

WESTGATE
ENTERTAINMENT DISTRICT

WESTGATE ENTERTAINMENT DISTRICT IS 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. Offering a vibrant outdoor setting with a dancing water fountain and jumping fountains for kids, this center delivers an interactive experience day or night.

 6751 N SUNSET BLVD | GLENDALE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

 480.696.4812

 MARTA@YAMPROPERTIES.COM



**ESTIMATED
POPULATION**
(5 MILE RADIUS)

344,148



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$62,382



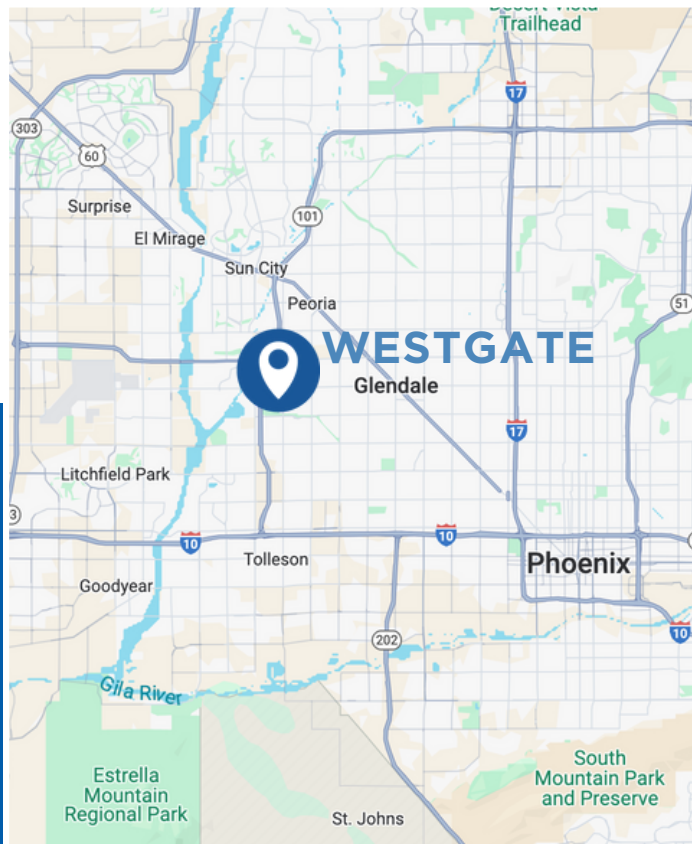
**YEAR
BUILT**

2006



AT A GLANCE

CO-TENANTS



COMMON AREA EXPENSES (NNNS) | \$15.58 PSF (2025)

AVAILABLE UNITS

SUITE D102	1,070 SF	RETAIL
SUITE E104	1,294 SF	RETAIL
SUITE G200	6,317 SF	OFFICE / RETAIL
SUITE H101	9,273 SF	RESTAURANT
SUITE E207	7,443 SF	RETAIL/ENTERTAINMENT
SUITE E365	2,961 SF	OFFICE
SUITE E355	2,509 SF	OFFICE



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

PROPERTY HIGHLIGHTS

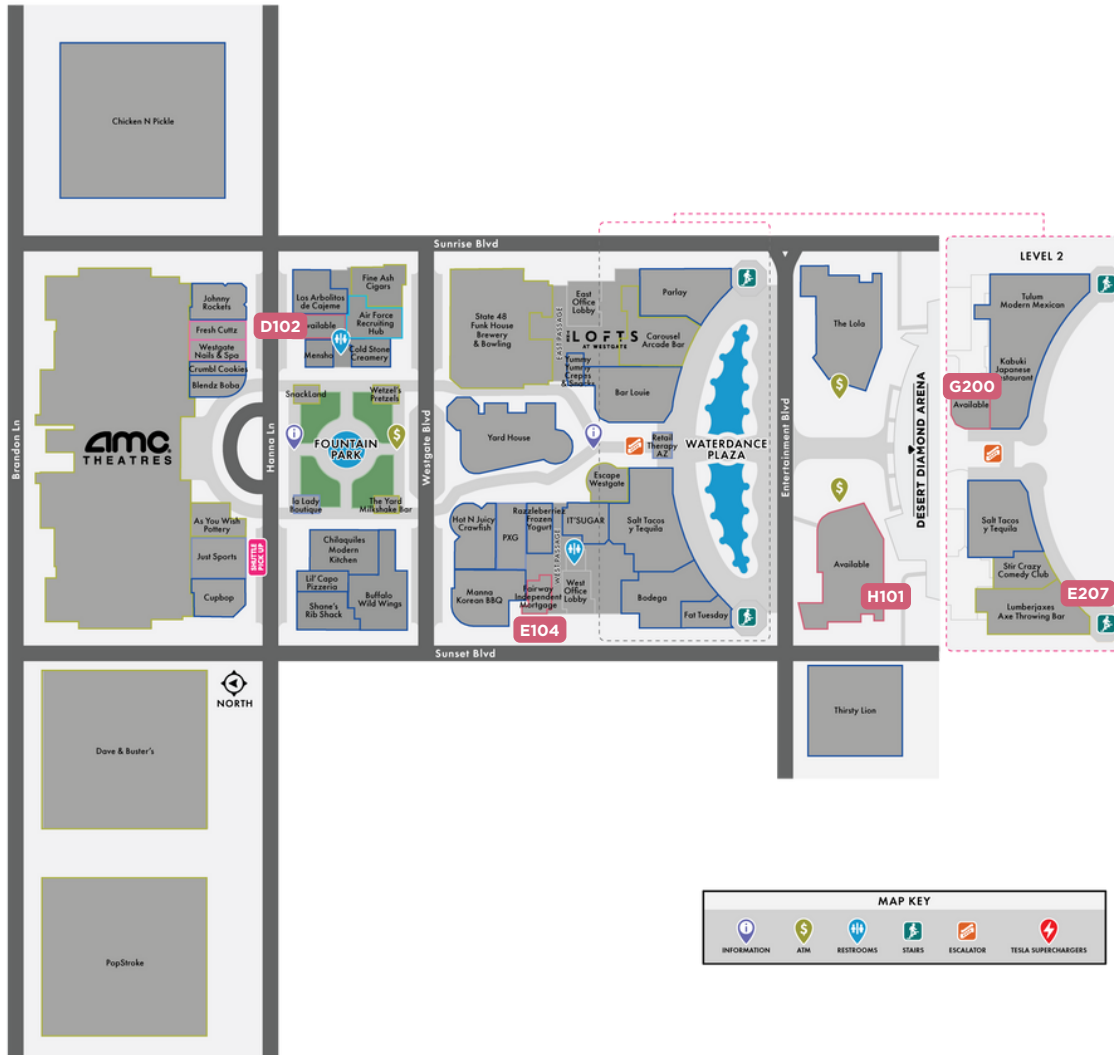
- ✓ A 535,385 SF outdoor lifestyle center nestled in the heart of Glendale on the 101 Loop.
- ✓ Offering dynamic display of specialty shops, eateries & entertainment with a unique sense of community.
- ✓ Ideally situated to benefit from the massive draw of Desert Diamond Arena (19,000-seat home to world-class concerts and events) & the State Farm Stadium (72,200-seat home to the NFL's Arizona Cardinals)

AREA CO-TENANTS



SITE MAP | ENTERTAINMENT DISTRICT

ENTERTAINMENT DISTRICT



FOOD

- Bar Louie
- Blendz Boba Tea Lounge
- Bodega
- Buffalo Wild Wings
- The Carousel Arcade Bar
- Chicken N Pickle
- Cold Stone Creamery
- Crumbl Cookies
- Cup Bop
- Fat Tuesday
- Hot N Juicy Crawfish
- It'Sugar
- Johnny Rockets
- Kabuki Japanese Restaurant
- Lil Capo Pizzeria
- Mensho
- Parlay
- Los Arbolitos de Cajeme
- Manna Korean BBQ
- Chilaquiles Modern Kitchen
- Razzleberriez Frozen Yogurt
- Salt Tacos & Tequila
- Shane's Rib Shack
- Snackland
- The Lola
- Thirsty Lion
- Tulum Modern Mexican
- Wetzel's Pretzels
- Yard House
- The Yard Milkshake Bar
- Yummy Yummy Crepes & Snacks

FUN

- AMC Theatres
- As You Wish Pottery
- The Carousel Arcade Bar
- Dave & Buster's
- Chicken N Pickle
- Escape Westgate
- Fine Ash Cigars
- Lumberjaxes Axe Throwing
- PopStroke
- State 48 Funk House Brewery
- Stir Crazy Comedy Club

SHOPS

- Just Sports
- La Lady Designs
- PXG

OFFICE

- Aerotek
- Barrett Financial Group, LLC
- Bowman Consulting
- Carrington College
- My Home Group
- Driggs Title Agency
- Efinity Financial
- Empire West Title
- Enercon
- Envoy Mortgage, Ltd
- Fairway Independent
- GTS
- Goldberg & Osborne
- Marc Taylor
- MCM Transportation
- Networth Realty
- Phase One Ventures
- Pioneer Title Agency
- Progressive Roofing
- Proliant
- Stars Alliance
- State Farm
- USAF Recruiting Center
- Visit Glendale
- Western Maricopa Coalition
- ZMac Transportation

SERVICE

- Freshcuttz
- Haus of Beauty
- Westgate Nails

CONTACT WESTGATE

- Security - 623.266.6607

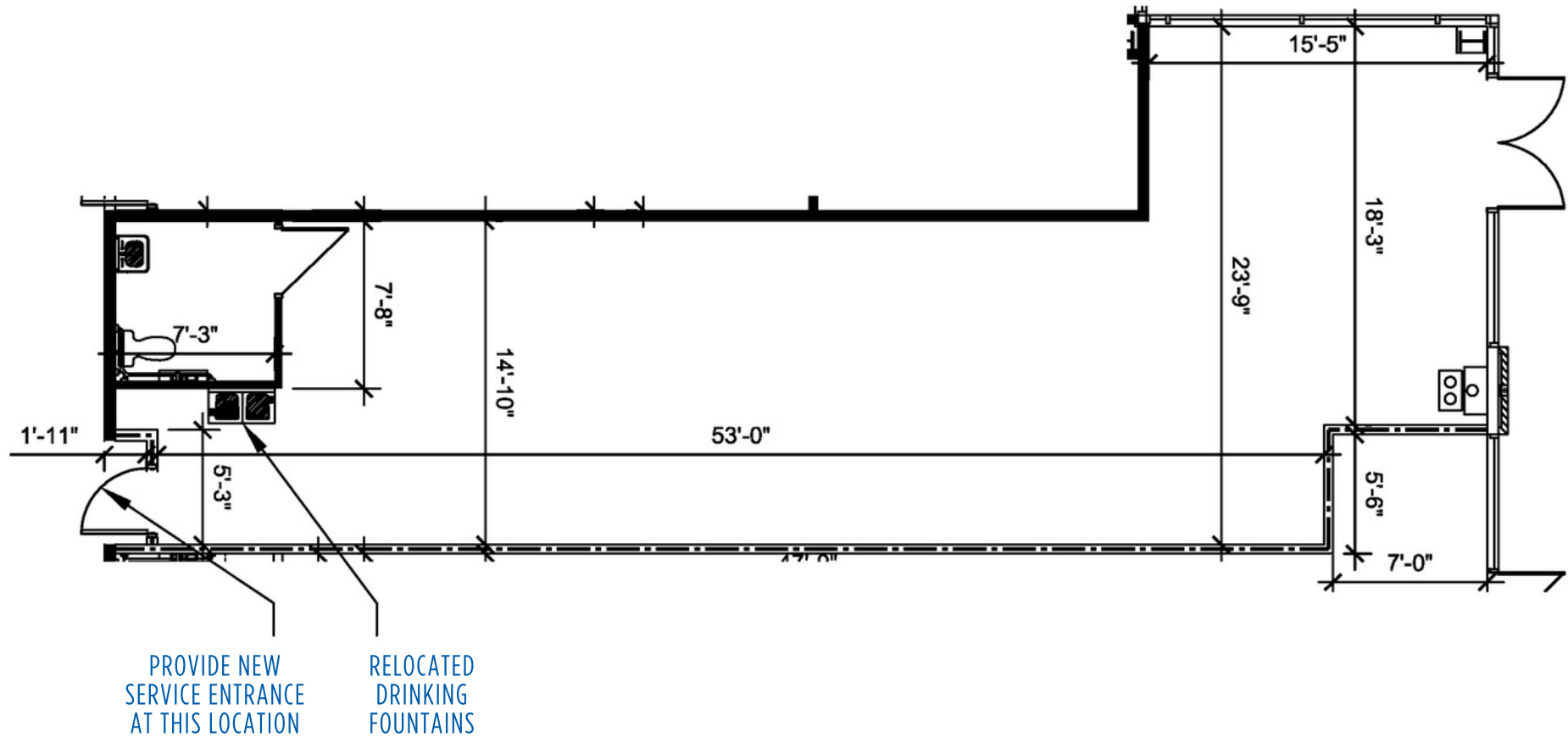
AVAILABLE

- WGH101 - 9,273 SF - Restaurant
- WGD102 - 1,070 SF - Retail
- WGE104 - 1,294 SF - Retail
- WGG200 - 6,317 SF - Retail
- WGE207 - 7,443 SF - Retail/ Entertainment
- WGE365 - 2,961 SF - Office
- WGE355 - 2,509 SF - Office

FLOOR PLAN

RETAIL SPACE D102 | 1,070 SF

6770 N SUNRISE BLVD | GLENDALE, AZ

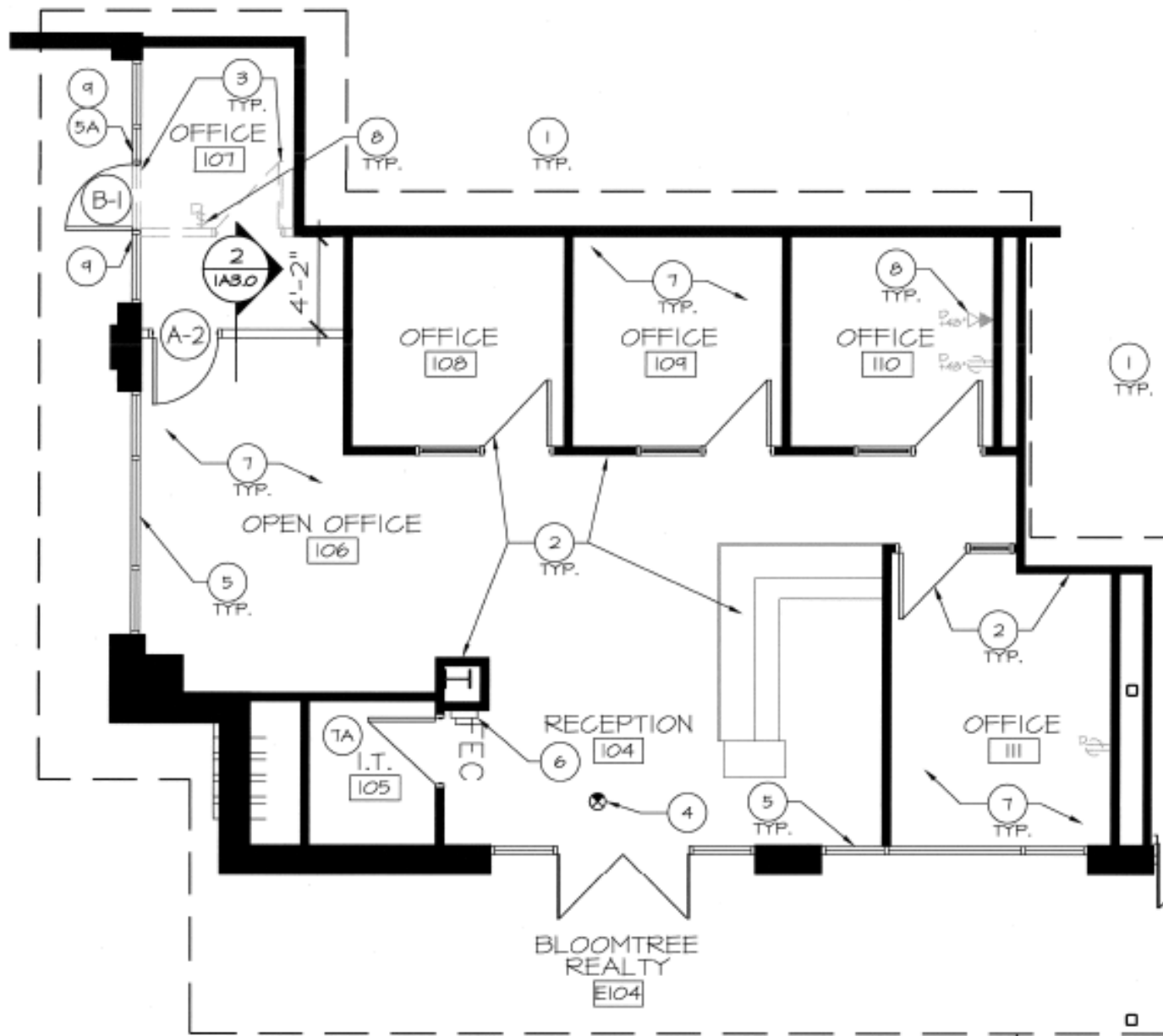


NOTE: ALL DIMENSIONS MEASURED TO INTERIOR WALLS

FLOOR PLAN

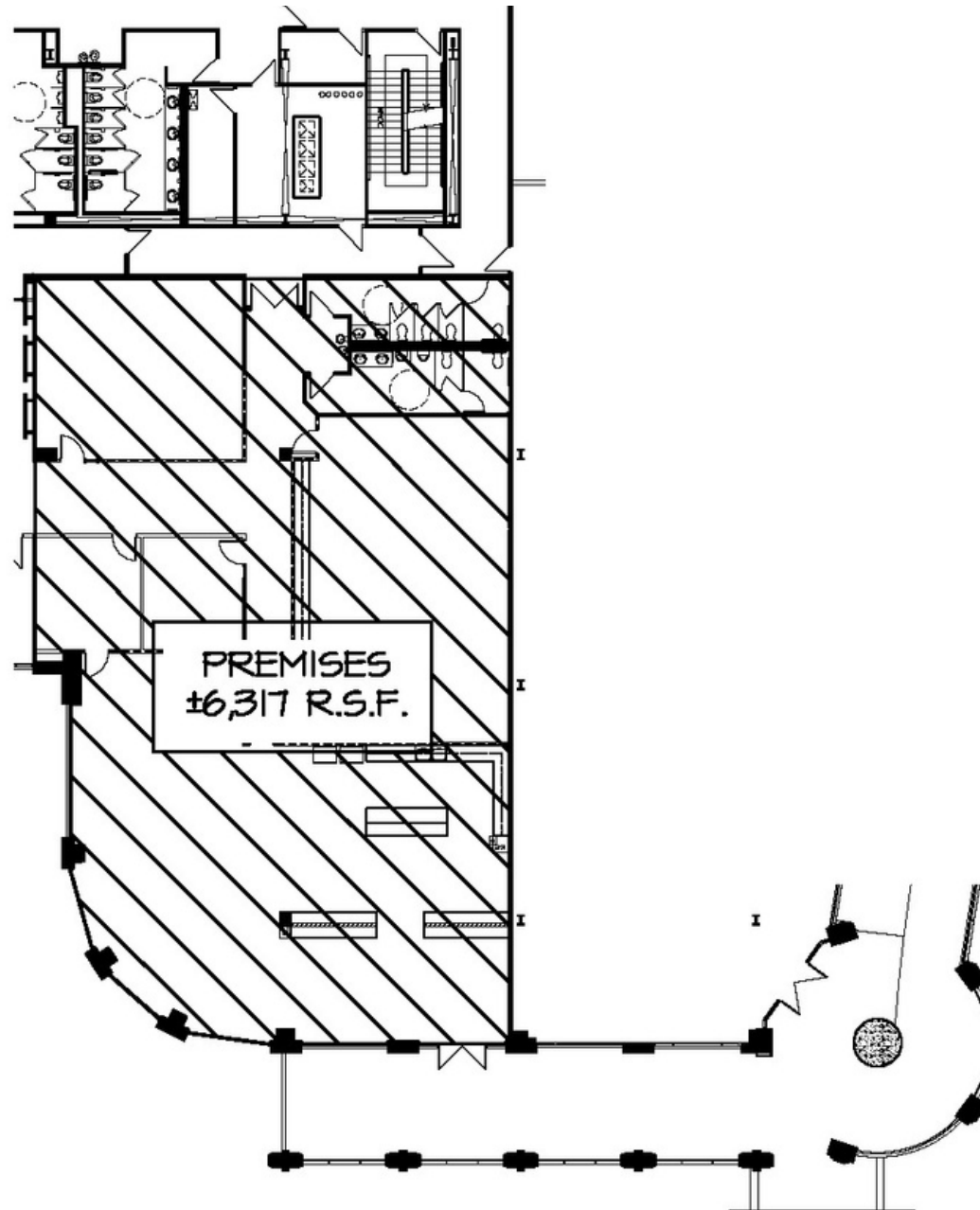
RETAIL SPACE E104 | 1,294 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

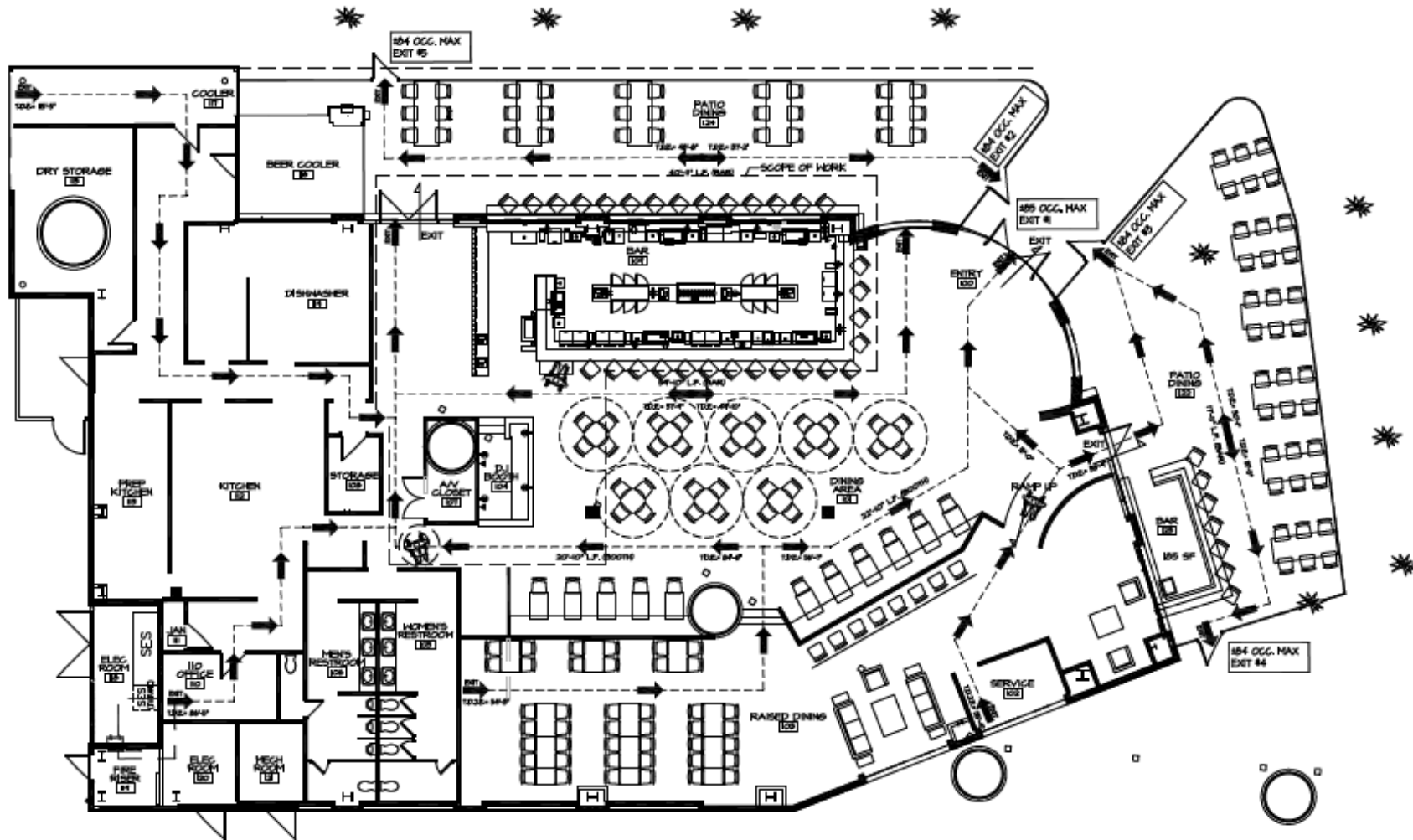
OFFICE/RETAIL SUITE G200 | 6,317 SF
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

RESTAURANT SPACE H101 | 9,273 SF

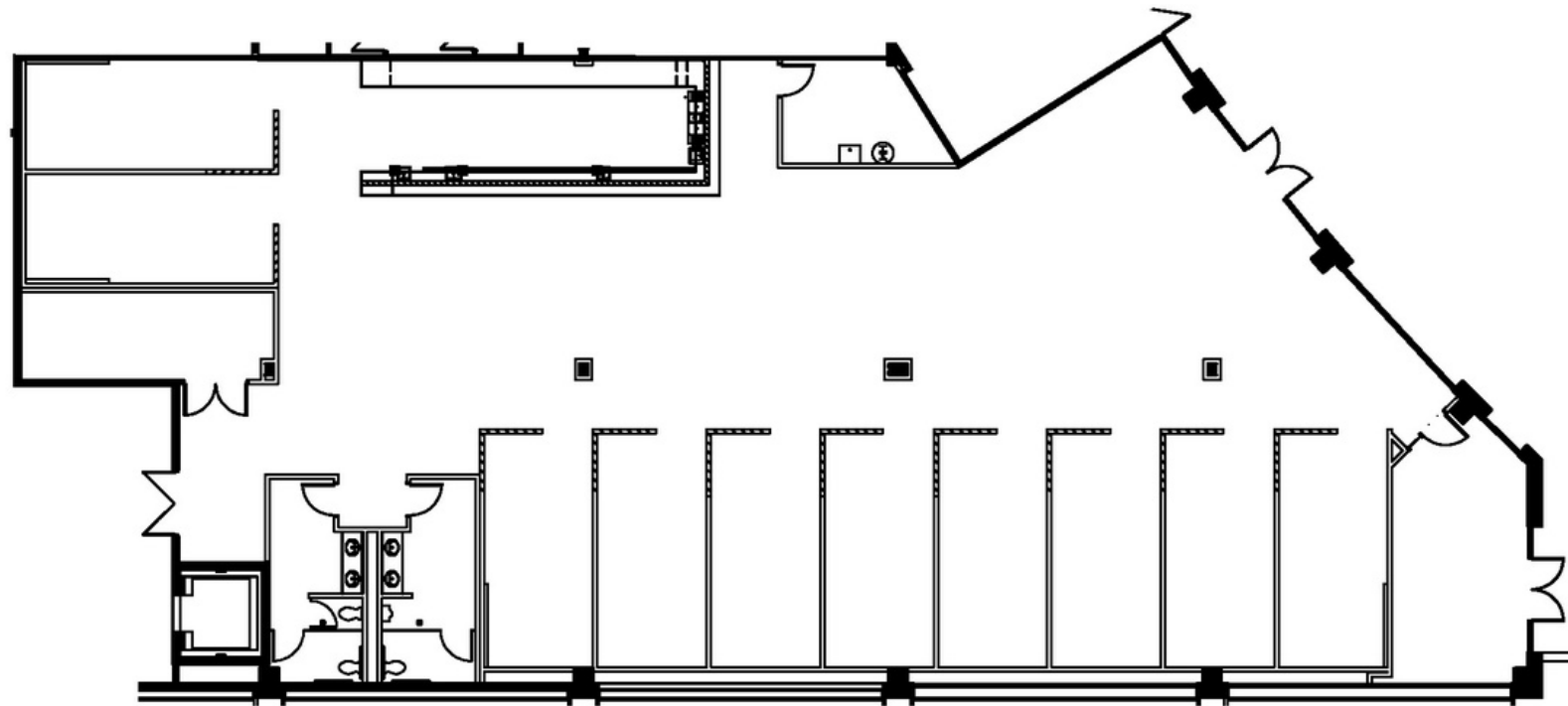
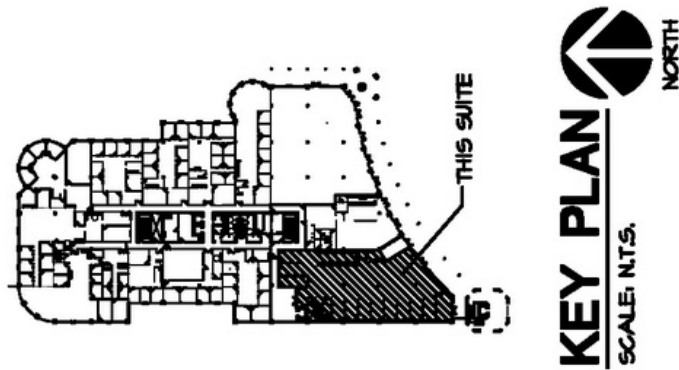
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

RETAIL/ENTERTAINMENT SPACE E207 | 7,443 SF

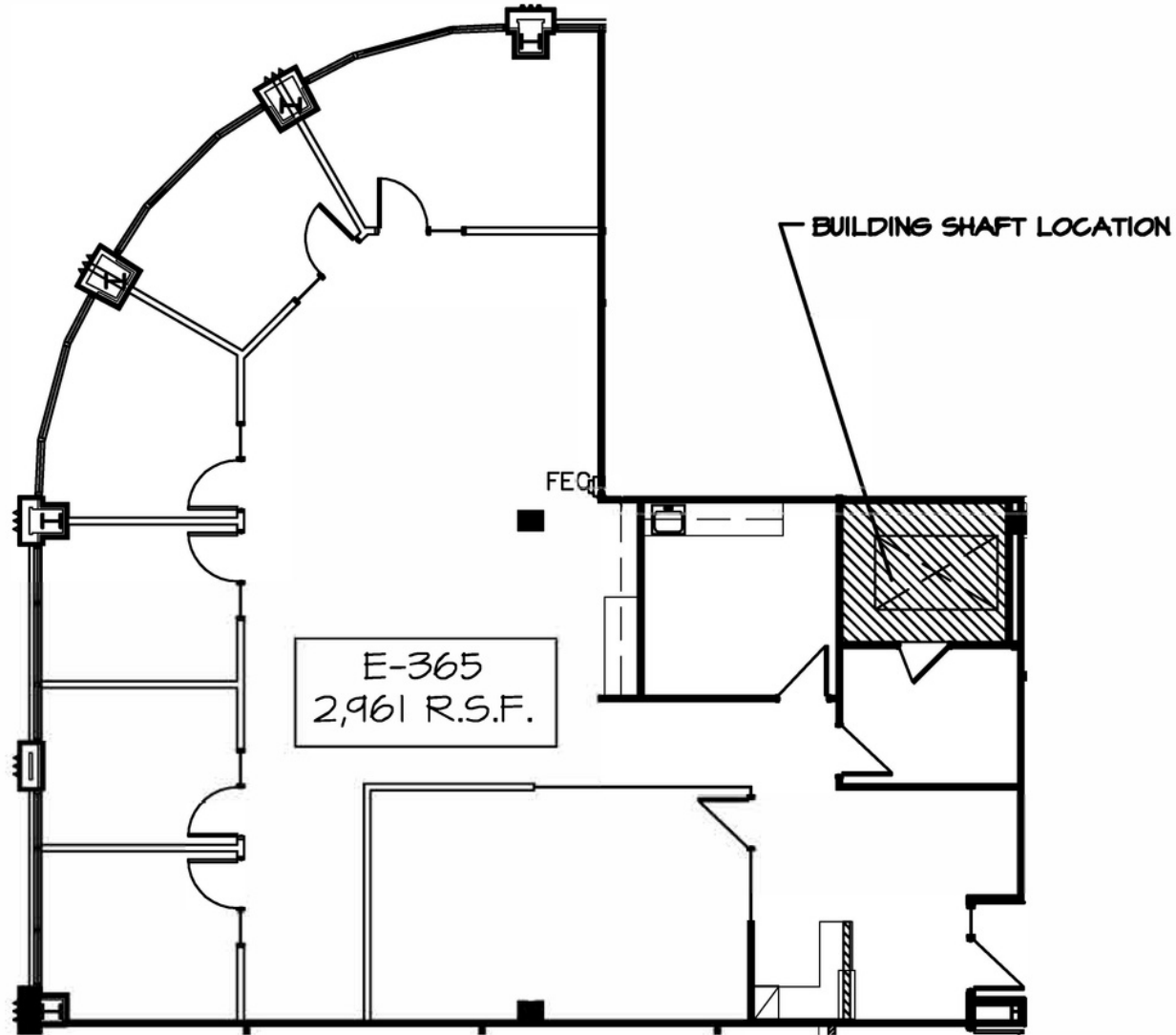
6770 N SUNRISE BLVD | GLENDALE, AZ



E-207: +/- 7,443 SF
LEASE PLAN (06.27.25)

FLOOR PLAN

OFFICE SPACE E365 | 2,961 SF
6770 N SUNRISE BLVD | GLENDALE, AZ

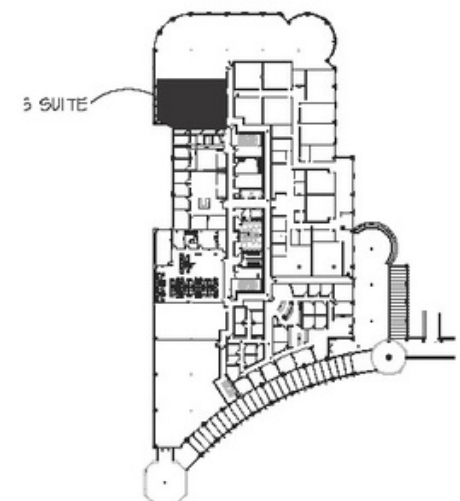
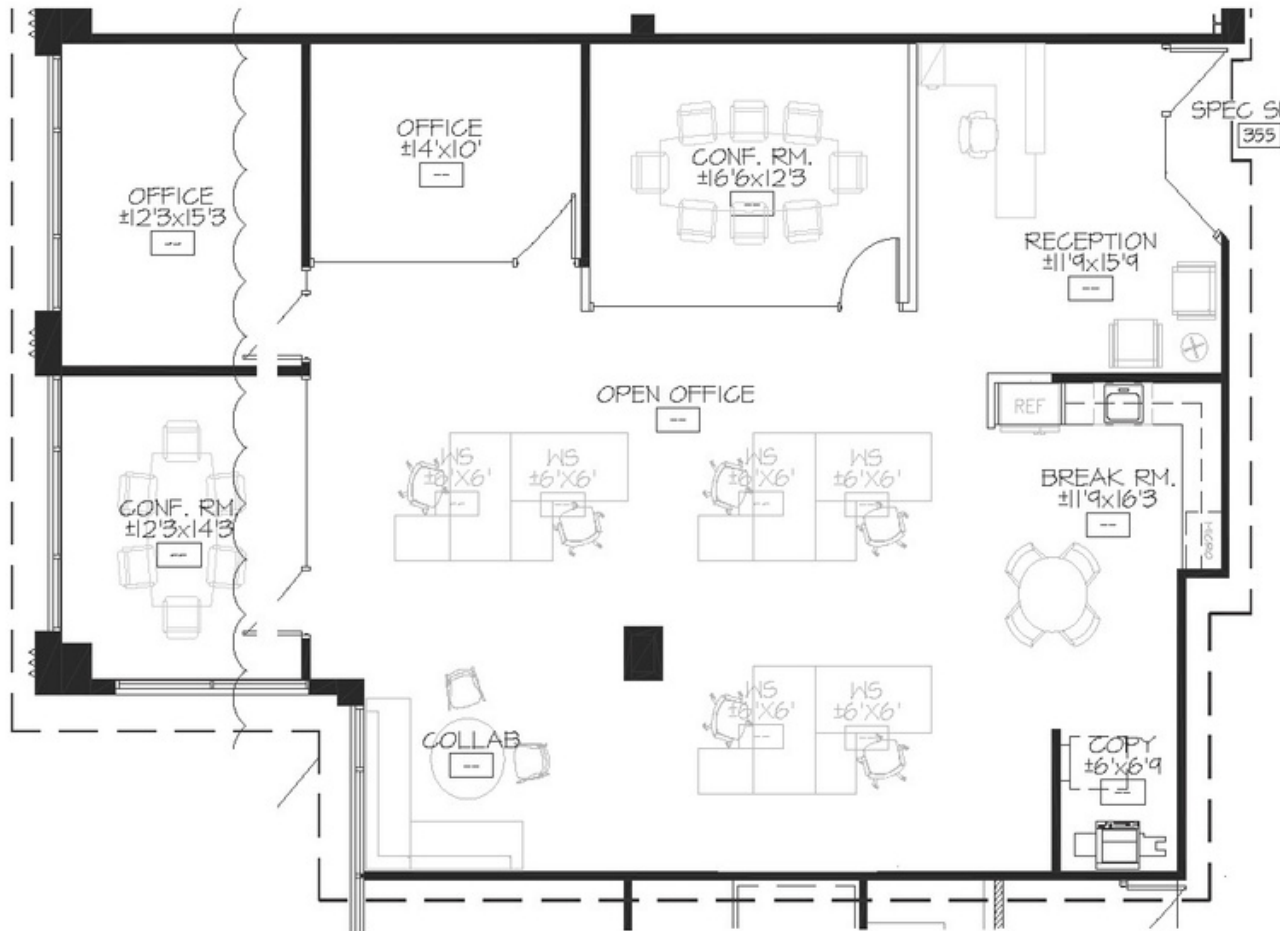


NOTE: ALL DIMENSIONS MEASURED TO INTERIOR WALLS

FLOOR PLAN

OFFICE SPACE E355 | 2,509 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



CURRENT TENANTS

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Cup Bop	WGA101	2,550	Retail - Net
Just Sports	WGA103	3,386	Retail - Net
As You Wish	WGA109	2,117	Retail - Net
AMC	WGAMC	77,730	Retail - Anchor
Blendz Boba Tea Lounge	WGB101	1,463	Retail - Net
Crumb! Cookies	WGB103	1,492	Retail - Net
Westgate Nails	WGB105	1,229	Retail - Net
Freshcuttz	WGB107	1,229	Retail - Net
Johnny Rockets	WGB109	2,904	Retail - Net
Shane's Rib Shack	WGC101	2,413	Retail - Net
Lil Capo Pizzeria	WGC102	1,491	Retail - Net
Chilaquiles Modern Kitchen	WGC103	3,859	Retail - Net
Buffalo Wild Wings	WGC107	6,104	Retail - Net
Chicken N Pickle	WGCNP	11,944	Retail - Pad Tenant
Los Arbolitos de Cajeme	WGD103	3,428	Retail - Net
Fine Ash Cigars	WGD107	2,492	Retail - Net
Cold Stone Creamery	WGD111	1,500	Retail - Net
Dave & Busters	WGDNB	40,000	Retail - Anchor
Manna Korean BBQ	WGE100	4,939	Retail - Net
Hot N Juicy Crawfish	WGE101	3,926	Retail - Net
PXG	WGE102	3,982	Retail - Net
Razzleberriez Frozen Yogurt	WGE106	1,244	Retail - Net
It'Sugar	WGE107	2,543	Retail - Net
Escape Westgate	WGE108	2,773	Retail - Net
Salt Tacos & Tequila	WGE109	14,429	Retail - Grs
Bodega	WGE110	5,370	Retail - Net
Fat Tuesday	WGE113	2,496	Retail - Net
Stir Crazy Comedy Club	WGE206	3,038	Retail - Grs
Lumberjaxes Axe Throwing	WGE207	7,443	Retail - Net
Yard House	WGF101	10,000	Retail - Pad Tenant
State 48 Funk House Brewery	WGG101	18,243	Retail - Grs

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Parlay	WGG109	5,565	Retail - Net
The Carousel	WGG111	5,886	Retail - Net
Bar Louie	WGG118	8,703	Retail - Net
Yummy Yummy Crepes & Snacks	WGG121	1,301	Retail - Net
Tulum Modern Mexican	WGG207	9,202	Retail - Net
Dutch Bros Coffee	WGGL	880	Retail - Pad Tenant
The Lola	WGI101	9,357	Retail - Net
Thirsty Lion	WGJ101	10,410	Retail - Pad Tenant
La Lady Designs	WGKSK1	0	Retail - Kiosk
Snackland	WGKSK2	0	Retail - Kiosk
The Yard Milkshake Bar	WGKSK3	0	Retail - Kiosk
Wetzel's Pretzels	WGKSK4	0	Retail - Kiosk
Popstroke	WGPOP	6,000	Retail - Pad Tenant
Kabuki Japanese Restaurant	WGG211	5,620	Retail - Net
OFFICE			
USAF Recruiting Center	WGD109	3,050	Office - Gross
Fairway Independent Mortgage Corporation	WGE104	1,294	Office - Net
State Farm	WGE200	2,521	Office - Net
Western Maricopa Coalition	WGE210	2,000	Office - Net
Networth Realty	WGE220	2,502	Office - Net
Aerotek	WGE230	1,469	Office - Net
Enercon	WGE240	5,026	Office - Net
Efinity Financial	WGE250	3,758	Office - Net
Goldberg & Osborne	WGE280	3,014	Office - Net
MCM Transportation	WGE290	3,431	Office - Net
Proliant	WGE300	4,884	Office - Net
GTS	WGE305	4,937	Office - Net

OFFICE			
DBA	Unit(s)	Lease Area	Lease Type
Bowman Consulting	WGE315	6,074	Office - Net
My Home Group	WGE320	7,655	Office - Gross
Experience Glendale	WGE328	4,631	Office - Net
Carrington College	WGE330	9,534	Office - Net
Phase One Ventures	WGE333	2,506	Office - Net
Haus of Beauty	WGE335	1,469	Office - Net
ZMac Transportation	WGE355	2,509	Office - Net
Pioneer Title Agency	WGE365	2,961	Office - Net
Driggs Title Agency	WGE420	3,512	Office - Net
Barrett Financial	WGE430	4,673	Office - Net
Progressive Roofing	WGE450	8,639	Office - Net
Campbell Development	WGE410	6,766	Office - Net
Stars Alliance	WGE460	10,805	Office - Net
Marc Taylor	WGE465	4,998	Office - Net
Empire West Title	WGE470	4,472	Office - Net
Terminix	WGG200	32,800	Office - Net
YAM Properties	WGG333	3,244	Office - Net
AVAILABLE			
AVAILABLE	WGD102	1,070	Retail
AVAILABLE SOON	WGE104	1,294	Retail - Office
AVAILABLE	WGG200	6,000	Retail/Office
AVAILABLE	WGH101	9,273	Restaurant - Pad
AVAILABLE 1/1/26	WGE207	7,443	Retail/Entertainment
AVAILABLE JANUARY 2026	WGE365	2,961	Office
AVAILABLE FEBRUARY 2026	WGE355	2,509	Office

PHOTOS

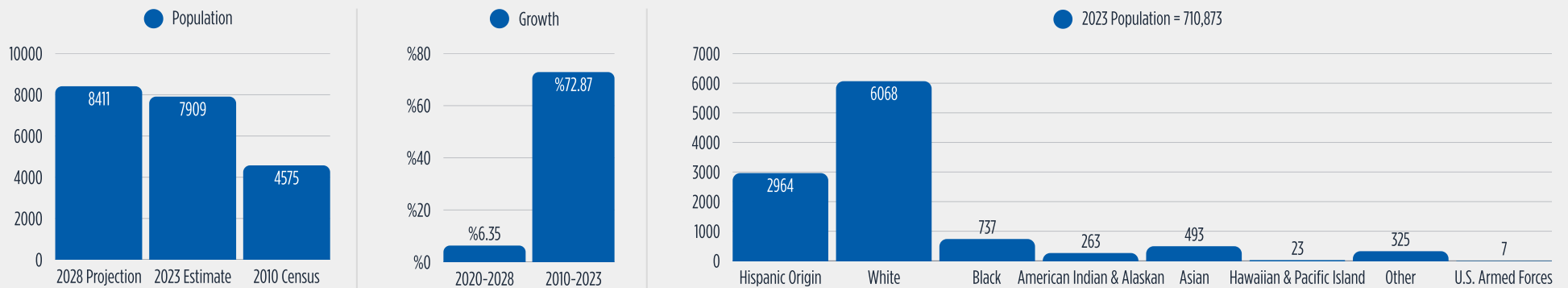


DEMOGRAPHICS

1 MILE RADIUS



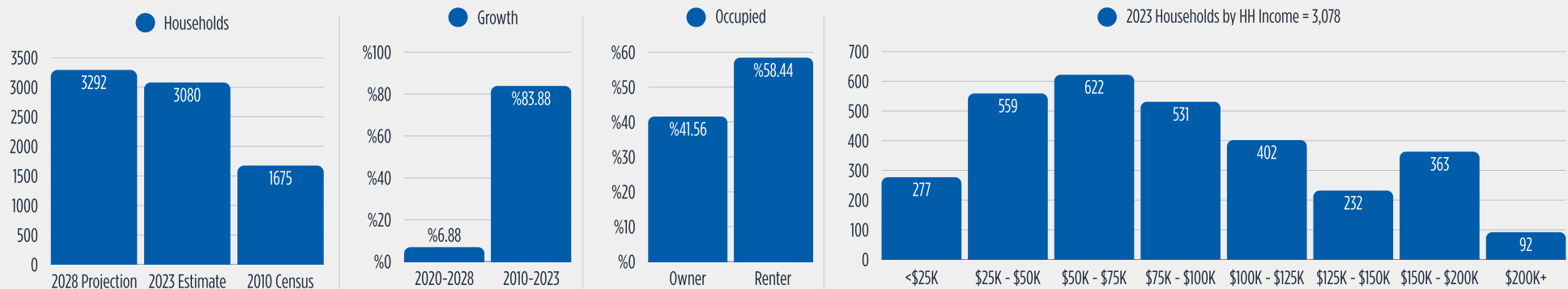
POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$91,086

2023 MED Household Income | \$78,813

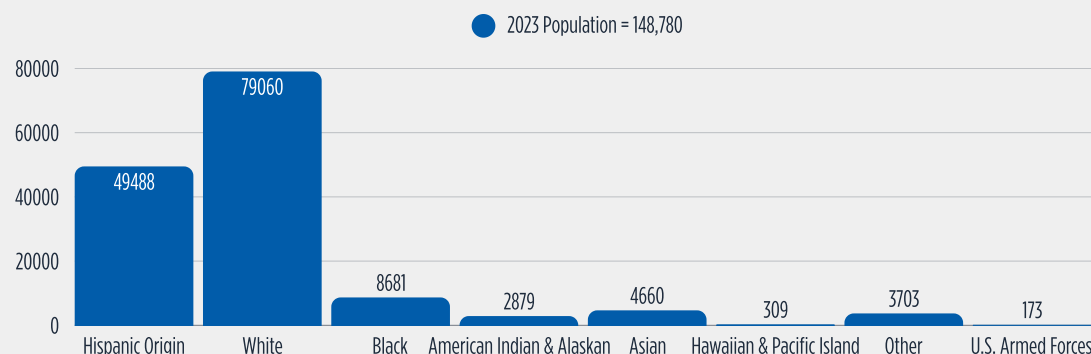
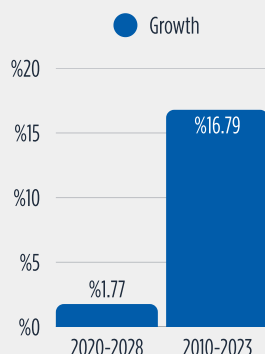
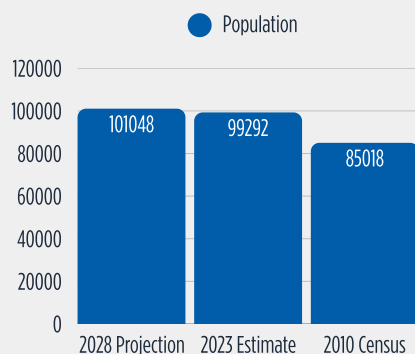


DEMOGRAPHICS

3 MILE RADIUS

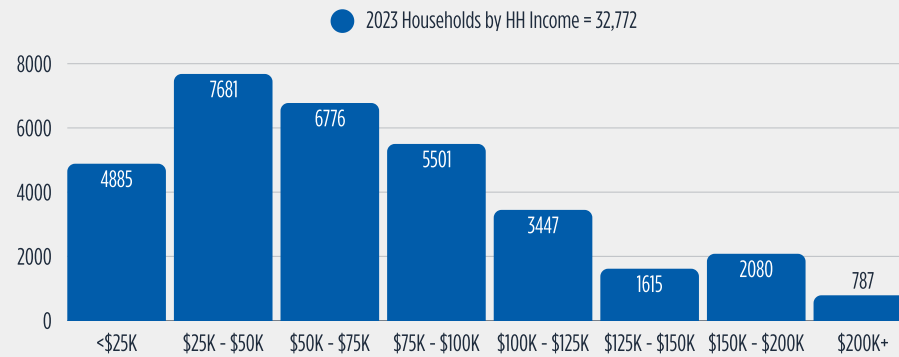
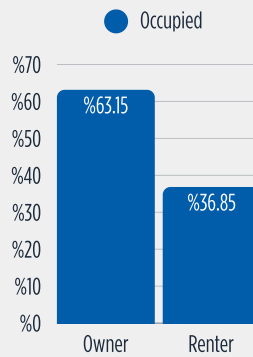
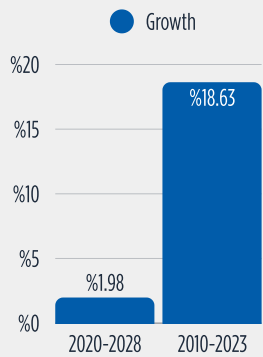
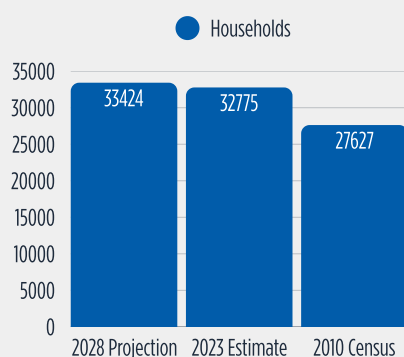


POPULATION



HOUSEHOLDS

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

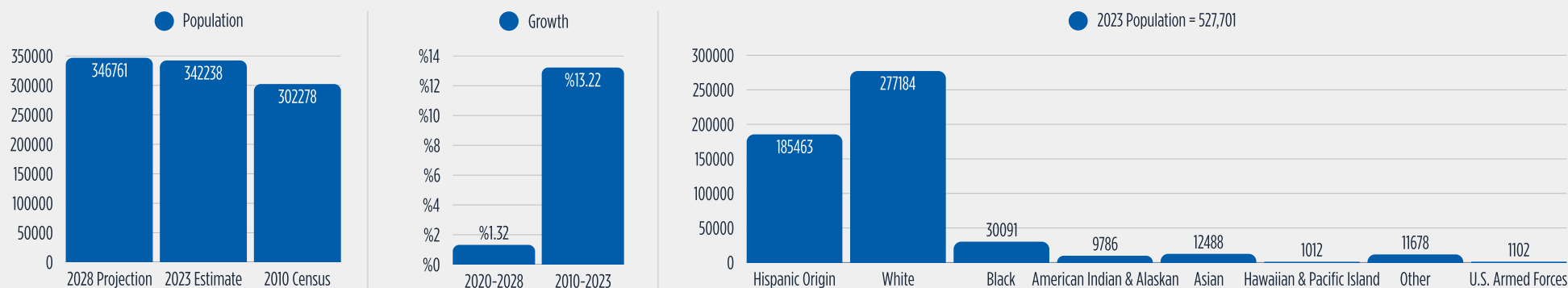


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$68,398
2023 MED Household Income | \$54,565

