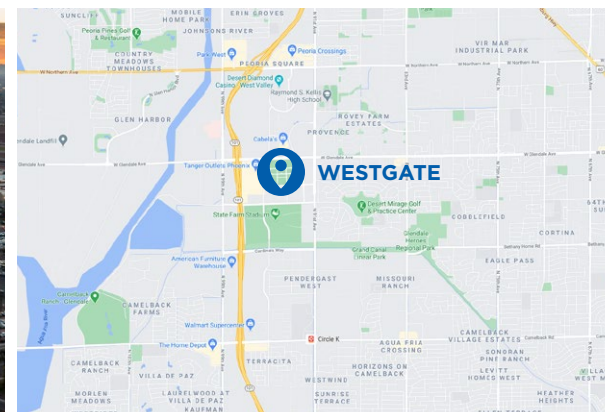




WESTGATE

6751 N Sunset Blvd | Glendale, AZ



CO-TENANTS



AT A GLANCE



ESTIMATED POPULATION
(5 MILE RADIUS)
344,148



AVERAGE INCOME
(5 MILE RADIUS)
\$62,382



YEAR BUILT
2006

COMMON AREA EXPENSES (NNNS)

- \$15.00 PSF (2024)

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).

AVAILABLE UNITS

SUITE E400	10,417 SF	Office - Available 7/1/24
SUITE G200	6,317 SF	Office/Retail

Westgate Entertainment District is the premier entertainment destination of the West Valley & 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.

For more information please contact:

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AREA CO-TENANTS



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SHOPS AVAILABLE

RETAIL			
DBA	Unit(s)	Lease Type	Lease Area
Cupbop Korean BBQ	WGA101	Retail	2,550 SF
Just Sports	WGA103	Retail	3,386 SF
As You Wish	WGA109	Retail	2,117 SF
Blendz Boba	WGB101	Retail	1,463 SF
Crumb! Cookies	WGB103	Retail	1,492 SF
Westgate Nails	WGB105	Retail	1,229 SF
Freshcuttz	WGB107	Retail	1,229 SF
Johnny Rockets Westgate	WGB109	Retail	2,904 SF
Shane's Rib Shack	WGC101	Retail	2,413 SF
Lil Capo	WGC102	Retail	1,491 SF
Opa Life Creek Café	WGC103, WGC104	Retail	3,859 SF
Buffalo Wild Wings	WGC107	Retail	6,104 SF
Chicken N Pickle	WGCNP	Retail - Pad Tenant	11,944 SF
Johnny's Chicken N Waffles	WGD101	Retail	2,000 SF
AZ Heat Sneaker Boutique	WGD102	Retail	1,072 SF
Los Arbolitos de Cajeme	WGD102B, WGD103	Retail	3,428 SF
Fine Ash Cigars	WGD107	Retail	2,492 SF
Cold Stone Creamery	WGD111	Retail	1,500 SF
Dave & Buster's	WGDNB	Retail - Anchor	40,000 SF
Caramba Mexican Grill	WGDSA100	Retail	3,170 SF
Tropical Smoothie Café	WGDSA120	Retail	1,650 SF
Manna Korean BBQ	WGDSA130	Retail	1,441 SF
Aspen Dental	WGDSA140	Retail	3,600 SF
Five Guys	WGDSB101	Retail	2,508 SF
First Watch	WGDSB107	Retail	3,777 SF
Chipotle Mexican Grill	WGDSCT100	Retail	2,371 SF
Pokitrition	WGDSCT105	Retail	1,480 SF
AT&T	WGDSCT110	Retail	1,211 SF
NakedQ BBQ	WGDSCT120	Retail	2,445 SF
Bruster's Real Ice Cream	WGDS	Retail - Pad Tenant	1,700 SF
Westgate Nails	WGE100	Retail	4,939 SF
Hot N Juicy Crawfish	WGE101	Retail	3,926 SF
PXG	WGE102	Retail	3,982 SF

RETAIL			
DBA	Unit(s)	Lease Type	Lease Area
Razzleberriez Frozen Yogurt	WGE106	Retail	1,244 SF
It'Sugar	WGE107	Retail	2,543 SF
Escape Westgate	WGE108	Retail	2,773 SF
Salt Tacos y Tequila	WGE109	Retail	14,429 SF
Bodega	WGE110	Retail	5,370 SF
Fat Tuesday Westgate	WGE113	Retail	2,496 SF
Stir Crazy Comedy Club	WGE206	Retail	3,038 SF
Lumberjaxes Axe Throwing	WGE207	Retail	7,443 SF
Progressive Roofing (coming soon)	WGE450	Retail	8,639 SF
Yard House	WGF101	Retail - Pad Tenant	10,000 SF
State 48 Funk House Brewery	WGG101	Retail	18,243 SF
The Lola	WGG109	Retail	5,565 SF
Carousel	WGG111	Retail	5,886 SF
Bar Louie	WGG118	Retail	8,703 SF
Yummy Yummy Crepes & Snacks	WGG121	Retail	1,301 SF
Tulum Modern Mexican	WGG207	Retail	9,202 SF
Kabuki Japanese Restaurant	WGG211	Retail	5,620 SF
Dutch Bros	WGL	Retail - Pad Tenant	880 SF
Wicked Wolf	WGH101	Retail - Pad Tenant	9,273 SF
Sugar Factory	WGI101	Retail	9,357 SF
Thirsty Lion (coming soon)	WGI101	Retail - Pad Tenant	10,410 SF
LaLady Designs	WGKSK1	Retail - Kiosk	Kiosk
Snackland	WGKSK2	Retail - Kiosk	Kiosk
The Yard Milkshake	WGKSK3	Retail - Kiosk	Kiosk
Wetzel's Pretzels	WGKSK4	Retail - Kiosk	Kiosk
Retail Therapy	WGKSK5	Retail - Kiosk	Kiosk
Popstroke Glendale	WGPOP	Retail - Pad Tenant	6,000 SF
Tesla	WGVSE	Retail - Pad Tenant	30,000 SF
H-Tea0	WGVSF	Retail - Pad Tenant	2,350 SF
Domino's Pizza	WGVSG100	Retail	1,272 SF
Simplicity Laser (coming soon)	WGVSG110	Retail	1,547 SF
Pei Wei Asian Diner	WGVSG120	Retail	1,502 SF
Salad N Go	WGVSH	Retail - Pad Tenant	785 SF

OFFICE			
DBA	Unit(s)	Lease Type	Lease Area
USAF Recruiting Center	WGD109	Office	3,050 SF
Fairway Independent Mortgage	WGE104	Office	1,294 SF
State Farm	WGE200	Office	2,521 SF
Western Maricopa Coalition	WGE210	Office	2,502 SF
Networth Realty of Phoenix	WGE220	Office	1,469 SF
Aerotek, Inc.	WGE230	Office	5,026 SF
Enercon	WGE240	Office	4,322 SF
Infinity Mortgage	WGE250	Office	3,758 SF
Envoy Mortgage	WGE260	Office	2,582 SF
City of Glendale	WGE270	Office	2,701 SF
Goldberg & Osborne	WGE280	Office	3,014 SF
Salt - Office	WGE290	Office	3,431 SF
Proliant-Georgia	WGE300	Office	4,884 SF
Greentech Services	WGE305	Office	4,937 SF
Bowman Consulting	WGE315, WGE325	Office	6,074 SF
Conrad Financial Services	WGE320	Office	7,655 SF
City of Glendale / Visit Glendale	WGE328	Office	4,631 SF
Carrington College	WGE330	Office	9,534 SF
Phase One Ventures	WGE333	Office	2,506 SF
Haus of Beauty	WGE335	Office	1,469 SF
Zmac Transportation Solutions	WGE355	Office	2,509 SF
Pioneer Title Agency	WGE365	Office	2,961 SF
Driggs Title Agency	WGE420	Office	3,512 SF
Barrett Financial (coming soon)	WGE430	Office	4,673 SF
Stars Alliance	WGE460	Office	10,805 SF
Marc Taylor (coming soon)	WGE465	Office	4,998 SF
Title Services of the Valley Agency	WGE470	Office	4,472 SF
YAM Properties Management Office	WGG333	Office	3,244 SF
AVAILABLE			
AVAILABLE - 7/1/24	WGE400	Office	10,417 SF
AVAILABLE	WGG200	Office	32,800 SF

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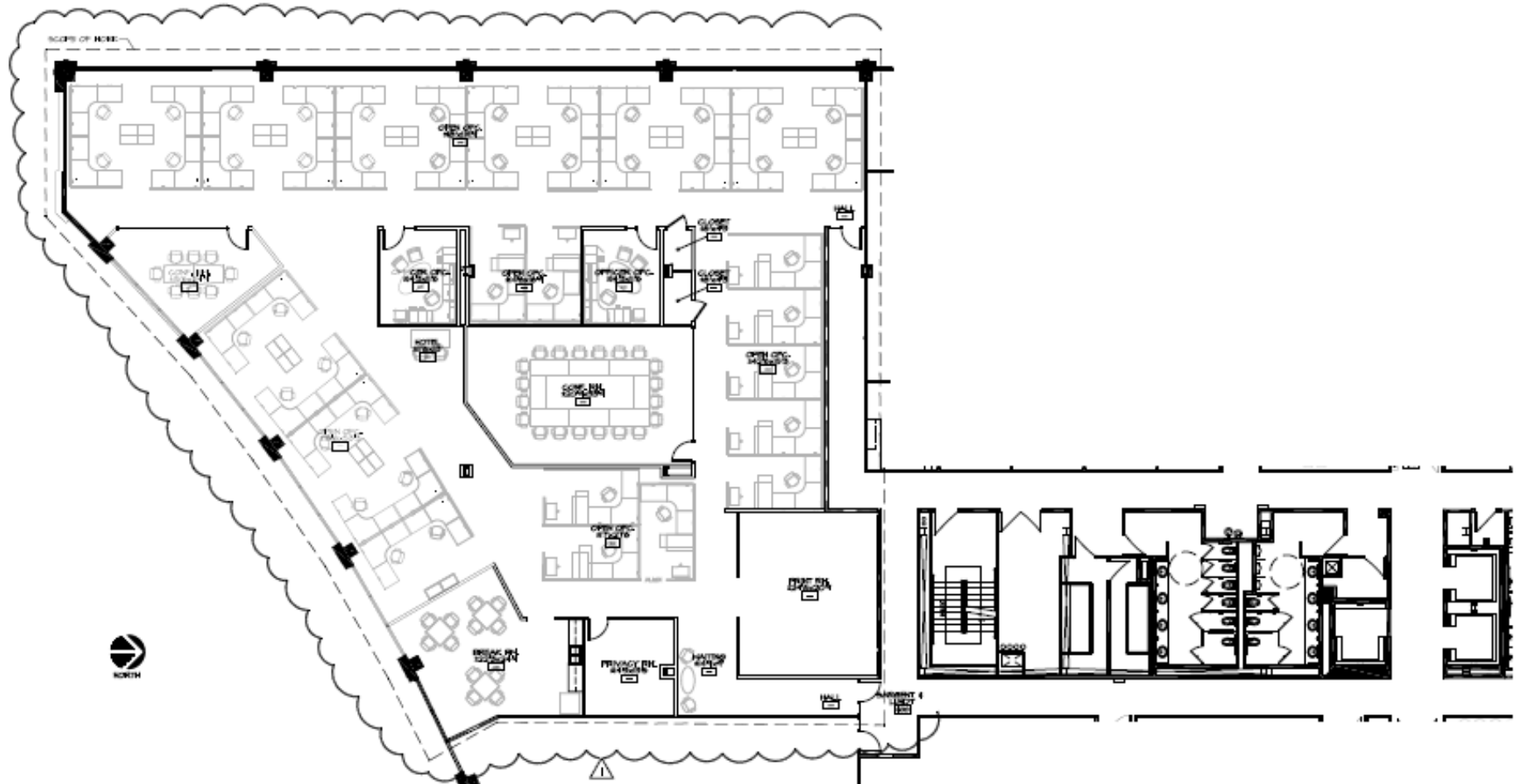
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FLOOR PLAN

OFFICE SUITE E400 | 10,417 SF

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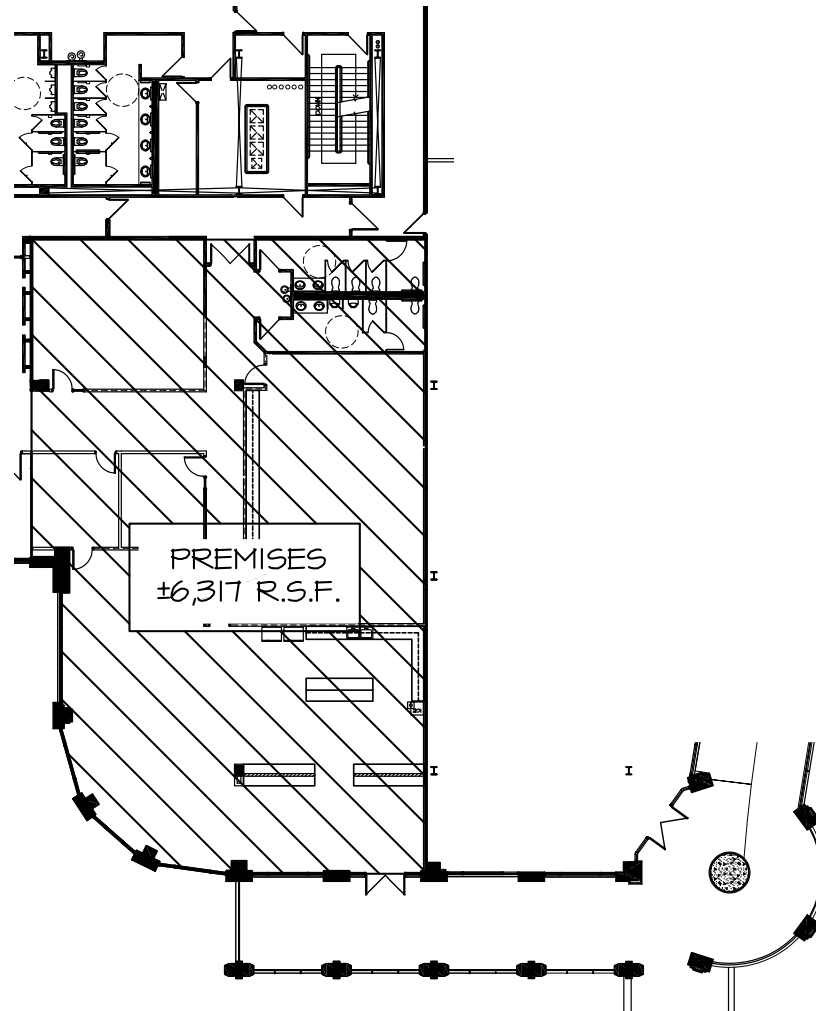
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FLOOR PLAN

OFFICE SUITE G200 | 6,317 SF

6770 N Sunrise Blvd | Glendale, AZ



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PROPERTIES 

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PHOTOS



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DEMOGRAPHICS

Radius	1 mile		3 mile		5 mile	
Population						
2028 Projection	8,411		101,048		346,761	
2023 Estimate	7,909		99,292		342,238	
2010 Census	4,575		85,018		302,278	
Growth 2020 - 2028	6.35%		1.77%		1.32%	
Growth 2010 - 2023	72.87%		16.79%		13.22%	
2023 Population by Hispanic Origin	2,964		49,488		185,463	
2023 Population	7,909		99,292		342,238	
White	6,068	76.72%	79,060	79.62%	277,184	80.99%
Black	737	9.32%	8,681	8.74%	30,091	8.79%
American Indian & Alaskan	263	3.33%	2,879	2.90%	9,786	2.86%
Asian	493	6.23%	4,660	4.69%	12,488	3.65%
Hawaiian & Pacific Island	23	0.29%	309	0.31%	1,012	0.30%
Other	325	4.11%	3,703	3.73%	11,678	3.41%
U.S. Armed Forces	7		173		1,102	

Radius	1 mile		3 mile		5 mile	
Households						
2028 Projection	3,292		33,424		114,300	
2023 Estimate	3,080		32,775		112,624	
2010 Census	1,675		27,627		98,359	
Growth 2023 - 2028	6.88%		1.98%		1.49%	
Growth 2010 - 2023	83.88%		18.63%		14.50%	
Owner Occupied	1,280	41.56%	20,696	63.15%	65,636	58.28%
Renter Occupied	1,800	58.44%	12,079	36.85%	46,988	41.72%
2023 Households by HH Income	3,078		32,772		112,625	
Income: <\$25,000	277	9.00%	4,885	14.91%	21,794	19.35%
Income: \$25,000 - \$50,000	559	18.16%	7,681	23.44%	29,763	26.43%
Income: \$50,000 - \$75,000	622	20.21%	6,776	20.68%	22,781	20.23%
Income: \$75,000 - \$100,000	531	17.25%	5,501	16.79%	15,331	13.61%
Income: \$100,000 - \$125,000	402	13.06%	3,447	10.52%	10,029	8.90%
Income: \$125,000 - \$150,000	232	7.54%	1,615	4.93%	5,773	5.13%
Income: \$150,000 - \$200,000	363	11.79%	2,080	6.35%	4,594	4.08%
Income: \$200,000+	92	2.99%	787	2.40%	2,560	2.27%
2023 Avg Household Income	\$91,086		\$75,769		\$68,398	
2023 Med Household Income	\$78,813		\$63,639		\$54,565	

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