

VILLAGE SHOPS



FOOD

- Domino's Pizza
- HTeaO
- Pei Wei Asian Diner
- Salad M Go

SERVICE

- Simplicity Laser

SHOPS

- Tesla

AVAILABLE

- WGVSG110 - 1,547 SF (retail)

CURRENT TENANTS

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Tesla	WGVSE	30,000 SF	Retail - Pad Tenant
HTeaO	WGVSF	2,350 SF	Retail - Pad Tenant
Domino's Pizza	WGVSG100	1,272 SF	Retail - Net
Simplicity Laser	WGVSG110	1,547 SF	Retail - Net
Pei Wei Asian Diner	WGVSG120	1,500 SF	Retail - Net
Salad N Go	WGVSH	1,000 SF	Retail - Pad Tenant
AVAILABLE			
COMING SOON	WGVSG110	1,547 SF	Retail

PHOTOS

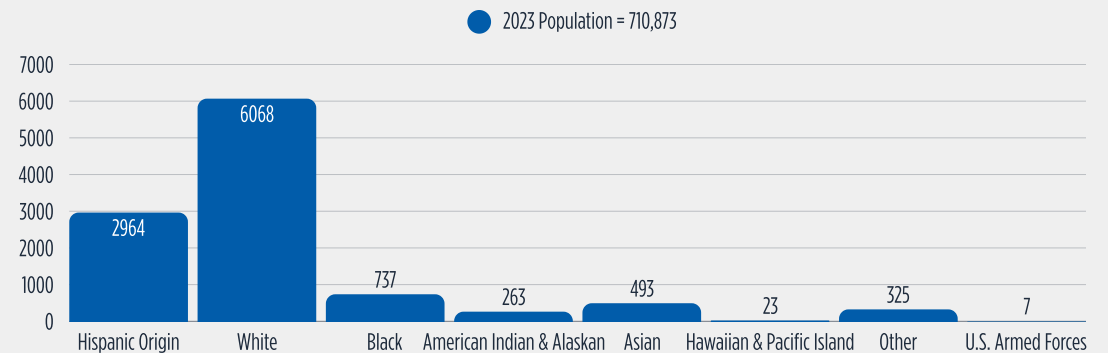
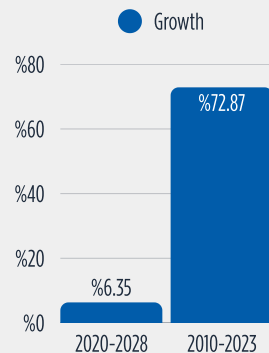
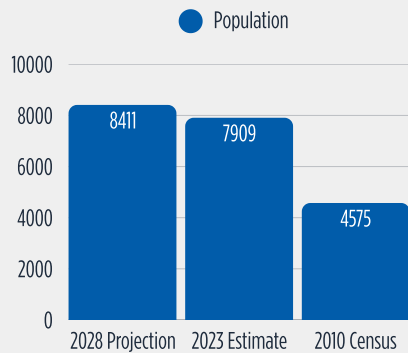


DEMOGRAPHICS

1 MILE RADIUS



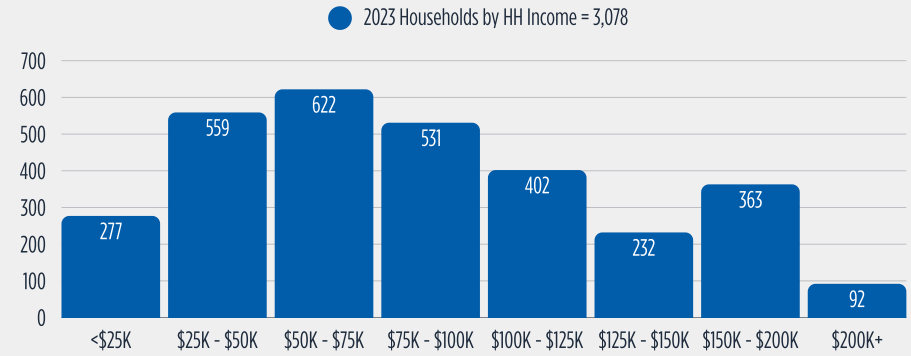
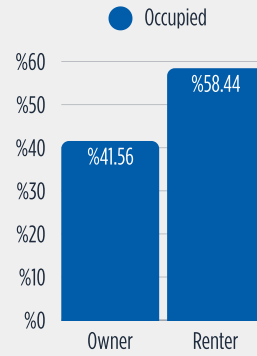
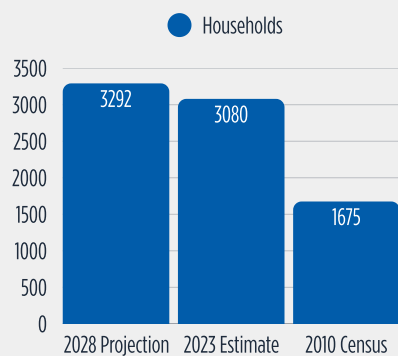
POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$91,086

2023 MED Household Income | \$78,813

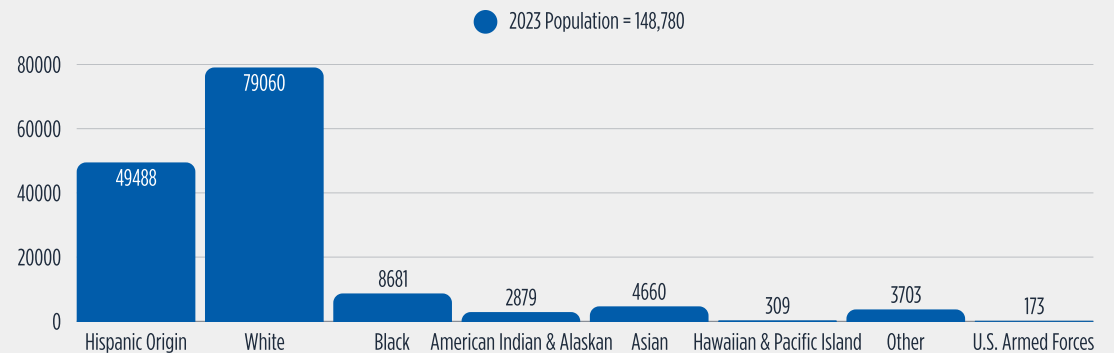
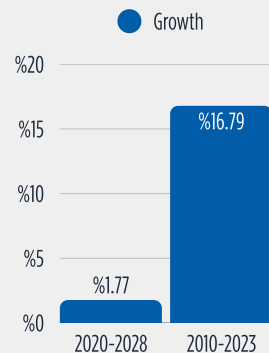
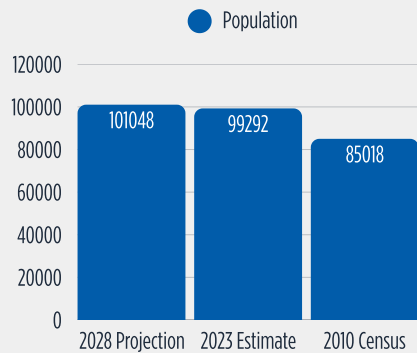


DEMOGRAPHICS

3 MILE RADIUS

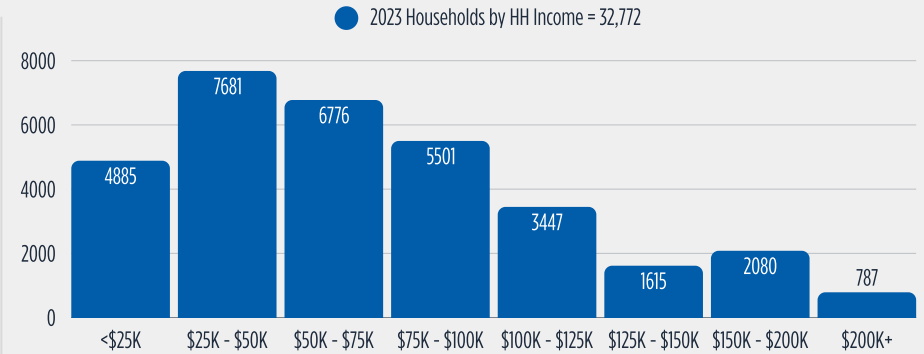
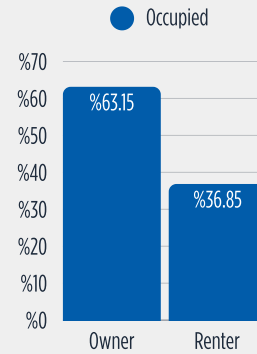
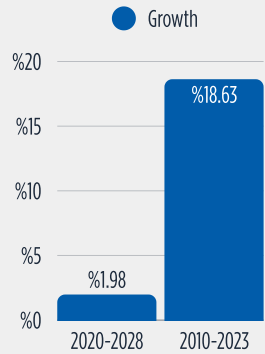
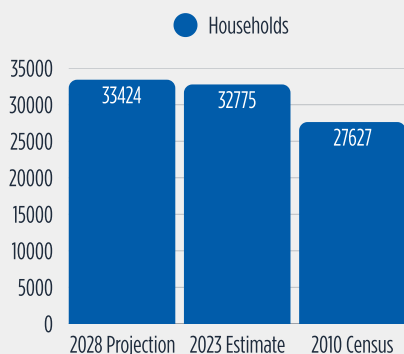


POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$75,769
2023 MED Household Income | \$63,639

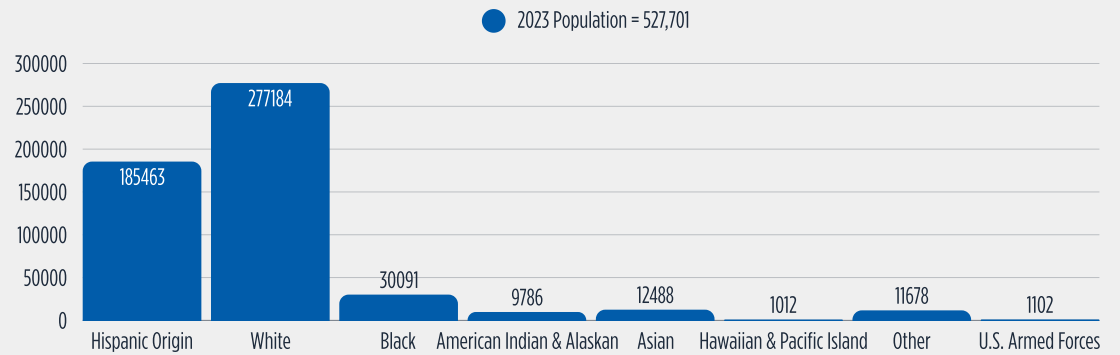
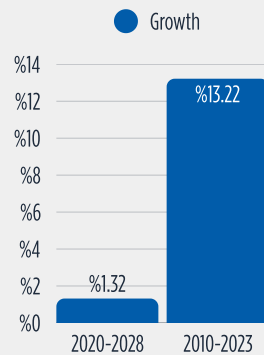
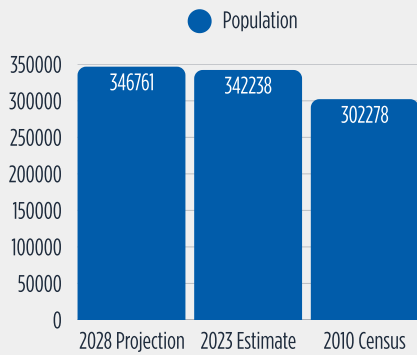


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$68,398

2023 MED Household Income | \$54,565

