



EAT + SHOP + EXPERIENCE

PREMIER ENTERTAINMENT
DESTINATION OF THE WEST VALLEY

6770 N SUNRISE BLVD | GLENDALE, AZ

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

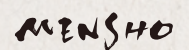
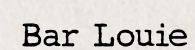
ZONING: PAD Zoning

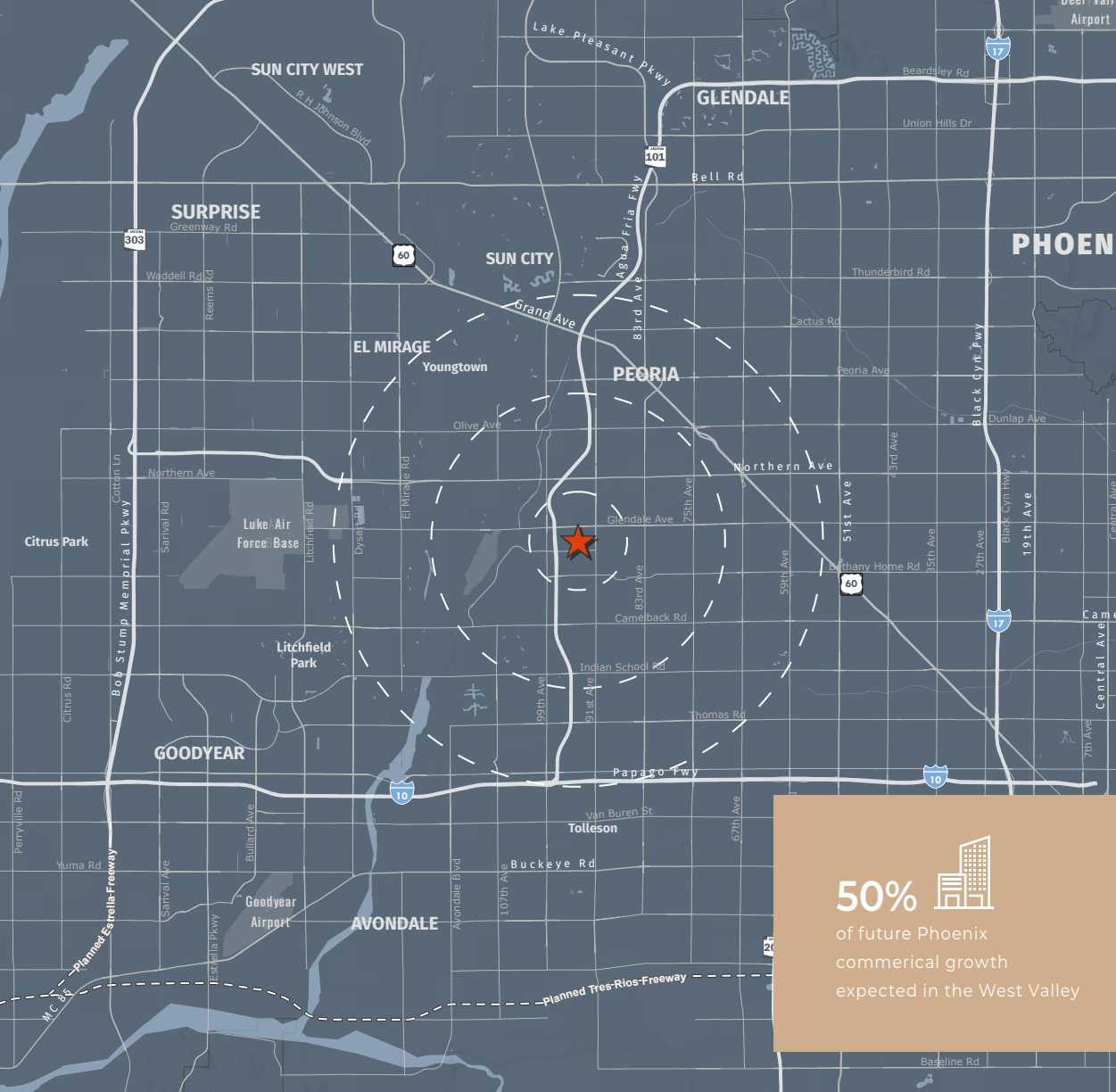
YEAR BUILT: 2006

PARKING STALLS: $\pm 3,186$

BUILDINGS: 15

ANCHORS INCLUDE





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)

50%



of future Phoenix
commercial growth
expected in the West Valley

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

Existing Retail

Proposed Retail

N



AREA OVERVIEW

Glendale, AZ

ATTRACTIONS

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

WESTGATE ENTERTAINMENT DISTRICT | GLENDALE, AZ

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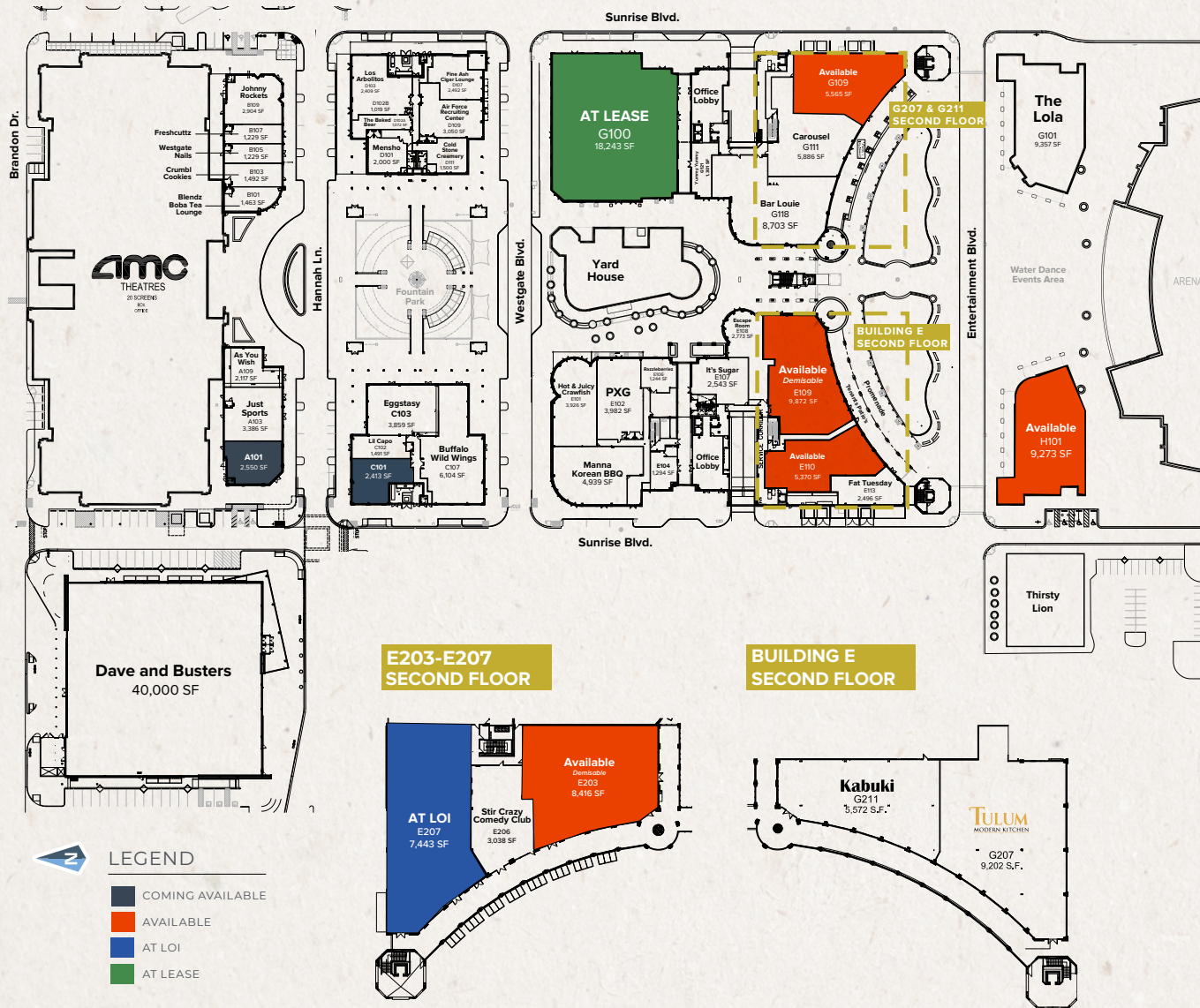
WESTERN

RETAIL ADVISORS

WESTGATE

ENTERTAINMENT DISTRICT

WESTGATE
ENTERTAINMENT DISTRICT



SITE PLAN

FIRST FLOOR SF

A101 2,550

C101 2,413

E109 9,872 Demisable

E110 5,370

G100 18,243

G109 5,565

H101 9,273

SECOND FLOOR SF

E203 8,416 Demisable

E207 7,443

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

CHARLES SKAGGS

602.368.1737

cskaggs@w-retail.com

NOAH ANASTASSATOS

602.769.2296

noaha@w-retail.com

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2555 E Camelback Rd, Suite 200 | Phoenix AZ, 85016

602.778.3747 | w-retail.com