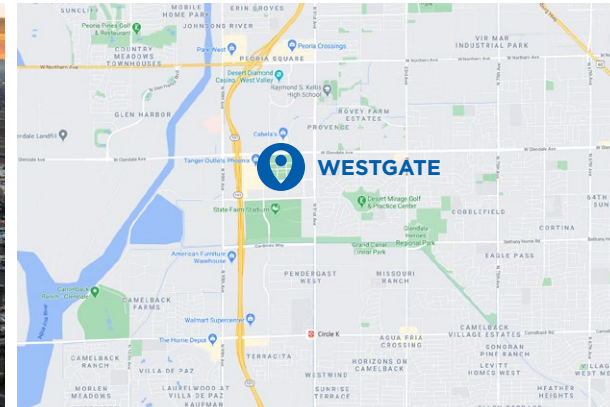




WESTGATE

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

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 E200	2,521 SF	Office
SUITE E420	3,512 SF	Office
SUITE E450	13,065 SF	Office

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:

MARTA KENNY

480.696.4812

marta@yamproperties.com

WESTGATE

6751 N Sunset Blvd | Glendale, AZ

AREA CO-TENANTS



DESERT
DIAMOND
ARENA

Tanger
Outlets



StateFarm
STADIUM

For more information please contact:

MARTA KENNY

480.696.4812

marta@yamproperties.com

yam
PROPERTIES

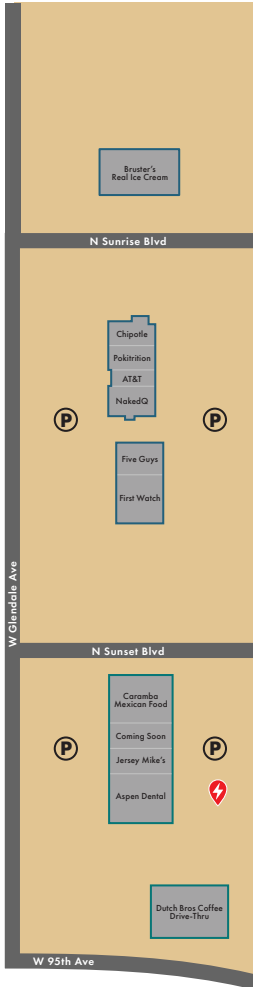
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WESTGATE

6751 N Sunset Blvd | Glendale, AZ

SITE MAP

THE SHOPS



THE DISTRICT



FOOD

- Bar Louie
- Blendz Boba Tea Lounge
- Bodega
- Bruster's Real Ice Cream
- Buffalo Wild Wings
- Caramba Mexican Food
- Carousal Arcade Bar
- Chicken N Pickle (coming soon!)
- Chipotle Mexican Grill
- Cold Stone Creamery
- Crepe House Cafe
- Crumbl Cookies
- Cupbop
- Dave & Buster's
- Dutch Bros Coffee
- Fat Tuesday
- First Watch
- Five Guys
- Hot N Juicy Crawfish
- Ike's Love & Sandwiches
- Jersey Mike's
- Johnny Rockets
- Johnny's Chicken & Waffles (coming soon!)
- Kabuki Japanese Restaurant
- The Lola
- Manna Korean BBQ
- McFadden's Social House
- NakedQ
- Opa Life Greek Cafe
- Pokitrition
- PopStroke (coming soon!)
- Razzleberriez Frozen Yogurt
- Salt Tacos y Tequila
- Shane's Rib Shack
- State 48 Funk House Brewery & Bowling
- Sugar Factory (coming soon!)
- Tacos Culichi
- Thirsty Lion (coming soon!)
- Tulum Modern Mexican (coming soon!)
- Wetzel's Pretzels
- Yard House
- The Yard Milkshake Bar

FUN

- AMC Theatres
- Carousal Arcade Bar
- Chicken N Pickle (coming soon!)
- Dave & Buster's
- Escape Westgate
- Carousal Arcade Bar
- LumberjAxes Axe Throwing Bar
- PopStroke (coming soon!)
- State 48 Funk House Brewery & Bowling
- Stir Crazy Comedy Club

BOUTIQUE SHOPS

- AZ Heat Plug
- Just Sports
- La Lady Boutique
- Wicked Vintage

SPECIALTY

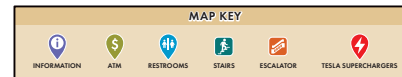
- Air Force Recruiting Hub
- Arizona Hair Co
- Aspen Dental
- As You Wish Pottery
- AT&T
- Fairway Independent Mortgage
- Fresh Cuttz
- IT'SUGAR
- PXG
- SnackLand
- Westgate Nails & Spa

CONTACT WESTGATE

Security - 623.266.6607

AVAILABLE

- SUITE E200 - 2,521 SF (see page 4)
- SUITE E420 - 3,512 SF (see page 5)
- SUITE E450 - 13,065 SF (see page 6)



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yamproperties.com

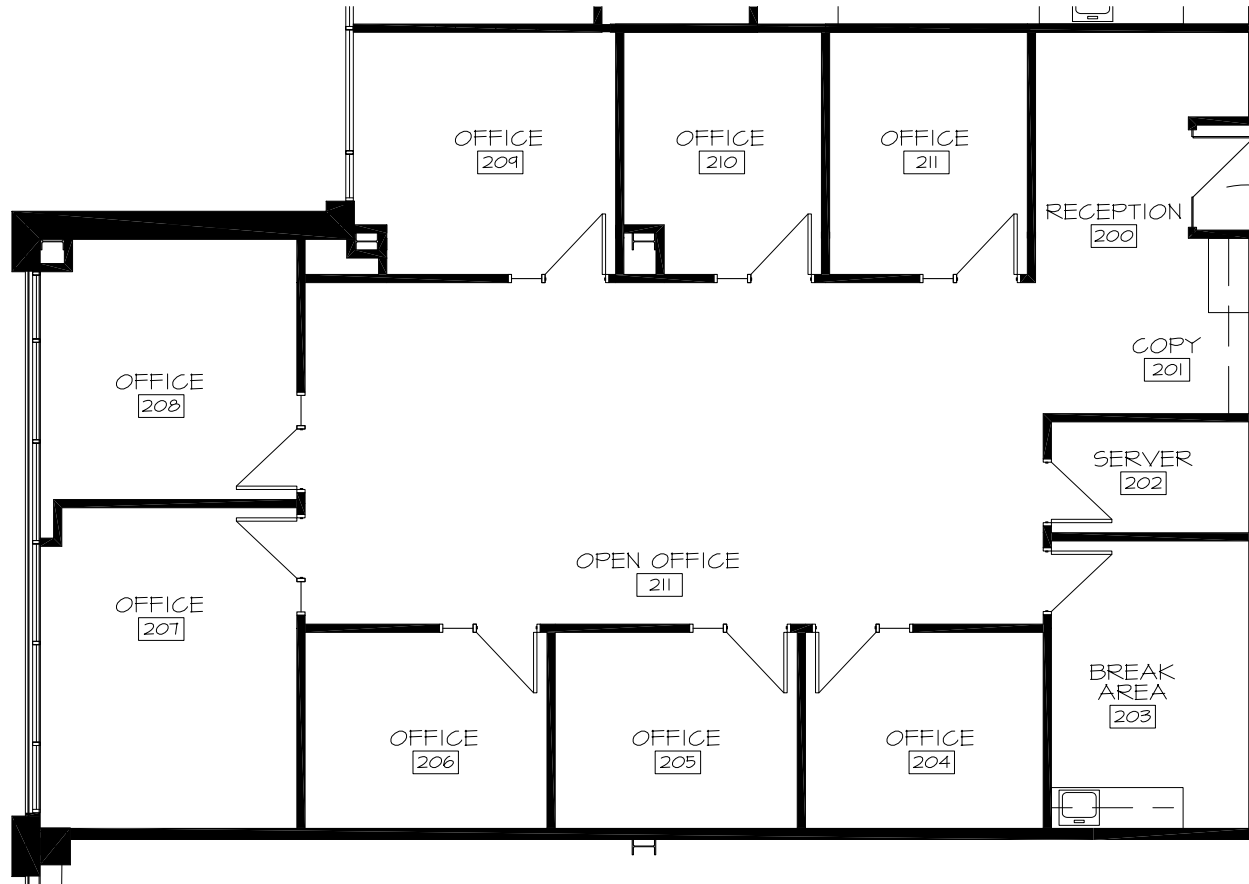
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6751 N Sunset Blvd | Glendale, AZ

FLOOR PLAN

OFFICE SUITE E200

6751 N Sunset Blvd | Glendale, AZ



- EXISTING CEILING:
- 2'X2' REGULAR TILE IN $\frac{1}{8}$ " GRID WHITE
 - 9'-0" AFF
- EXISTING 8'-0" HIGH GLASS ENTRY
- EXISTING ELECTRICAL:
- ELECTRICAL IS LOCATED IN BUILDING CORE SEPARATE FROM ADJACENT TENANT SPACES.
- EXISTING MECHANICAL:
- WATER SOURCE HEAT PUMP SYSTEM WITH VAV BOXES SERVING SUITE WITH SEPARATE INTERIOR AND EXTERIOR ZONES.
- EXISTING PLUMBING:
- ADA RESTROOMS ARE PROVIDED IN BUILDING CORE.
 - ADA SINK WITH MILLWORK PROVIDED IN BREAK AREA
- EXISTING MILLWORK:
- EXISTING ADA COPY AND BREAK ROOM MILLWORK
 - EXISTING RECEPTION DESK
- DOORS:
- EXISTING SOLID CORE DOORS AT ALL OFFICES WITH SIDELITES
 - EXISTING GLASS DOORS TO COPY BREAK AREA
 - EXISTING GLASS ENTRY DOOR

2,521 SF

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yamproperties.com

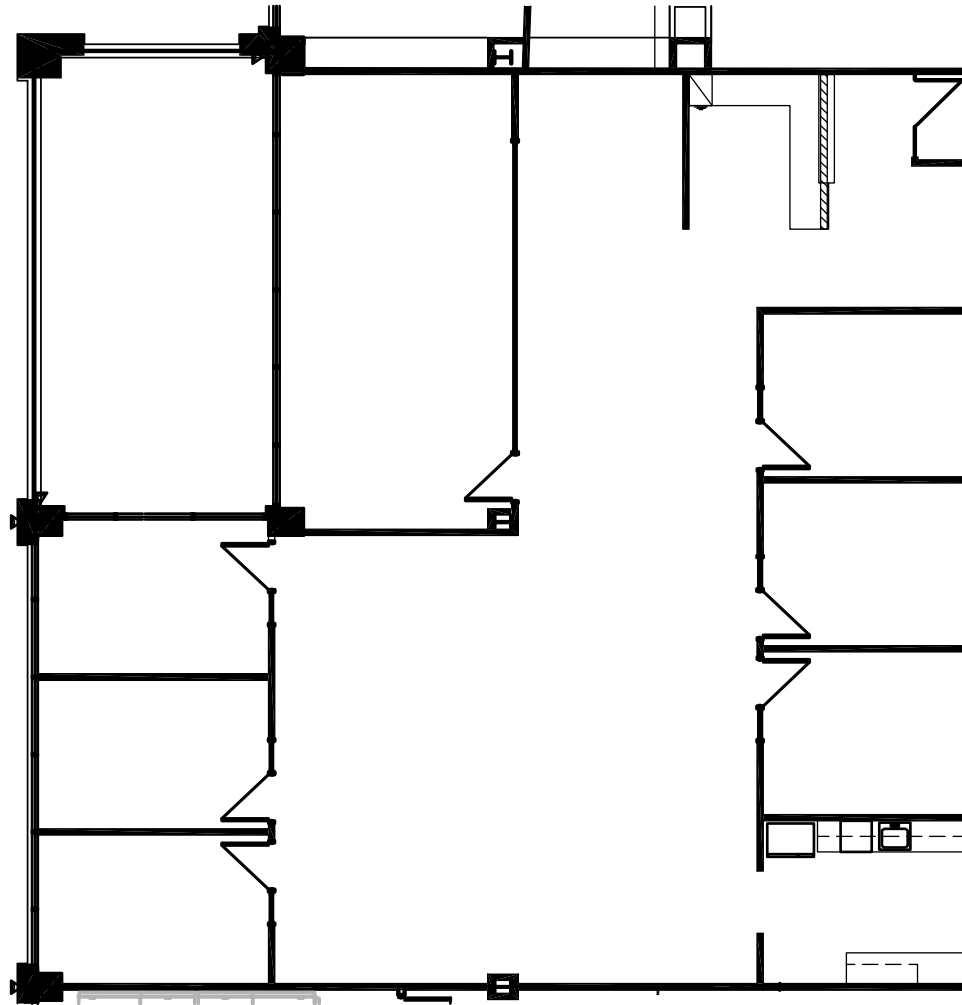
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FLOOR PLAN

OFFICE SUITE E420

6751 N Sunset Blvd | Glendale, AZ



3,512 SF

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yamproperties.com

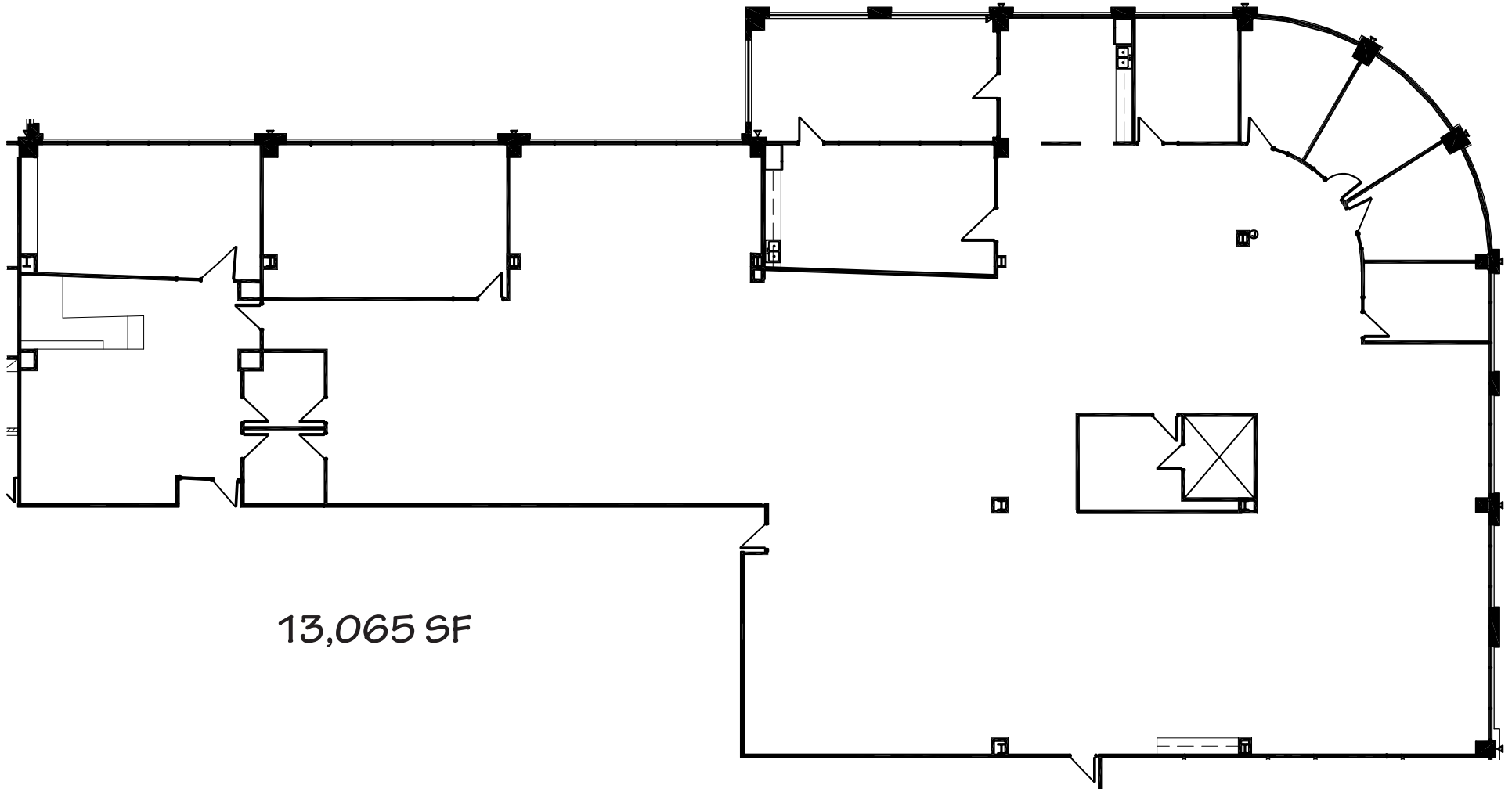
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FLOOR PLAN

OFFICE SUITE E450

6751 N Sunset Blvd | Glendale, AZ



13,065 SF

For more information please contact:

MARTA KENNY

480.696.4812

marta@yamproperties.com



yamproperties.com

WESTGATE

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PHOTOS



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MARTA KENNY

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yam
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WESTGATE

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DEMOGRAPHICS

Radius	1 mile		3 mile		5 mile	
Population						
2025 Population	7,443		103,873		368,973	
2020 Estimate	6,763		96,864		344,148	
2010 Census	4,832		85,563		304,454	
Growth 2020 - 2025	10.05%		7.24%		7.21%	
Growth 2010 - 2020	39.96%		13.21%		13.04%	
Population by Hispanic Origin	2,475		48,344		185,363	
2020 Population	6,763		96,864		344,148	
White	5,251	77.64%	78,137	80.67%	282,529	82.10%
Black	589	8.71%	8,050	8.31%	28,628	8.32%
American Indian & Alaskan	206	3.05%	2,621	2.71%	9,195	2.67%
Asian	444	6.57%	4,418	4.56%	12,008	3.49%
Hawaiian & Pacific Island	15	0.22%	292	0.30%	978	0.28%
Other	258	3.81%	3,345	3.45%	10,810	3.14%
U.S. Armed Forces	37		240		723	

Radius	1 mile		3 mile		5 mile	
Households						
2025 Projection	2,889		33,555		120,106	
2020 Estimate	2,612		31,299		112,083	
2010 Census	1,774		27,576		99,097	
Growth 2020 - 2025	10.60%		7.21%		7.16%	
Growth 2010 - 2020	47.24%		13.50%		13.10%	
Owner Occupied	1,136	43.49%	19,921	63.65%	65,330	58.29%
Renter Occupied	1,477	56.55%	11,378	36.35%	46,754	41.71%
2020 Households by HH Income	2,612		31,300		112,085	
Income: <\$25,000	315	12.06%	4,924	15.73%	24,400	21.77%
Income: \$25,000 - \$50,000	570	21.82%	7,983	25.50%	31,333	27.95%
Income: \$50,000 - \$75,000	637	24.39%	6,795	21.71%	23,372	20.85%
Income: \$75,000 - \$100,000	398	15.24%	4,982	15.92%	15,171	13.54%
Income: \$100,000 - \$125,000	277	10.60%	3,154	10.08%	8,528	7.61%
Income: \$125,000 - \$150,000	76	2.91%	1,371	4.38%	3,794	3.38%
Income: \$150,000 - \$200,000	262	10.03%	1,270	4.06%	3,657	3.26%
Income: \$200,000+	77	2.95%	821	2.62%	1,830	1.63%
2020 Avg Household Income	\$81,975		\$72,235		\$62,382	
2020 Med Household Income	\$66,147		\$59,698		\$50,289	

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yamproperties.com