



91 GLENDALE

8990 W GLENDALE AVE | GLENDALE, AZ

FOR SALE OR LEASE



MATEL
ADVENTURE PARK
(COMING SOON)

VAI
RESORT

TOPGOLF

ANDRETTI
INDOOR KARTING & GAMES
(COMING SOON)

State Farm
STADIUM

DESERT DIAMOND ARENA

101

TangerOutlets

WESTGATE
ENTERTAINMENT DISTRICT

Cabela's

W MARYLAND AVE

W ENTERTAINMENT BLVD

W GLENDALE AVE

N 91ST AVE

91 GLENDALE

PARCEL: 142-29-265

PARCEL: 142-29-265

THE BEST OF WEST VALLEY
IN YOUR BACK YARD

N
NOT TO SCALE

BUILDING FACTS



±112,137 SF



LESS THAN 1 MILE FROM
THE 101 FREEWAY



3 STORIES



2,378,926 POPULATION
WITHIN 30 MINUTES



PARKING RATIO:
7:1,000



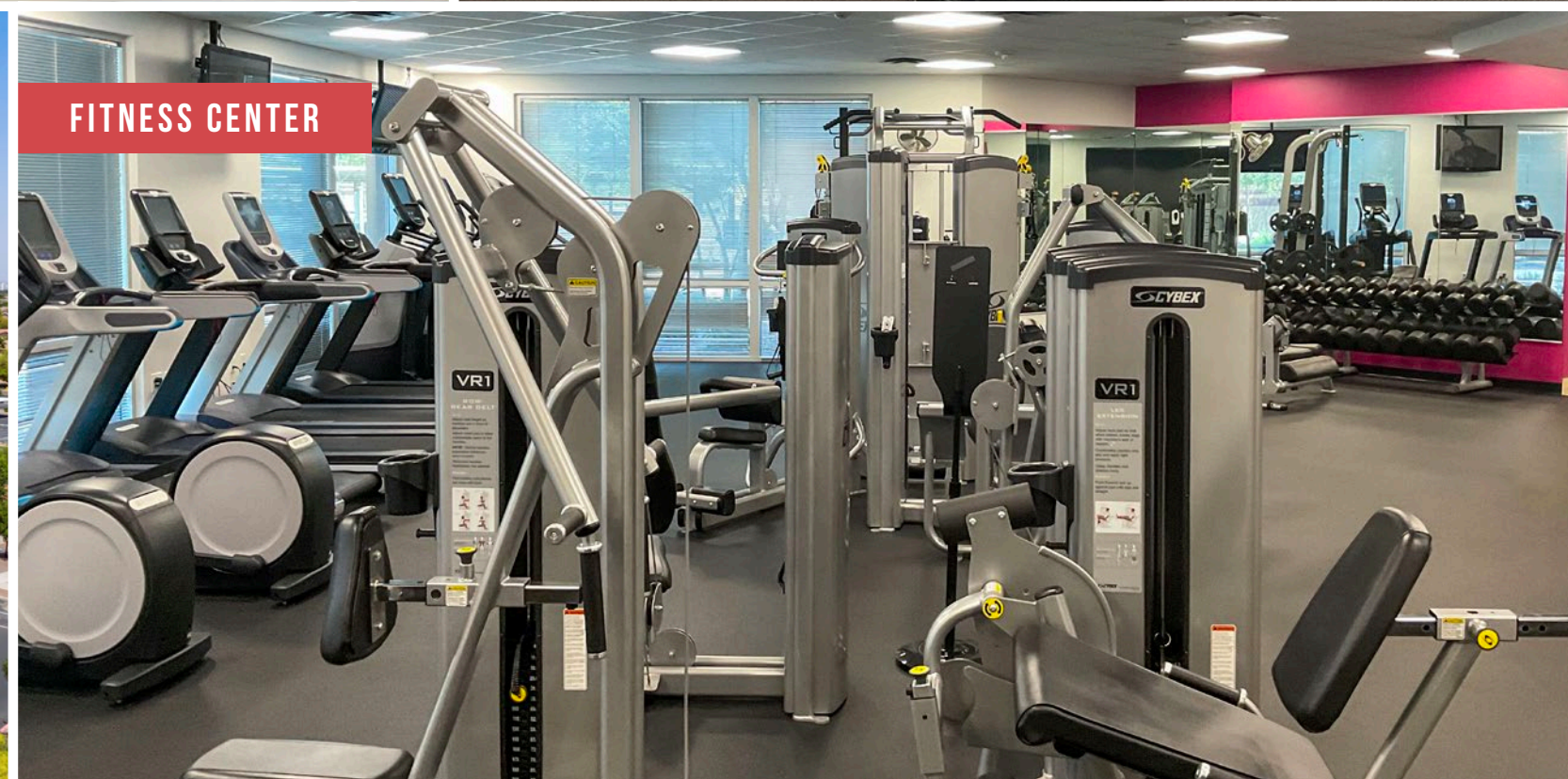
OVER 50 LUNCH OPTIONS
WITHIN 1 MILE



CAFE



TRAINING ROOM



FITNESS CENTER

ON-SITE AMENITIES

PROPERTY DETAILS

Site outline:


Parcels 142-29-265 & 142-29-269:
464,034 Land Feet

Building: 112,137 SF

Built in 2007, 91 Glendale consists of a LEED EBOM Silver Certified, Energy Star Rated (87 score), ±112,137 square foot, Class A, three-story, single tenant office building positioned adjacent to some of the most prominent attractions in all of metropolitan Phoenix including State Farm Stadium, Desert Diamond Arena and Westgate City Center. The Class A property is located adjacent to a two-story office and single story bank building, both of which are owned and occupied by Wells Fargo Bank. There is also a single story freestanding retail building and additional land for a ±5,900 SF freestanding retail/restaurant building. Positioned east of the northeast corner of the signalized intersection of 91st Avenue and Glendale Avenue, 91 Glendale has seven points of ingress/ egress, prominent building signage, an expansive ±6.65 per 1,000 SF parking field, shaded balconies, and abundant glass lines, some of which are full height. The property is professionally landscaped with mature queen palm trees, paloverde trees, flowering shrubs and crushed granite planter beds.

ON-SITE AMENITIES

91 Glendale has an employee-only, full-service cafeteria previously operated by Sodexo, with potential seating arranged for approximately 100+. The seating area consists of couches, chairs, tables and a few high-top tables and bar stools. The area also serves as a multi-purpose space for large meetings with associates. There is also a large training room at the Property that can demise into two smaller rooms equipped with AV equipment.

 Located on the first floor, the property has a state-of-the-art fitness center complete with men's and woman's locker rooms with showers.

GENERAL BUILDING INTERIOR

Flooring within the office areas includes a combination of polished decorative tile, commercial carpet, vinyl tiles and ceramic tile. Flooring within the mechanical and electrical area consists of smooth finish concrete. Wall finishes consist of painted gypsum board with areas of decorative wood and precast concrete finishes. Interior lighting is provided by wall mounted fluorescent lights, recessed canned lights and both 2'x2 and 2'x4' recessed fluorescent lights, some of which are indirect. The ceiling in the office areas is a combination of suspended 2'x2' second look ceiling tiles and painted gypsum drywall. Interior doors are a combination of full height glass doors, 8' solid wood doors, some of which have glass sidelights or glass inserts and metal doors in aluminum metal frames.

EXTERIOR & FOUNDATION

The exterior consists of precast, painted concrete title panels, with steel reinforced concrete footings with a 4" concrete slab on grade foundation over 4" ABC fill. The building frame consists of an interior steel structure with the second and third level flooring consisting of 3.5" concrete and metal deck support.

WINDOWS

Windows are a combination of 1" insulated, blue tinted, reflective units and ¼" monolithic glass set in black anodized aluminum.

ROOF

The steel truss with metal deck roof supports a Class A, 4-ply built up, R-30 rigid roofing system.

ELECTRICAL

The electrical power to the site is supplied from a pad-mounted transformer located at the southeast corner of the building. The service consists of a 4,000 amp, 600 volt, 3-phase, 4-wire service and a Siemens main disconnect switch.

GENERATOR

1,112 kW, 1,490 hp Cummins diesel generator with internal fuel tank at the base of the generator provides emergency power to the building lighting, exit signage and elevators.

PLUMBING

Domestic hot water is provided by electrically powered, self-contained units with instantaneous units that serve the restrooms.

ELEVATORS & STAIRS

The property is served by two, Thyssen Krupp, passenger elevators. There are three stairwells located throughout the building, one of which is centrally located in the building lobby and two additional at each wing of the building.

HVAC

There are four, 115-ton, York manufactured, rooftop-mounted cooling units with VAV systems, zoned controlled terminal units and reheat coils throughout the building. Additionally, there are six wall-mounted air conditioning units with rooftop-mounted cooling condensers and a Liebert unit for the computer server rooms.

EXTERIOR LIGHTING

Exterior lighting consists of pole-mounted high intensity discharge fixtures.

PARKING

- 545 uncovered parking stalls
 - 200 covered canopy parking stalls
- Parking Ratio:** ±6.65/1,000 SF

FIRE & LIFE SAFETY

Fire protection is provided by a wet pipe sprinkler system to all areas of the building. The sprinkler system is equipped with flow control sensors that are interconnected to the fire alarm system. The building has a Notifier fire alarm system. Automatic activation of the fire alarm is provided by flow sensors within the sprinkler piping, smoke detectors and heat detectors. Manual activation is provided by several pull stations located adjacent to building exits. The fire alarm system is serviced and monitored by Detention Logic. The building is equipped with a security system including electronic card access.

UTILITIES

Electric: Salt River Project (SRP)

Water: City of Glendale

Natural Gas: Southwest Gas

Sanitary: City of Glendale

Telephone: Lumen Technologies

OPERATING EFFICIENCY

91 Glendale is LEED EBOM Silver Certified by the U.S. Green Building Council. Additionally, the Property has been Energy Star Rated, with a current score of 87, from 2012-2016 for its operating efficiency.

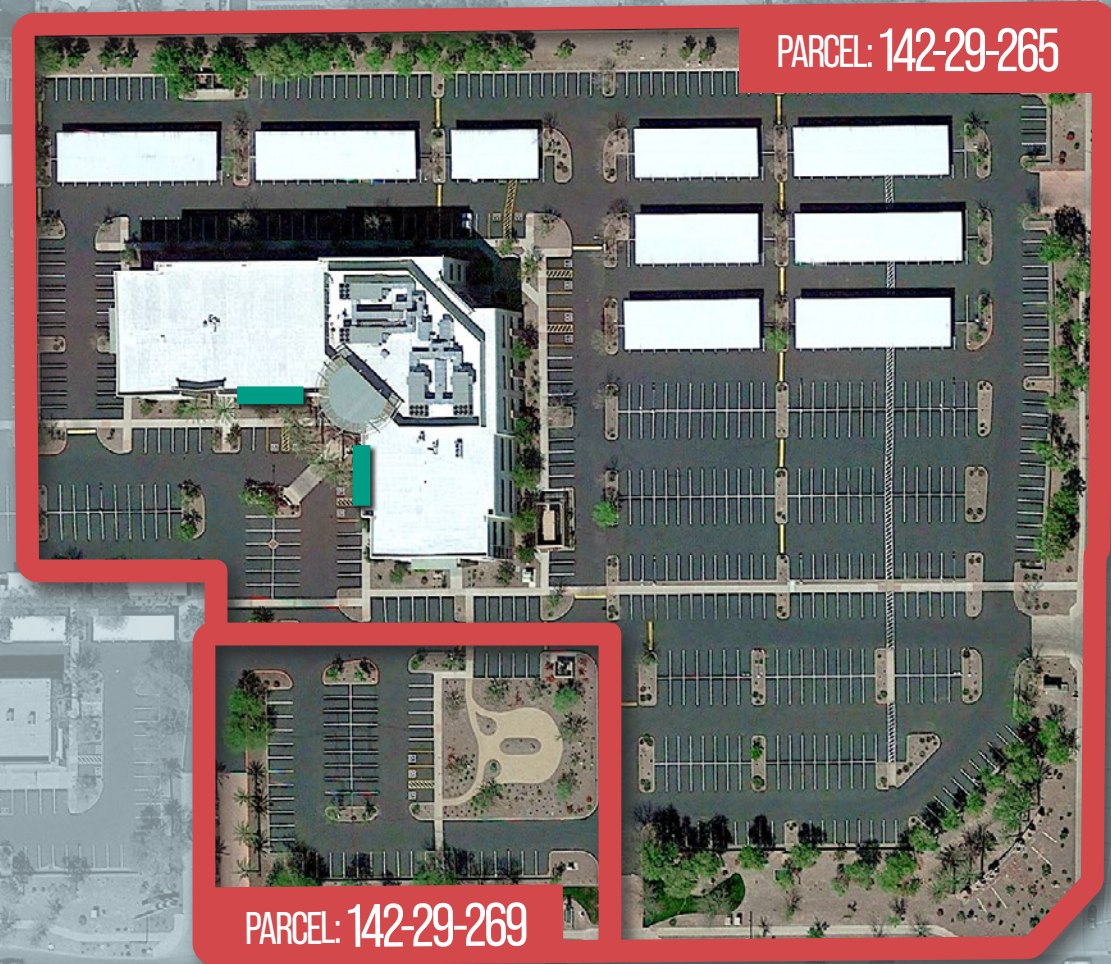
MARICOPA COUNTY ASSESSOR

Parcels 142-29-265 & 142-29-269

Zoning: PAD

SITE PLAN

N 91ST AVE



W GLENDALE AVE



EXTERIOR BUILDING SIGNAGE ALONG GLENDALE & 91ST AVE



SITE PLAN



3RD FLOOR



FLOOR PLATES

WHY WEST VALLEY

Today, more than 1.8 million people call the West Valley home, and the population over the next five years is projected to grow at twice the national rate.

The West Valley's large talent pool, affordable cost of living, ease of doing business, and availability of land continue to attract healthcare, distribution, technology and advanced manufacturing companies.

The number of IT startups in the West Valley has increased 38% since 2021 thanks in part to an IT labor force that is 35,000 strong.

LABOR HIGHLIGHTS



46%

of construction workers in Maricopa County reside in the West Valley.



35%

of the manufacturing workers in Maricopa County live in the West Valley, yet only 27% of the jobs are located here.



36%

of healthcare workers in Maricopa County live in the West Valley, yet only 24% of the jobs are located here.



24%

of Aerospace and Aviation workers in Maricopa County reside in the West Valley.*



30%

of finance and insurance workers in Maricopa County live in the West Valley compared to 19% of jobs located here.



20%

of Information Technology workers in Maricopa County reside in the West Valley.*

Sources: *Maricopa County Travel Reduction Program, 2021; U.S. Census Bureau American Community Survey, 2020.

KEY INDUSTRIES



HEALTHCARE

2,277
BUSINESSES

56,570
EMPLOYEES



FINANCE

1,456
BUSINESSES

37,630
EMPLOYEES



WAREHOUSE/DIST.

1,230
BUSINESSES

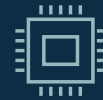
55,320
EMPLOYEES



MANUFACTURING

984
BUSINESSES

43,890
EMPLOYEES



INFO. TECHNOLOGY

135
BUSINESSES

8,400
EMPLOYEES



AEROSPACE

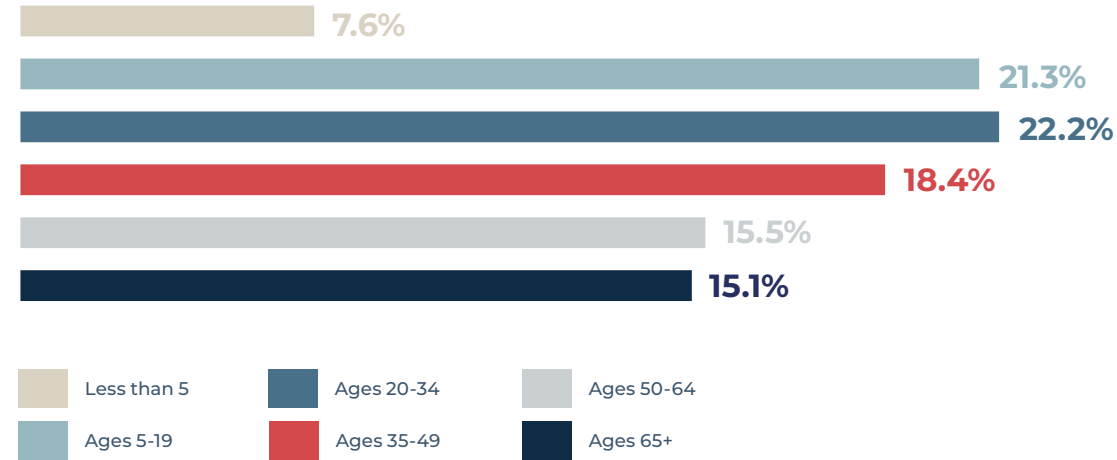
131
BUSINESSES

9,200
EMPLOYEES

Source: Maricopa Association of Governments, 2021.



WEST VALLEY POPULATION BY AGE



1.9M

The West Valley's population is projected to grow more than double the national rate of growth over the next five years.



DEMOGRAPHICS

MEDIAN AGE

34.6
WEST VALLEY

36.4
PHOENIX METRO

38.8
UNITED STATES

MEDIAN HOUSEHOLD INCOME

\$63,528
WEST VALLEY

\$68,676
PHOENIX METRO

\$64,730
UNITED STATES

MEDIAN HOME PRICE

\$278,272
WEST VALLEY

\$312,305
PHOENIX METRO

\$264,021
UNITED STATES

WEST VALLEY EDUCATIONAL ATTAINMENT



BACHELOR'S DEGREE
OR HIGHER

23.6%



ASSOCIATE'S DEGREE/
SOME COLLEGE

33.8%



HIGH SCHOOL
DIPLOMA

26.7%

COLLEGES AND UNIVERSITIES THAT SERVE GLENDALE



(Public)

±75,000 Students

Five years in a row as #1 University in U.S. for innovation per U.S. News

GRAND CANYON
UNIVERSITY™

(Private)

±100,000 Students

75% of graduates study
STEAM & Business



(Public)

±19,000 Students



(Public)

±15,000 Students



MIDWESTERN UNIVERSITY

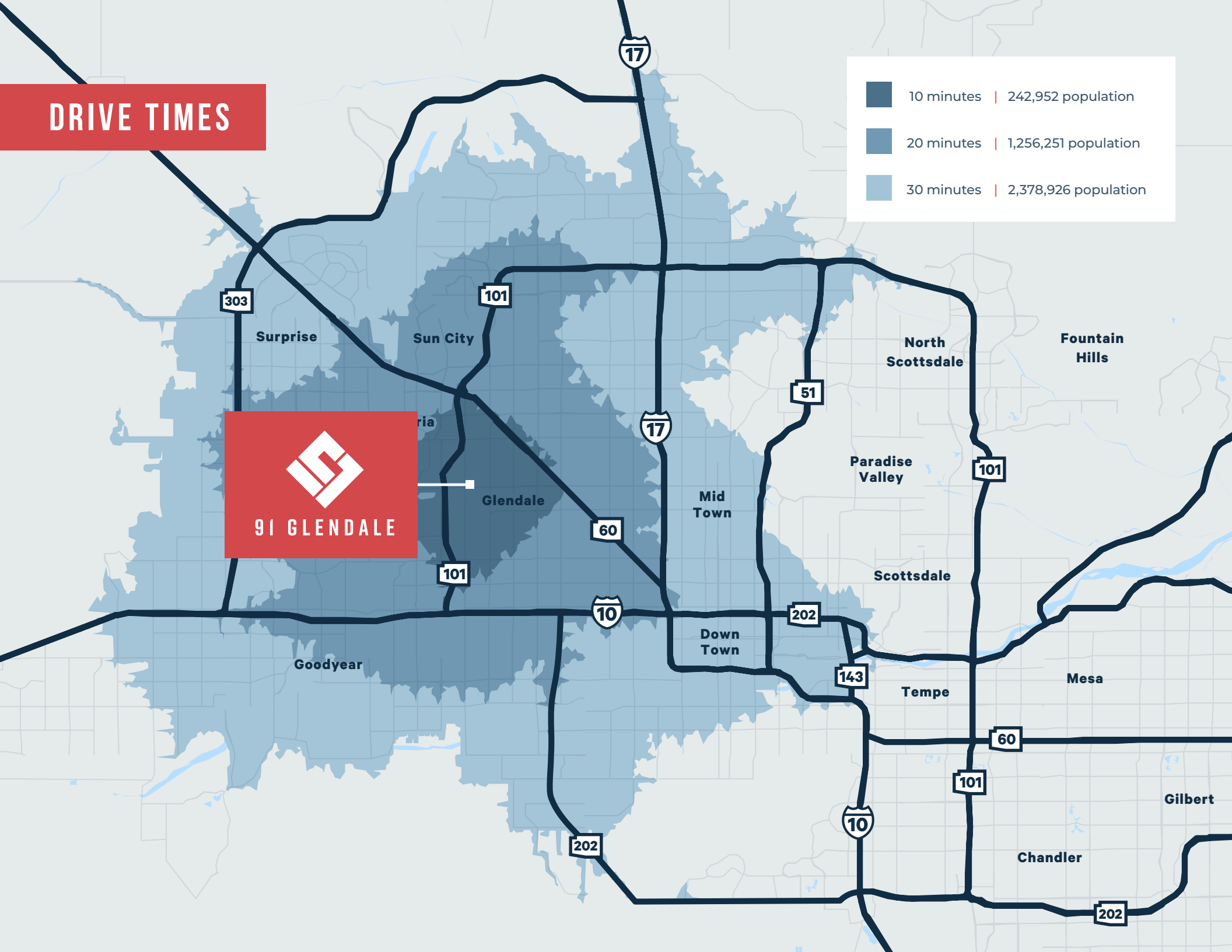
(Public)

±1,000 Annual Graduates

in Optometry, Osteopathic,
Pharmacy & Veterinary medicine

DRIVE TIMES

10 minutes	242,952 population
20 minutes	1,256,251 population
30 minutes	2,378,926 population



GLOBAL CREDIT UNION



NAU NORTHERN ARIZONA UNIVERSITY

XPO



CREDIT UNION WEST



SOUTHWEST BEHAVIORAL & HEALTH SERVICES
Impacting People, Improving Communities

maximus

CORPORATE NEIGHBORS



TangerOutlets

WESTGATE
ENTERTAINMENT DISTRICT

91 GLENDALE

ANDRETTI
INDOOR KARTING & GAMES

State Farm
STADIUM

TOPGOLF

DINING

- Bar Louie
- Buffalo Wild Wings
- Caramba
- Chipotle
- Crumbl Cookies
- Crepe House Café
- Cupbop
- Dave & Buster's
- Dutch Bros
- Fat Tuesday
- First Watch
- Five Guys
- Hot N Juicy Crawfish
- Ike's Love & Sandwiches
- Jersey Mike's
- Kabuki Japanese Restaurant
- The Lola
- Manna BBQ
- Naked Q
- Opa Life Greek Café
- Pokitrition
- Salt Tacos & Tequila
- Shane's Rib Shack
- State 48 Funk House Brewery
- Tacos Culichi
- Yard House

RETAIL

- Adidas
- Banana Republic
- Boss
- Calvin Klein
- Clarks
- Coach
- Gap
- J. Crew
- Kate Spade
- Nike
- Michael Kors
- Polo Ralph Lauren
- Reebok
- Saks Off 5th
- Sperry
- Tommy Bahama
- Tommy Hilfiger
- Tory Burch
- Under Armour
- Vera Bradley

ENTERTAINMENT

- State Farm Stadium – Home of the Arizona Cardinals
- Top Golf
- Andretti Indoor Karting & Games
- AMC Theatres
- Carousel Arcade Bar
- Dave & Buster's
- Escape Westgate
- Lumberjaxes Axe Throwing Bar
- Stir Crazy Comedy Club

■ LOCATED IN WESTGATE ENTERTAINMENT DISTRICT
■ LOCATED IN TANGER OUTLETS

NEIGHBORHOOD AMENITIES



SALT TACOS & TEQUILA



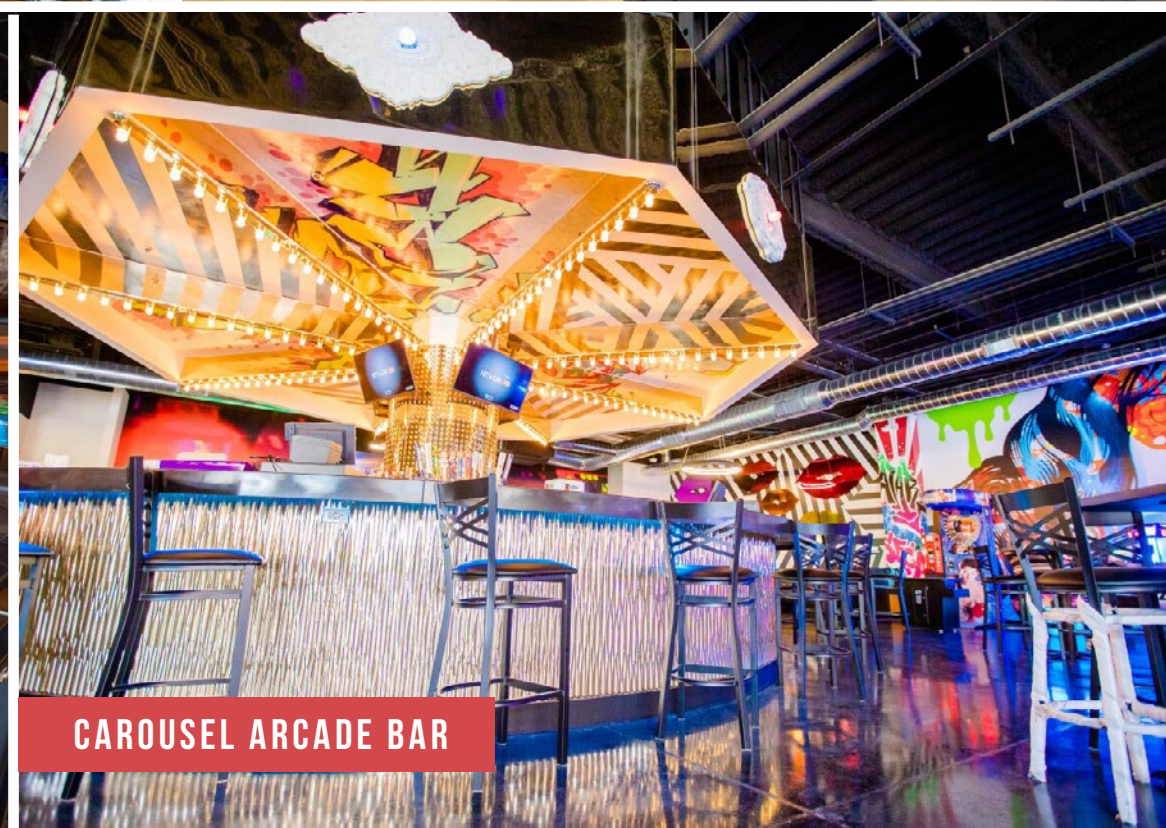
LUMBERJAXES AXE THROWING



BAR LOUIE



STATE 48 BREWERY



CAROUSEL ARCADE BAR



TANGER OUTLETS

NEIGHBORHOOD AMENITIES



91 GLENDALE

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CBRE



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