WESTGATE ENTERTAINMENT DISTRICT | yam PROPERTIES

6770 N SUNRISE BLVD, GLENDALE, AZ




# OFFICE SUITES FOR LEASE

**CONTACT**
ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL

# PROPERTY OVERVIEW

The Westgate Entertainment District in Glendale, Arizona, is a vibrant shopping, dining, and entertainment destination located adjacent to State Farm Stadium and Gila River Arena. As one of the most prominent entertainment complexes in the Phoenix metropolitan area, Westgate attracts locals and tourists alike for its diverse offerings.

The district features a walkable, open-air environment with an extensive mix of restaurants, retail, and entertainment, all steps from your office door. Whether it's a client lunch, a team happy hour, or an evening event, everything you need is on-site. Westgate is also home to The Lofts, an on-site luxury apartment community, making it one of the few true live-work-play environments in the West Valley — a rare and powerful amenity for recruiting and retaining top talent.



# PROPERTY SUMMARY

## WESTGATE ENTERTAINMENT DISTRICT

| SPACE | SIZE | TERM | RATE | SPACE USE |
|---|---|---|---|---|
| BLDNG E | 2,798 - 18,897 RSF | Negotiable | $35.00 - $40.00/RSF | Office |
| BLDNG G | 7,199 - 32,800 RSF | Negotiable | $35.00 - $37.00/RSF | Office |

*The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.*




## HIGHLIGHTS

- Common conference room
- Walkable amenities and restaurants
- Entertainment and events
  - Hosted the Superbowl and NCAA Men's Final Four
- Major destination location for the entirety of the state
- On-site private security and front desk security guard; off-duty police officers for security
- Monument and eyebrow signage available
- Front Security Desk in Building Lobby

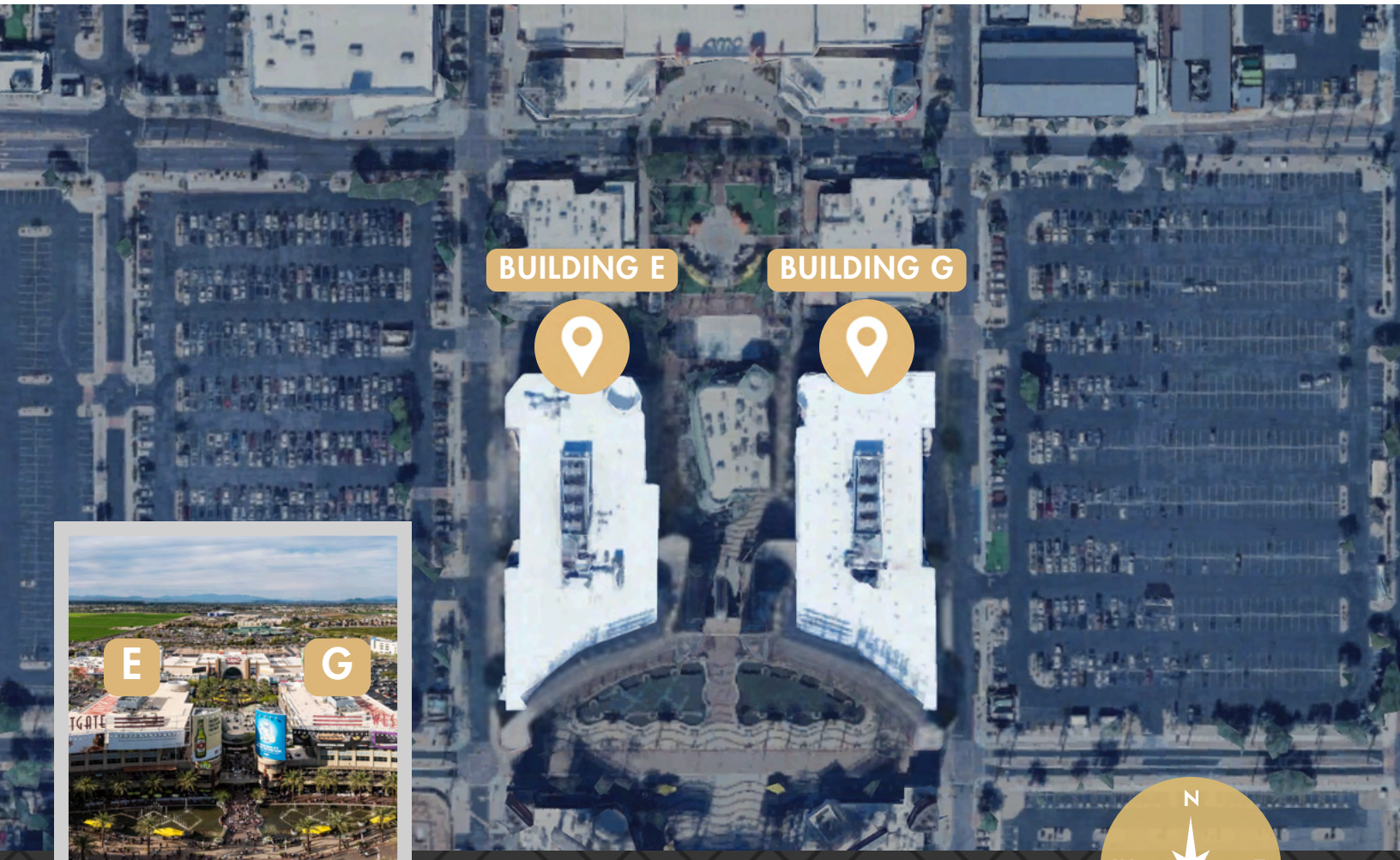
# PROPERTY AERIAL

## BUILDING E

Located on the west side of the campus and accessed via the West Office Lobby, Building E is the primary office building at Westgate with suites ranging from 2,798–4,937 RSF. Positioned above the entertainment corridor and next to Yard House, it offers direct access to dining, retail, and entertainment.

## BUILDING G

Located on the east side of the campus and accessed via the East Office Lobby, Building G features larger office opportunities ranging from 7,199–32,800 RSF alongside the campus apartments. Home to Kabuki Japanese Restaurant and Tulum Modern Mexican, the building sits adjacent to the District Shops and Fountain Park.




WESTGATE
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stir crazy


WESTGATE
BETMGM
SINK YOUR CLAWS INTO COLLEGE HOOPS



# RESTAURANT FAVORITES

1 Yard House
2 Thirsty Lion
3 Kabuki
4 Tulum
5 Chicken N Pickle
6 PopStroke
7 Eggstasy

## ENTERTAINMENT DISTRICT



# RESTAURANT FAVORITES





GREAT FOOD • CLASSIC ROCK
Yard House
WORLD'S LARGEST SELECTION OF DRAFT BEER

VIEW MENU

Globally inspired American favorites served in a lively, upscale-casual setting with bold, creative twists on familiar dishes. Known for its vibrant atmosphere and an extensive draft beer selection with 100+ options on tap.





Thirsty Lion
SCRATCH KITCHEN | CRAFT COCKTAILS & BEER

VIEW MENU

Modern gastropub dining with scratch-made American favorites and globally inspired twists, served in a lively, energetic atmosphere. Known for bold flavors, craft cocktails, and a vibrant sports-friendly vibe perfect for any occasion.





KABUKI®
Japanese Restaurant

VIEW MENU

Classic Japanese cuisine featuring fresh sushi, sashimi, specialty rolls, and hot kitchen entrees like teriyaki, ramen, and tempura. A modern, casual dining spot with a lively, family-friendly vibe and a broad menu for every craving.

# RESTAURANT FAVORITES







TULUM MODERN MEXICAN

VIEW MENU

Modern Mexican cuisine with fresh seafood, grilled meats, and vibrant, flavor-forward dishes in a stylish, elevated setting. A swanky, jungle-inspired atmosphere paired with handcrafted cocktails creates a relaxed yet immersive dining experience.





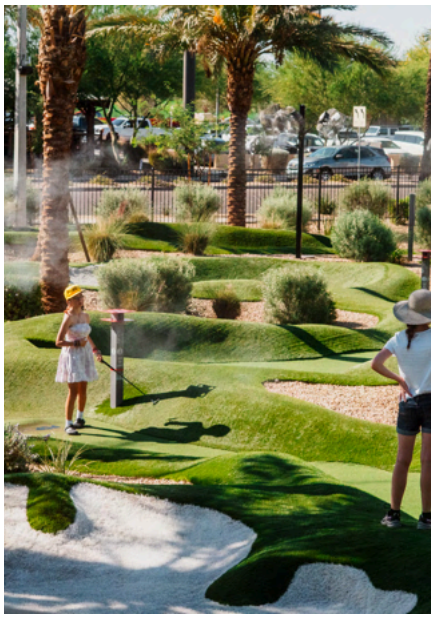



CHICKEN N PICKLE GLENDALE

VIEW MENU

Casual, high-energy dining meets entertainment with scratch-made American comfort food, craft drinks, and a lively social atmosphere. A fun, all-day hangout spot where great food, games, and good times come together indoors and outdoors.

# RESTAURANT FAVORITES







POPSTROKE

*VIEW MENU*

Premium mini-golf meets elevated dining and entertainment in an open-air, resort-style setting for all ages. Enjoy scratch-made food, craft drinks, and a fun social atmosphere centered around putting courses, games, and outdoor gathering spaces.







eggstasy
breakfast.lunch.mimosas

*VIEW MENU*

A lively breakfast and brunch spot serving twists on morning favorites, from specialty pancakes and French toast to omelets, benedicts, and skillets. Quality ingredients, generous portions, and a playful menu create an elevated brunch experience.

# YAM ONSITE MANAGEMENT TEAM



**KARI RAACH**
*GENERAL MANAGER*



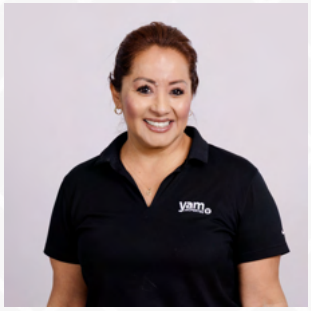
**JASMIN SOLARES**
*ASSISTANT GENERAL MANAGER*



**ALEXANDRA MCNEIL**
*SENIOR MARKETING DIRECTOR*



**ELLA MORITZ**
*MARKETING COORDINATOR*



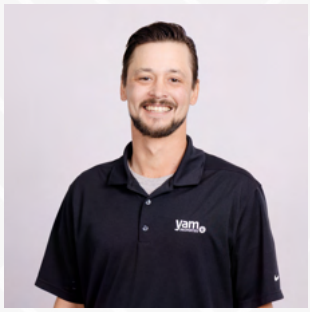
**PATTY TALAVERA**
*DIRECTOR OF JANITORIAL*



**CONNOR MASOOD**
*ENGINEER*



**HUGO SALAS**
*ENGINEER*



**ADAM ELLIOTT**
*ENGINEER*

# ONSITE APARTMENTS

## THE LOFTS AT WESTGATE

The Lofts at Westgate offer modern, upscale residential living right in the heart of a world-class entertainment destination. Professionally managed by Greystar Real Estate Partners and YAM Properties, The Lofts put residents steps away from 30+ restaurants, live music, sporting events, and everything Westgate has to offer.

| | |
|---|---|
| UNIT TYPE | 1 & 2 BEDROOM |
| SQUARE FOOTAGE | 646 – 1,246 SF |
| STARTING RENT | FROM $1,450/MO |








# ONSITE APARTMENTS

## THE LOFTS AT WESTGATE

## IN-UNIT AMENITIES

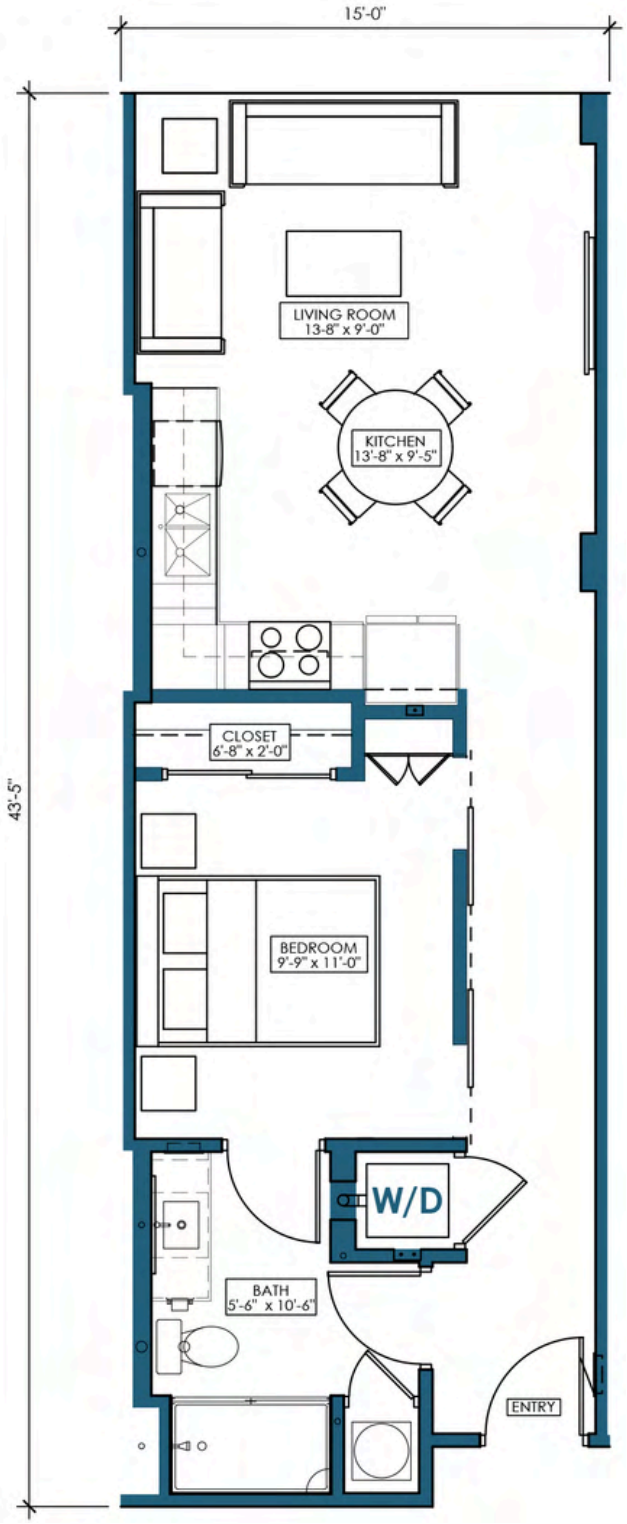
- Smart apartment technology throughout
- Signature 13-foot ceilings with exposed ductwork
- Quartz countertops and stainless steel appliances
- Polished concrete or plank flooring
- In-unit washer and dryer
- High-speed internet and security system

## COMMUNITY AMENITIES

- Rooftop outdoor terrace on the 3rd level
- State-of-the-art 24/7 fitness center and yoga room
- Indoor clubhouse and game room
- Gas BBQ grills, fire pit, and outdoor lounge
- Controlled access garage parking
- Pet friendly

# FLOOR PLAN: 1 BD

## THE LOFTS AT WESTGATE

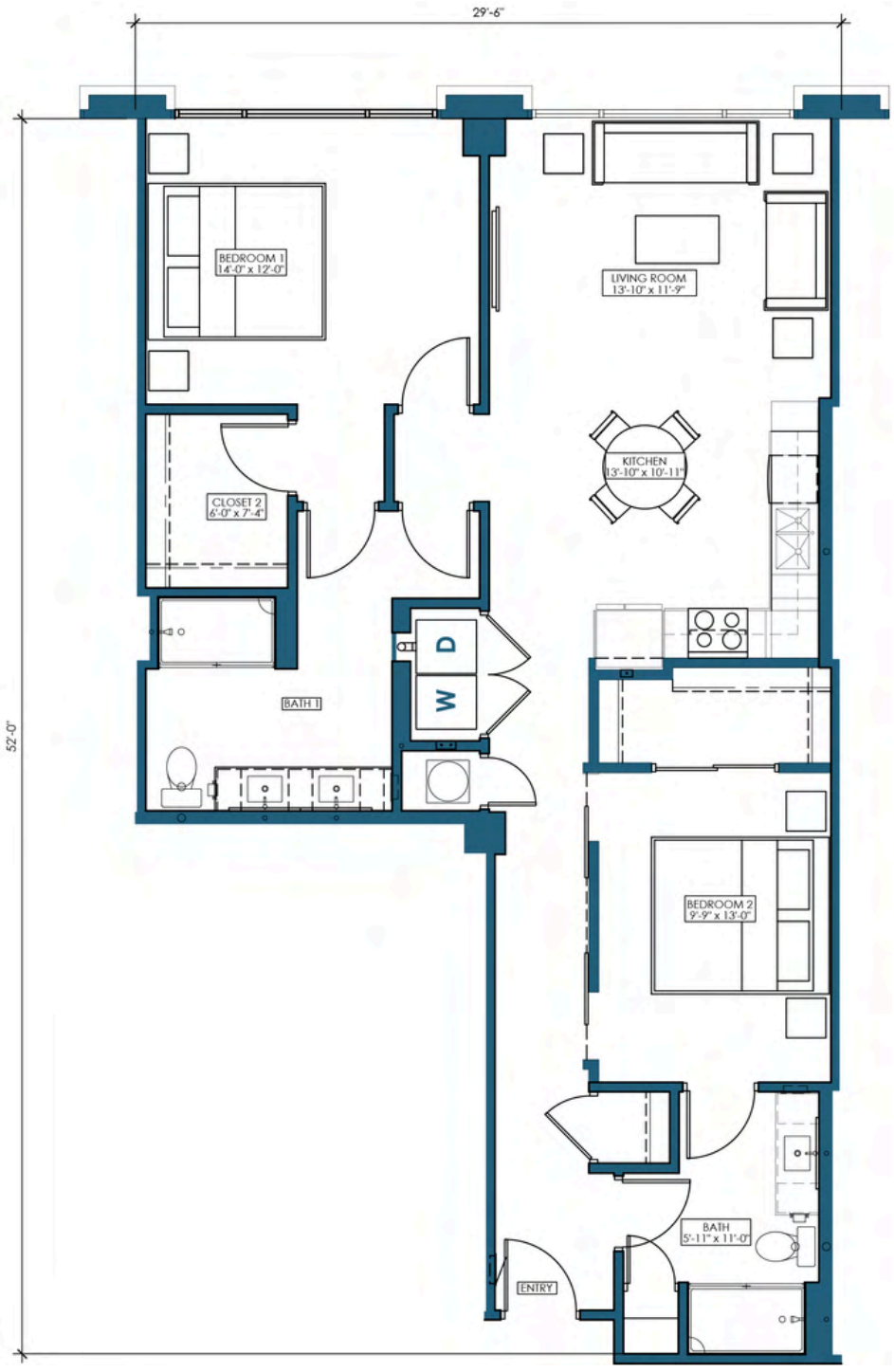







# FLOOR PLAN: 2 BD

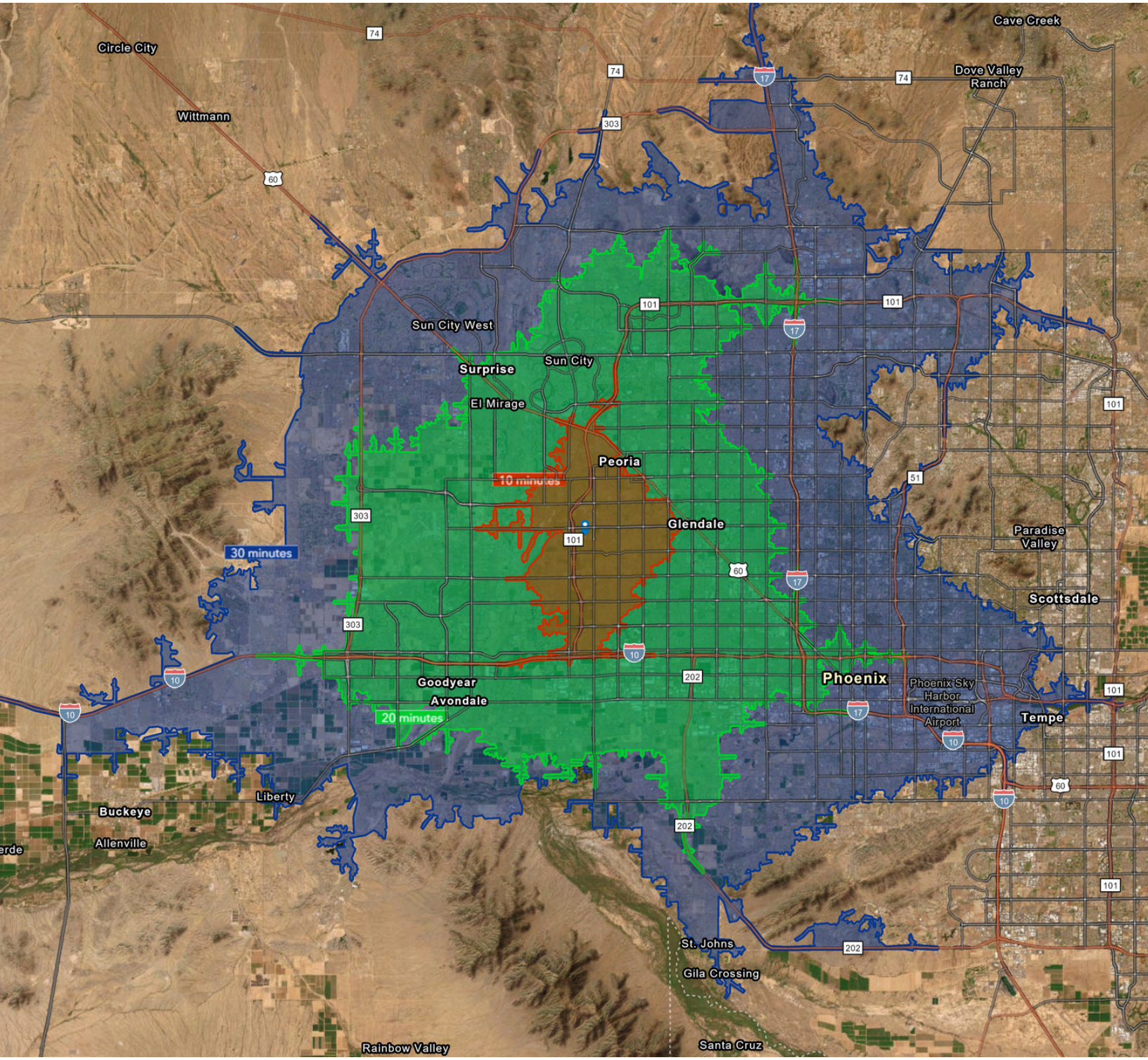
## THE LOFTS AT WESTGATE








# DRIVE TIME MAP




EMPLOYEES WHO DRIVE 30+ MINUTES TO GET TO WORK


ENTERTAINMENT DISTRICT
WESTGATE


FUN
HAPPENS
WESTGATE
WHERE FUN

# COMMUTE PROFILE

## DRIVE TIME OF 10 MINUTES

**WORKERS**

73,766
ACS Workers Age 16+

72.3%
Drove Alone to Work

**TRANSPORTATION TO WORK**

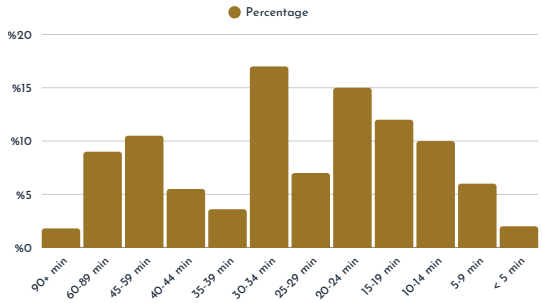
1.4%
Took Public Transportation

13.0%
Carpooled

0.8%
Walked to Work

0.2%
Bike to Work

**TRAVEL TIME TO WORK**




## DRIVE TIME OF 20 MINUTES

**WORKERS**

492,384
ACS Workers Age 16+

71.0%
Drove Alone to Work

**TRANSPORTATION TO WORK**

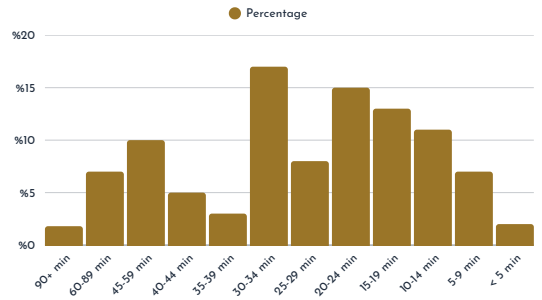
1.5%
Took Public Transportation

12.9%
Carpooled

1.0%
Walked to Work

0.4%
Bike to Work

**TRAVEL TIME TO WORK**




## DRIVE TIME OF 30 MINUTES

**WORKERS**

1,072,968
ACS Workers Age 16+

70.0%
Drove Alone to Work

**TRANSPORTATION TO WORK**

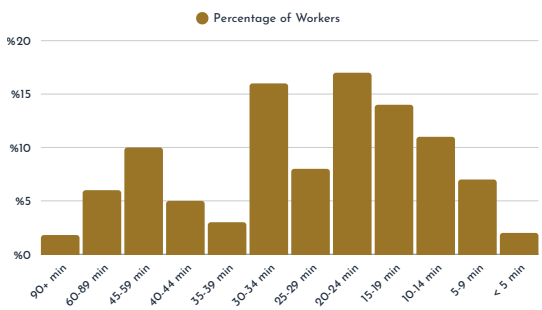
1.8%
Took Public Transportation

11.1%
Carpooled

1.4%
Walked to Work

0.5%
Bike to Work

**TRAVEL TIME TO WORK**



# DEMOGRAPHICS

## DRIVE TIME OF 10 MINUTES

| 170,822 | 1.87% | 33.7 | $75,005 |
|---|---|---|---|
| Population | Population Growth | Median Age | Median Household Income |

## DRIVE TIME OF 20 MINUTES

| 1,120,841 | 0.86% | 35.0 | $75,459 |
|---|---|---|---|
| Population | Population Growth | Median Age | Median Household Income |

## DRIVE TIME OF 30 MINUTES

| 2,405,535 | 0.97% | 36.0 | $78,722 |
|---|---|---|---|
| Population | Population Growth | Median Age | Median Household Income |

# LOCATION / SUBMARKET OVERVIEW

### GLENDALE, ARIZONA OFFERS SIGNIFICANT OPPORTUNITIES, DRIVEN BY A DIVERSE RANGE OF INDUSTRIES.

Key sectors include retail, entertainment, tourism, healthcare, education, and aerospace. The city benefits from its strategic location within the Phoenix metro area and access to major transportation routes, making it attractive for businesses and investors.

Retail and entertainment are major economic drivers, anchored by the Westgate Entertainment District and State Farm Stadium, which draw millions annually for events like NFL games, concerts, and festivals. These hubs generate substantial revenue and support the hospitality sector.

Tourism is bolstered by Glendale's role as a premier sports destination, with large-scale events contributing to hotel, dining, and service industries. Healthcare and education are stable sectors, providing employment and catering to the city’s growing population.

The aerospace and manufacturing industries are anchored by Luke Air Force Base and the nearby Loop 303 industrial corridor, attracting companies focused on logistics and manufacturing.

In real estate, Glendale is seeing growth in residential developments, driven by affordable costs and proximity to Phoenix. With its business-friendly policies and strategic industry mix, Glendale offers a strong economic environment for growth and investment.



# PHOENIX WEST
## COMMERCIAL

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