

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

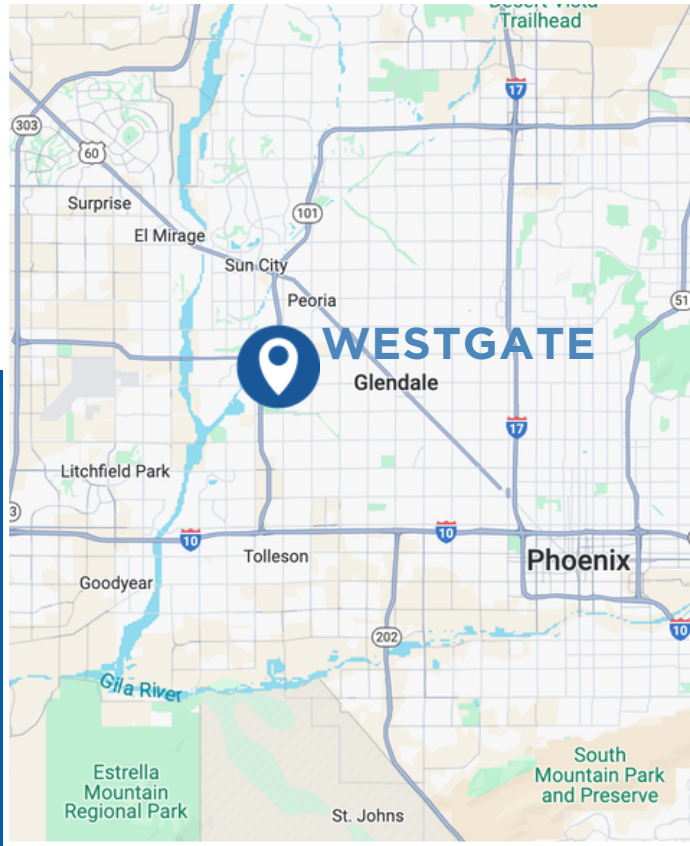


**YEAR
BUILT**

2006



AT A GLANCE



SCAN THE CODE TO
VISIT OUR WEBSITE

yamproperties.com

CO-TENANTS



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

AVAILABLE UNITS

E104	1,294 SF	AVAILABLE IMMEDIATELY	RETAIL
E109	8,546 SF	AVAILABLE IMMEDIATELY	RESTAURANT
E110	5,370 SF	AVAILABLE IMMEDIATELY	RESTAURANT
E207	7,443 SF	AVAILABLE IMMEDIATELY	RETAIL
E328	4,631 SF	AVAILABLE IMMEDIATELY	MIXED USE
E203	7,408 SF	AVAILABLE IMMEDIATELY	MIXED USE
G110	1,547 SF	AVAILABLE IMMEDIATELY	RETAIL
G109	5,565 SF	AVAILABLE IMMEDIATELY	RESTAURANT
H101	9,273 SF	AVAILABLE IMMEDIATELY	RESTAURANT

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
- ☐ Brunch House (coming soon)
- ☐ Buffalo Wild Wings
- ☐ Chicken N Pickle
- ☐ Cold Stone Creamery
- ☐ Crumbl Cookies
- ☐ Cupbop
- ☐ Dave & Buster's
- ☐ Fat Tuesday
- ☐ Hot N Juicy Crawfish
- ☐ Johnny Rockets
- ☐ Kabuki Japanese Restaurant
- ☐ Lil Capo Pizzeria
- ☐ Los Arbolitos de Cajeme
- ☐ Manna Korean BBQ
- ☐ Mencho
- ☐ Opa Life Greek Cafe
- ☐ Parlay (coming soon)
- ☐ Razzleberrie's Frozen Yogurt
- ☐ Shane's Rib Shack
- ☐ State 48 Funk House Brewery
- ☐ The Lola
- ☐ The Yard Milkshake Bar
- ☐ Thirsty Lion
- ☐ Tulum Modern Mexican
- ☐ Wetzel's Pretzels
- ☐ Yard House
- ☐ Yummy Yummy Crepes & Snacks

FUN

- ☐ AMC Theatres
- ☐ Carousel Arcade Bar
- ☐ Chicken N Pickle
- ☐ Escape Westgate
- ☐ Popstroke
- ☐ Stir Crazy Comedy Club

SHOPS

- ☐ As You Wish Pottery
- ☐ Fine Ash Cigars
- ☐ IT'SUGAR
- ☐ Just Sports
- ☐ La Lady Designs
- ☐ PXG
- ☐ Retail Therapy AZ
- ☐ Snackland

OFFICE

- ☐ Aerotek/Aston Carter
- ☐ Avian Law
- ☐ Barrett Financial
- ☐ Barrett Real Estate
- ☐ Bowman Consulting
- ☐ Campbell Development
- ☐ Carrington College
- ☐ Driven Insurance Services
- ☐ Empire West Title
- ☐ Enercon Services
- ☐ Experience Glendale
- ☐ Goldberg & Osborn
- ☐ Haus of Beauty
- ☐ Marc Taylor Inc.
- ☐ MCM Transportation
- ☐ My Home Group
- ☐ Network Realty
- ☐ Phase One Ventures
- ☐ Progressive Roofing
- ☐ Proliant
- ☐ STARS Alliance
- ☐ State Farm Insurance
- ☐ Westmarc
- ☐ X Construction

SERVICE

- ☐ Fresh Cuttz
- ☐ U.S. Air Force Recruiting Hub
- ☐ Westgate Nails

CONTACT WESTGATE

- ☐ Security - 623.266.6607

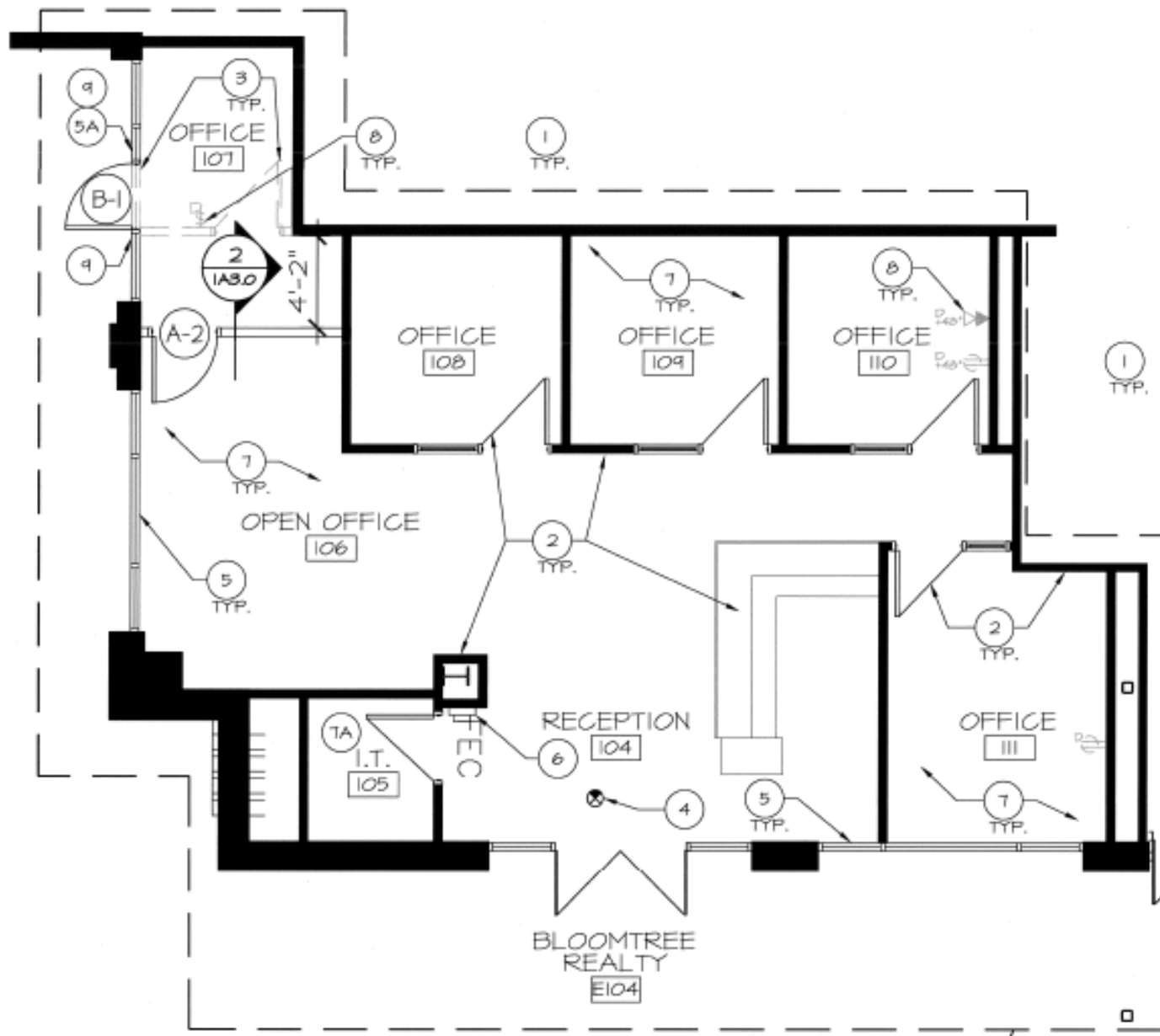
AVAILABLE

- ☐ WGE104 - 1,294 SF (retail)
- ☐ WGE109 - 8,546 SF (restaurant)
- ☐ WGE110 - 5,370 SF (restaurant)
- ☐ WGE207 - 7,443 SF (mixed use)
- ☐ WGE328 - 4,631 SF (mixed use)
- ☐ WGG109 - 5,565 SF (restaurant)
- ☐ WGH101 - 9,273 SF (restaurant)
- ☐ WGVSG110 - 1,547 SF (retail)
- ☐ WGE203 - 7,408 SF (mixed use)

FLOOR PLAN

RETAIL SPACE E104 | 1,294 SF

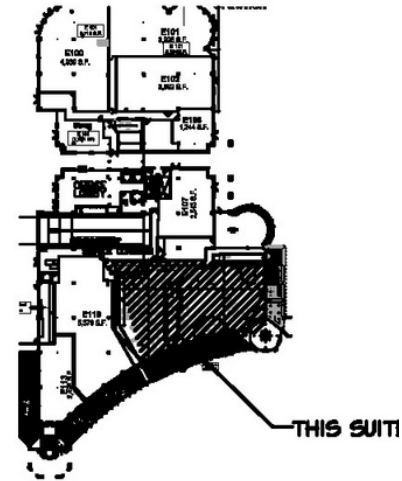
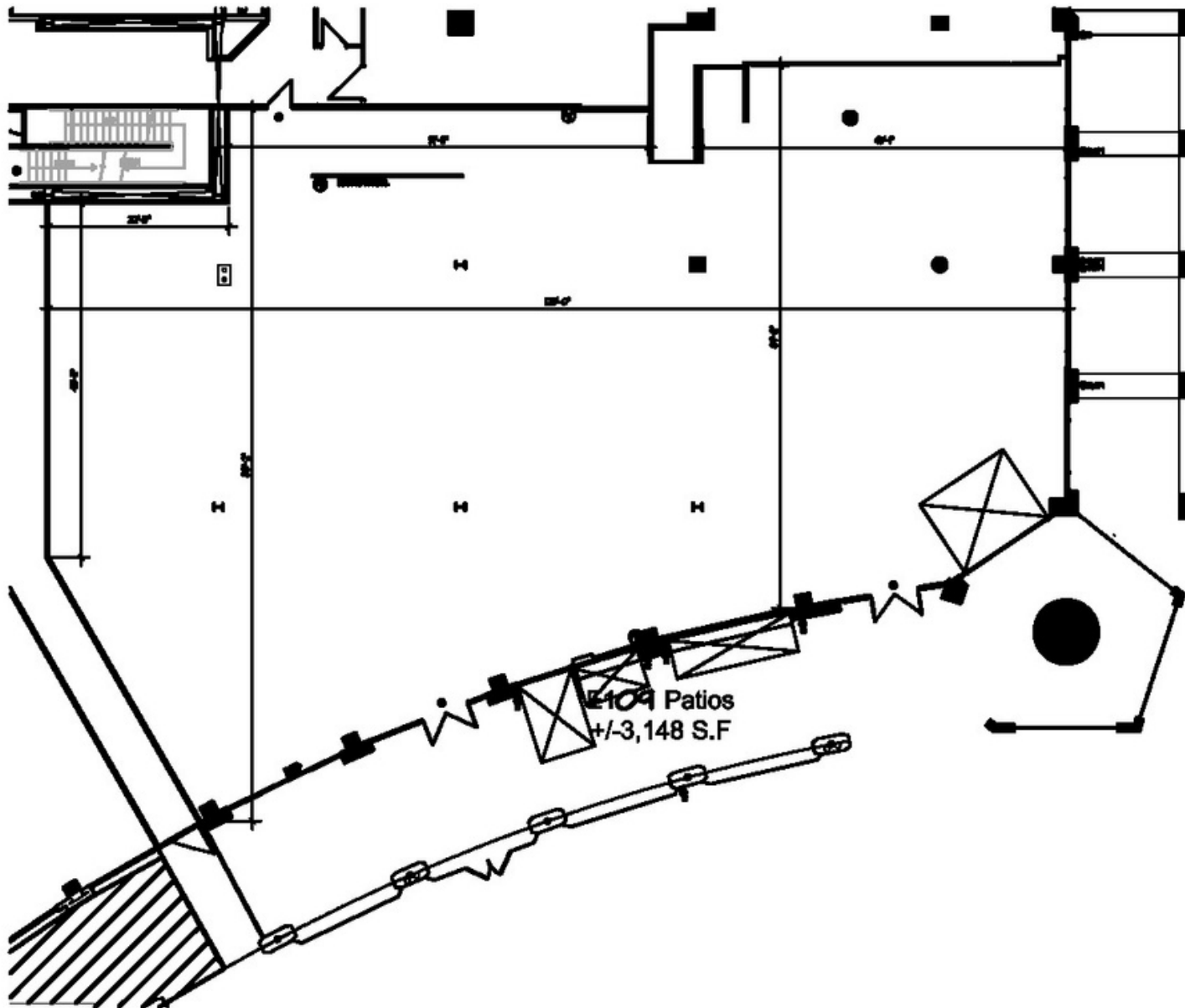
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

RETAIL SPACE E109 | 8,546 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



KEY PLAN

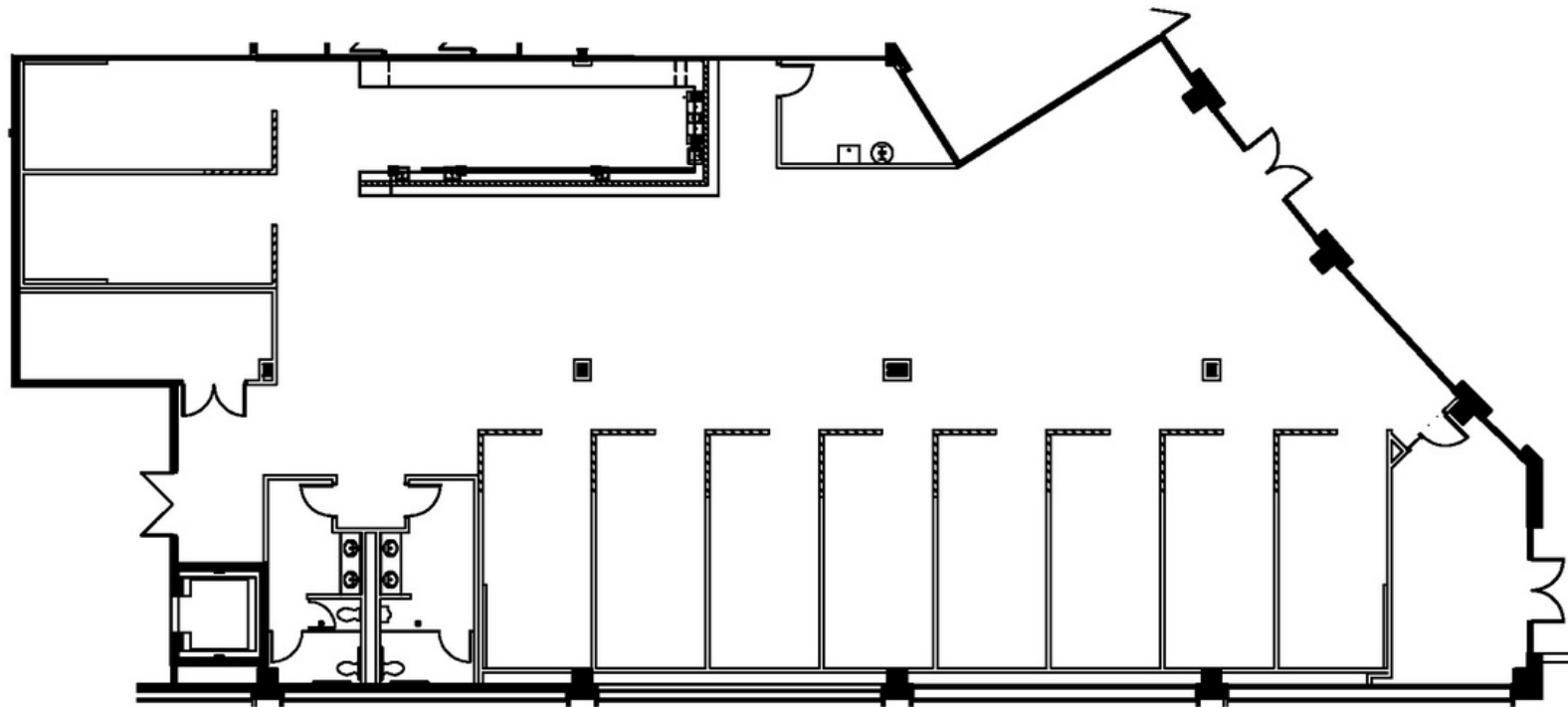
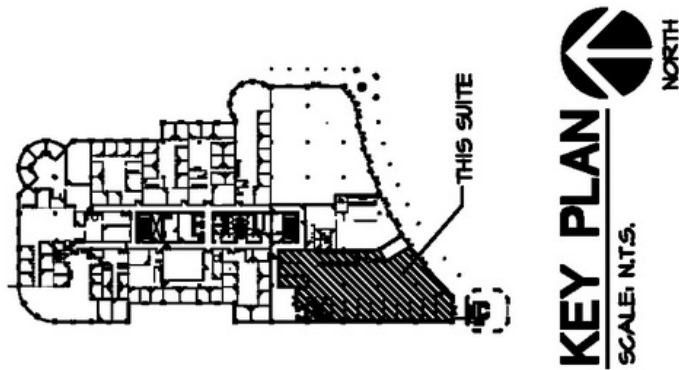
SCALE: N.T.S.



FLOOR PLAN

RETAIL/ENTERTAINMENT SPACE E207 | 7,443 SF

6770 N SUNRISE BLVD | GLENDALE, AZ

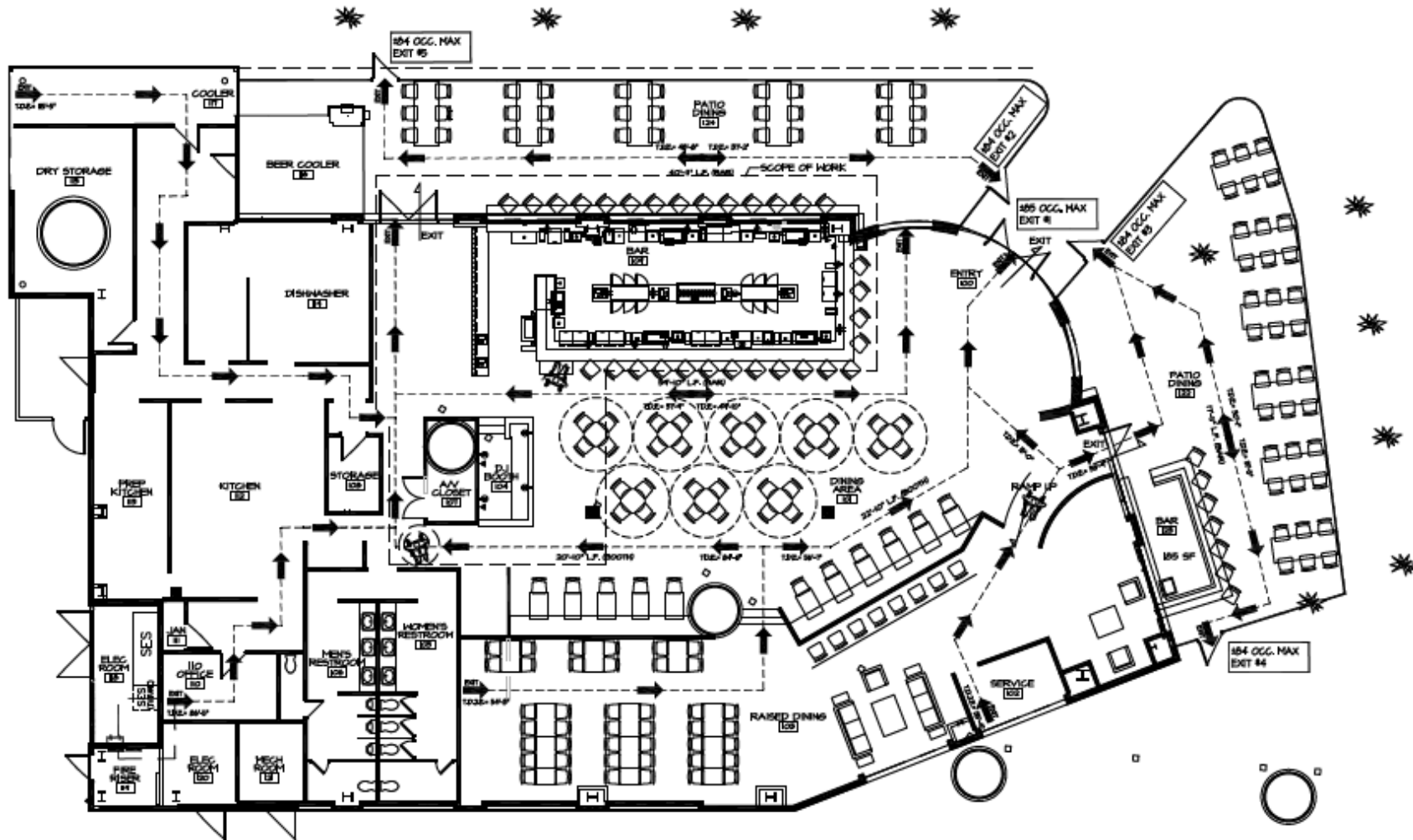


E-207: +/- 7,443 SF
LEASE PLAN (06.27.25)

FLOOR PLAN

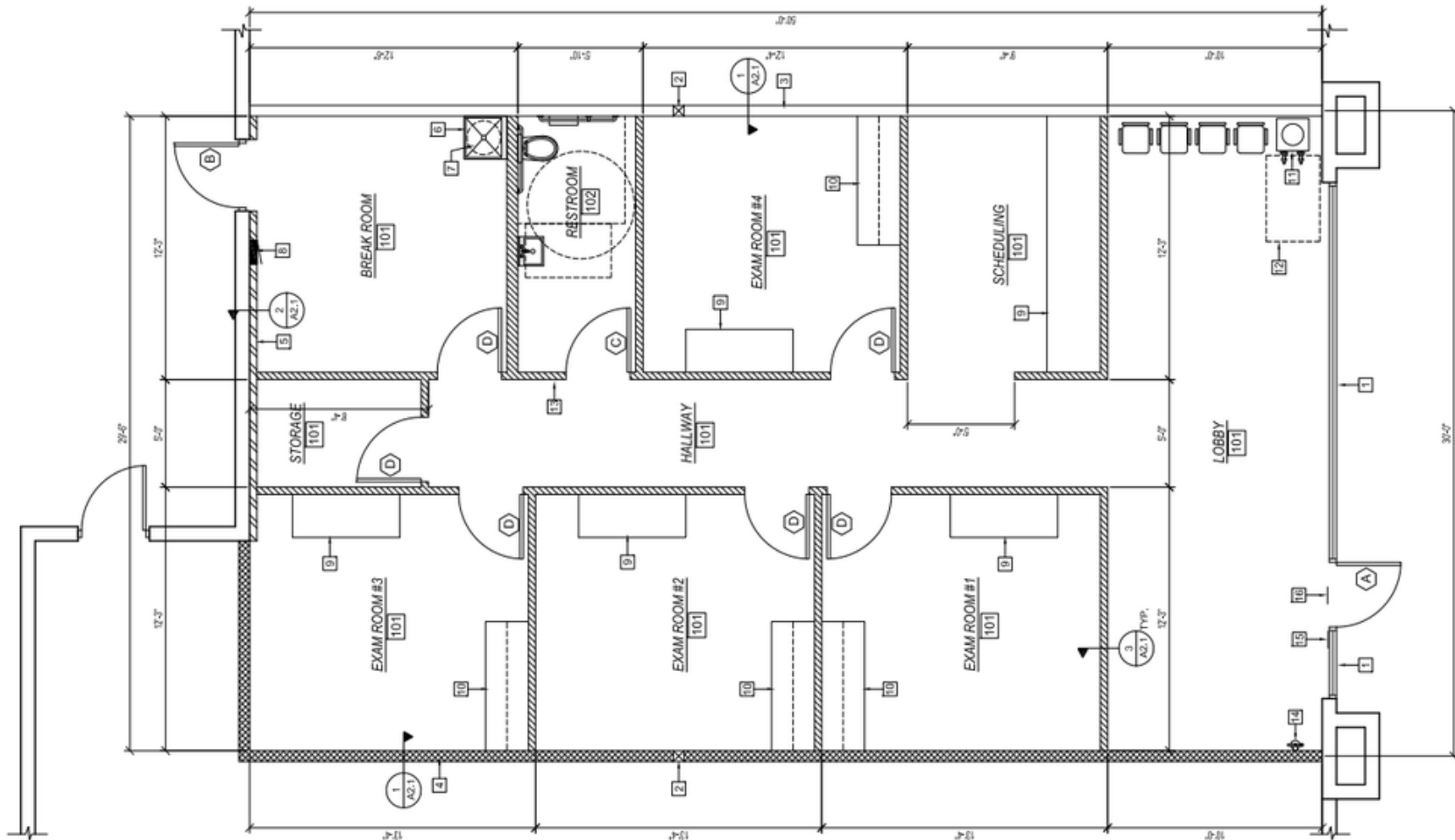
RESTAURANT SPACE H101 | 9,273 SF

6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

RETAIL G110 | 1,547 SF
6770 N SUNRISE BLVD | GLENDALE, AZ



FLOOR PLAN

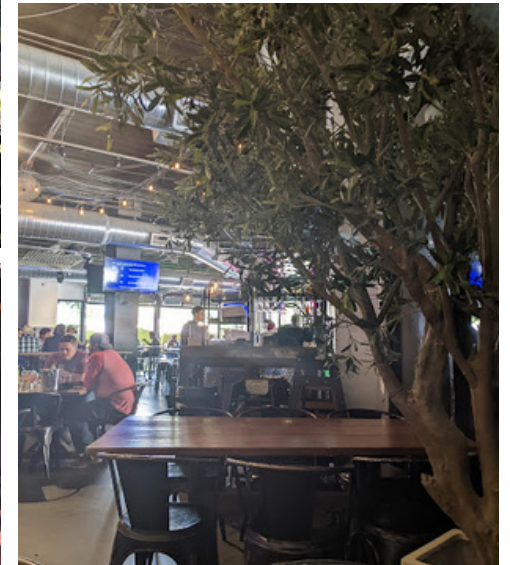
SCALE: 1/4" = 1'-0"



PHOTOS

RESTAURANT SPACE G109 | 5,565 SF

6770 N. SUNRISE BLVD. GLENDALE, AZ 85305



CURRENT TENANTS

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Cupbop	WGA101	2,550	Retail - Net
Just Sports	WGA103	3,386	Retail - Net
As You Wish Pottery	WGA109	2,117	Retail - Net
AMC	WGAMC	77,730	Retail - Anchor
Blendz Boba Tea Lounge	WGB101	1,463	Retail - Net
Crumbl 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
Eggstasy	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
Razzeberriez 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

RETAIL			
DBA	Unit(s)	Lease Area	Lease Type
Brunch House	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
-	WGD102	1,072	Retail
Retail Therapy AZ	WGD102-A	1,019	Retail
-	WGG101	18,243	Retail - Grs
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 Boutique	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

CURRENT TENANTS

OFFICE			
DBA	Unit(s)	Lease Area	Lease Type
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
Driven Insurance Services	WGE260	2,582	Office - Net
Experience Glendale	WGE270	2,701	Office - Net
Goldberg & Osborne	WGE280	3,014	Office - Net
MCM Transportation	WGE290	3,431	Office - Net
Proliant	WGE300	4,884	Office - Net
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
X Construction	WGE305	4,937	Office - Net
My Home Group	WGE320	7,655	Office - Gross
Bowman Consulting	WGE325	6,074	Office - Net
Experience Glendale	WGE328	4,631	Office - Net
Carrington College	WGE330	9,534	Office - Net

OFFICE			
DBA	Unit(s)	Lease Area	Lease Type
Phase One Ventures	WGE333	2,506	Office - Net
Haus of Beauty	WGE335	1,469	Office - Net
Avian Law	WGE355	2,509	Office - Net
Pioneer Title Agency	WGE365	2,961	Office - Net
Barrett Real Estate	WGE400	2,823	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 IMMEDIATELY	WGE104	1,294 SF	Retail
AVAILABLE IMMEDIATELY	WGE109	8,546	Restaurant
AVAILABLE IMMEDIATELY	WGE110	5,370	Restaurant
AVAILABLE IMMEDIATELY	WGE207	7,443	Mixed Use
AVAILABLE IMMEDIATELY	WGE328	4,631	Mixed Use
AVAILABLE IMMEDIATELY	WGG109	5,565	Restaurant
AVAILABLE IMMEDIATELY	WGH101	9,273	Restaurant
AVAILABLE IMMEDIATELY	WGVSG110	1,547	Retail
AVAILABLE 07/22/26	WGE203	7,408	Mixed Use

PHOTOS

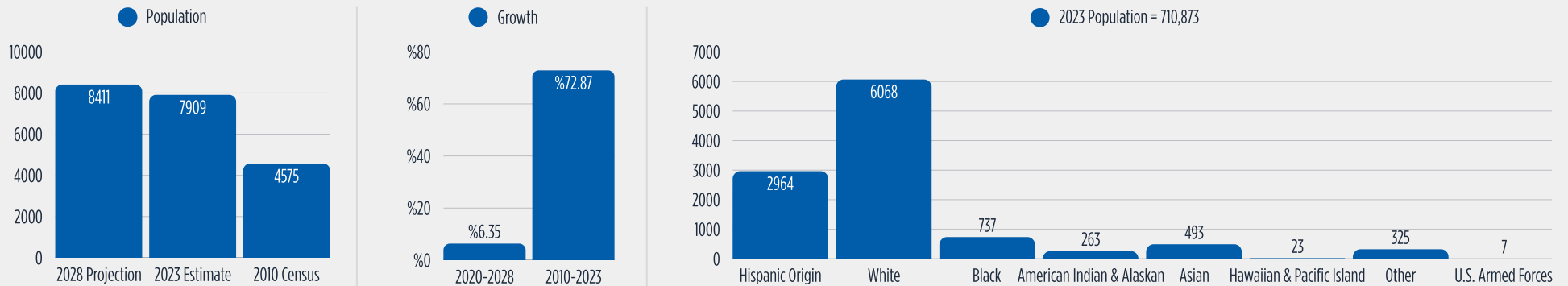


DEMOGRAPHICS

1 MILE RADIUS



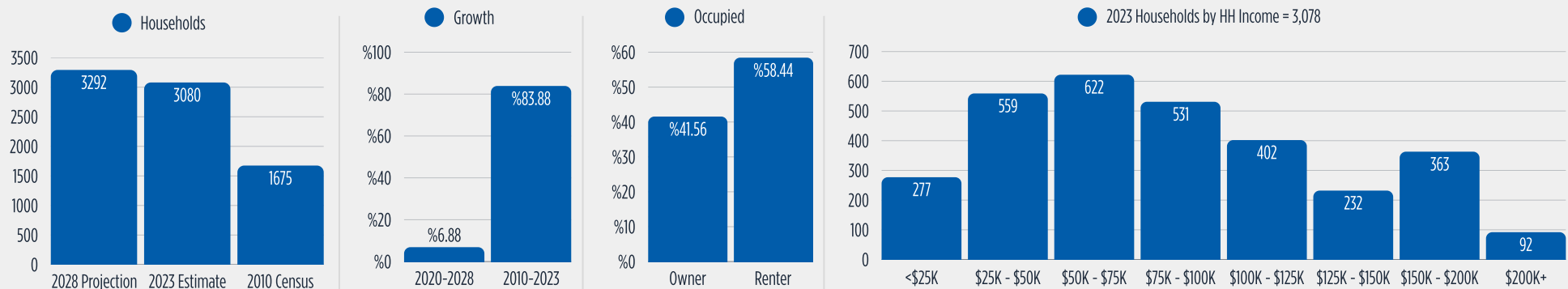
POPULATION



HOUSEHOLDS

2023 Avg Household Income | \$91,086

2023 MED Household Income | \$78,813

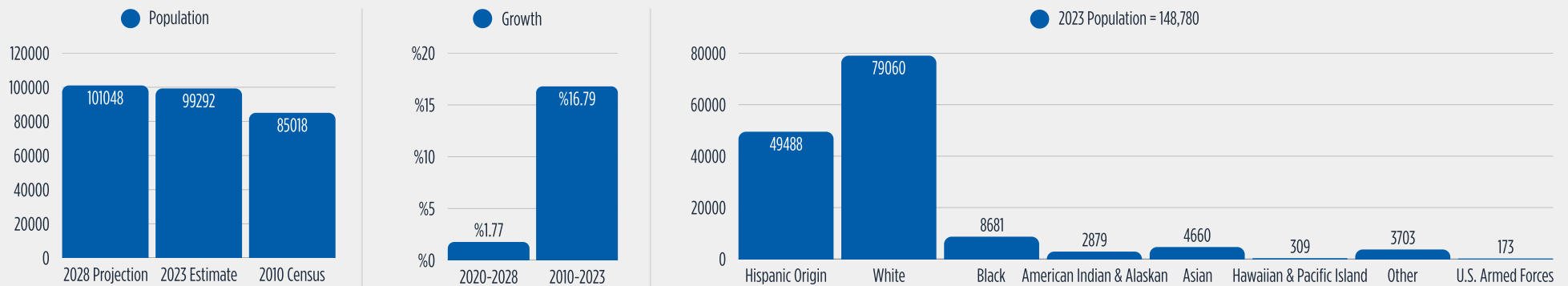


DEMOGRAPHICS

3 MILE RADIUS

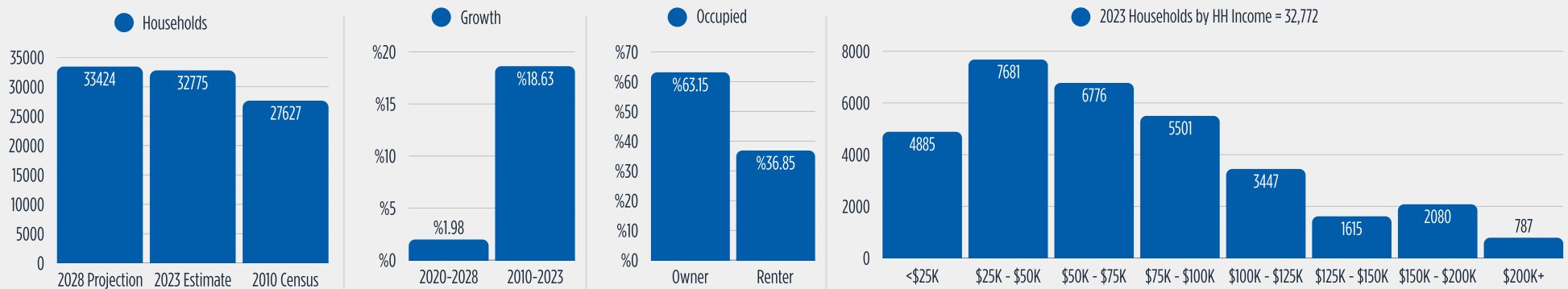


POPULATION



HOUSEHOLDS

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

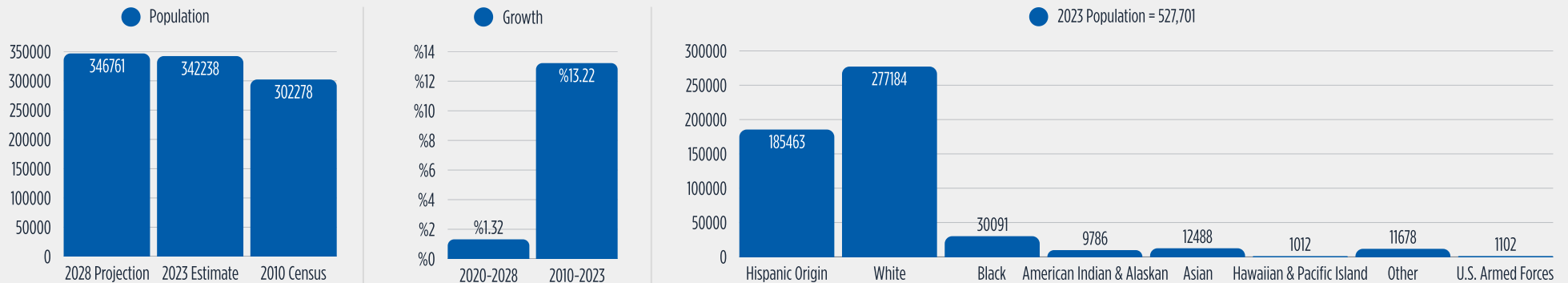


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

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

