

FOR LEASE RESTAURANT PAD SITE

TANGER OUTLETS OUTLOT | 6800 N 95TH AVENUE | GLENDALE, AZ 85305 | MARICOPA COUNTY

WESTGATE ENTERTAINMENT DISTRICT RESTAURANTS

- THE LOLA
- BAR LOUIE
- CREPE HOUSE
- STATE 48 FUNK HOUSE BREWERY
- YARD HOUSE
- SALT TACOS Y TEQUILA
- HAZZLEBERRY FROZEN YOGURT
- HOT N JUICY CRAWFISH
- MANNA BBQ
- WHISKEY ROSE
- MC FADDENS
- FAT TUESDAY
- MAMA GINA'S PIZZERIA
- COLD STONE CREAMERY
- WETZEL PRETZEL
- OPA LIFE GREEK CAFE
- SHANE'S RIB SHACK
- BUFFALO WILD WINGS
- JOHNNY ROCKETS
- CRUBLE COOKIES
- BLENDZ BOBA TEA
- CHIPOTLE
- FIVE GUYS
- CARAMBA MEXICAN FOOD
- JERSEY MIKE'S
- FIRST WATCH
- WOW WOW HAWAIIAN LEMONADE
- DUTCH BROS COFFEE
- CHICKEN N PICKLE

GILA RIVER ARENA

State Farm STADIUM

RENAISSANCE HOTELS

Carls Jr.

Hampton HOME2 SUITES BY HILTI

Crystal Lagoons THE NEW ADVENTURE MATTTEL COMING 2022 PROJECTED 2.9M+ VISITORS/YEAR

GLENDALE, AZ MARICOPA COUNTY

TopGolf

ANDRETTI INDOOR BATTING & GAMES COMING SOON

Yard House \$10.0M

DAVE & BUSTARD'S

POPSTROKE COMING FALL 2022

TWIN PEAKS \$7.0M

Olive Garden \$7.2M

TangerOutlets

ANCHORS: SAKS NIKE COACH GAP H&M TOMMY HILFGER POLO RALPH LAUREN BANANA REPUBLIC

FOOD: DAIRY QUEEN FIRED PIE NESTLE TOLL HOUSE CAFE PEPPER PALACE SUBWAY WETZEL'S PRETZELS

AVAILABLE RESTAURANT SITE UP TO 10,000± SF WITH UP TO 1,000± SF PATIO

ROCK ARCADE COMING SOON

27,570± VPD

GLENDALE AVE

PROPOSED SITE PLAN SUBJECT TO CHANGE

- \$320+ MILLION** food away from home expenditure within 5 miles
- \$342+ MILLION** entertainment expenditure within 5 miles
- 14.7± MILLION** projected visitors per year within .8 square miles of site

WESTGATE ENTERTAINMENT DISTRICT & TANGER OUTLETS WITH CONFIRMED RESTAURANT SALES

7500 San Jacinto Place | Plano, TX 75024 | 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 | Regents Park Dr, Suite 420-2 | Tampa, FL 33647 | www.anzcollc.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



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PROPERTY FEATURES:

- FOR LEASE RESTAURANT PAD SITE UP TO 10,000± SF BUILDING WITH UP TO 1,000± SF PATIO
- Excellent location in the SEQ of Agua Fria Freeway/State Route 101 & W Glendale Avenue just north of the State Farm Stadium and TopGolf; located adjacent to the Tanger Outlets and the Westgate Entertainment District.
- New Desert Diamond Casino development just north of site.
- Site has great visibility and access to/from the Agua Fria Fwy; area traffic counts are very strong with over 117,000 VPD on the Agua Fria Freeway.
- In a growth area with steady projected population increases and above average incomes.
- Current Tanger Outlets outlot tenants include Rock & Brews (COMING SOON), Olive Garden, Twin Peaks, and Carl's Jr.
- Glendale is part of the Phoenix, AZ MSA.

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 ESTIMATED TOTAL POPULATION	4,229	85,542	329,487
 PROJECTED POPULATION GROWTH (2021 to 2026)	3.3%	1.7%	1.4%
 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$71,297	\$79,450	\$69,205
 TOTAL EMPLOYEES	2,954	17,340	63,310

SURROUNDING AREA HOTELS & MAJOR ENTERTAINMENT VENUES



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8.23.2022

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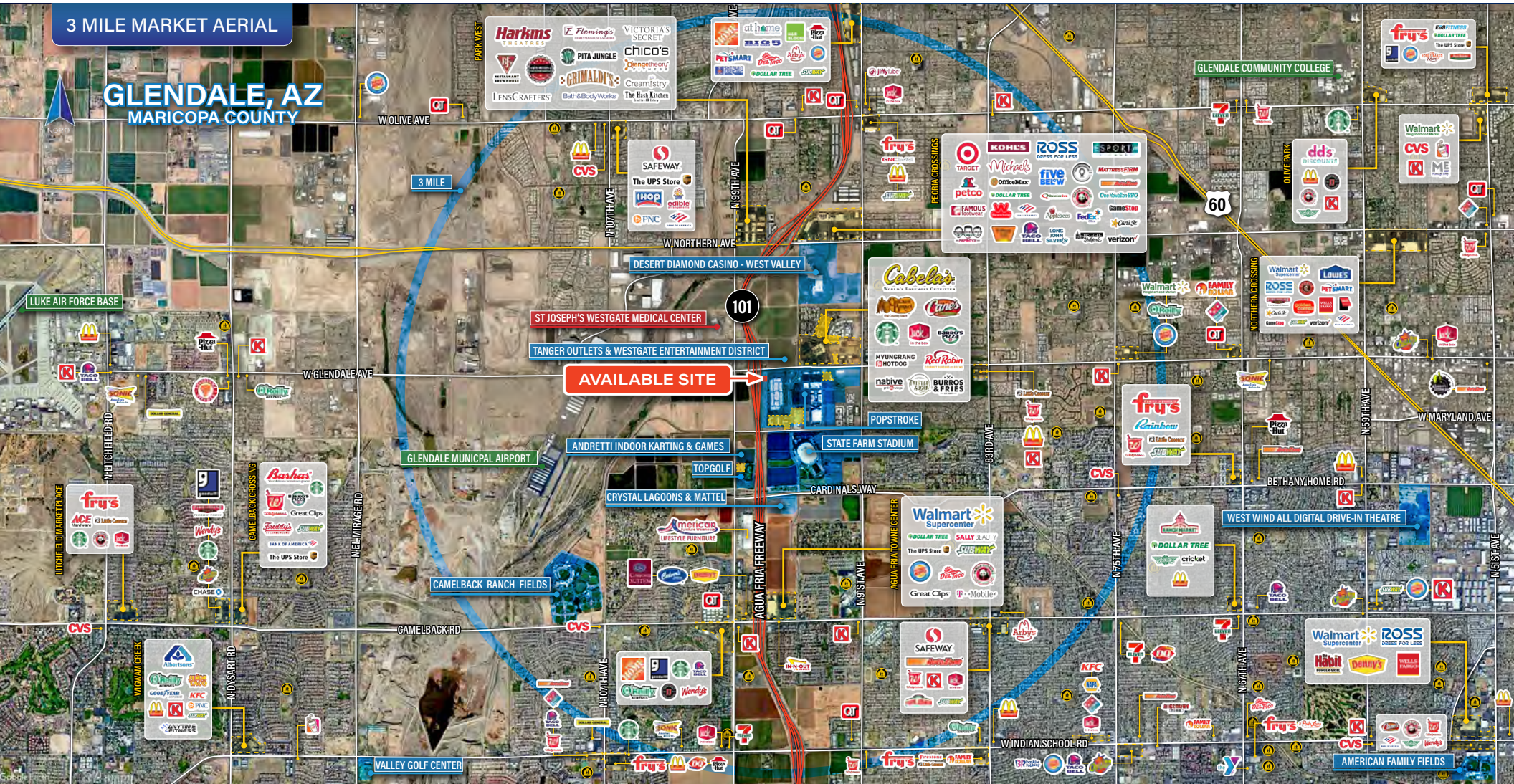
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WESTGATE ENTERTAINMENT DISTRICT

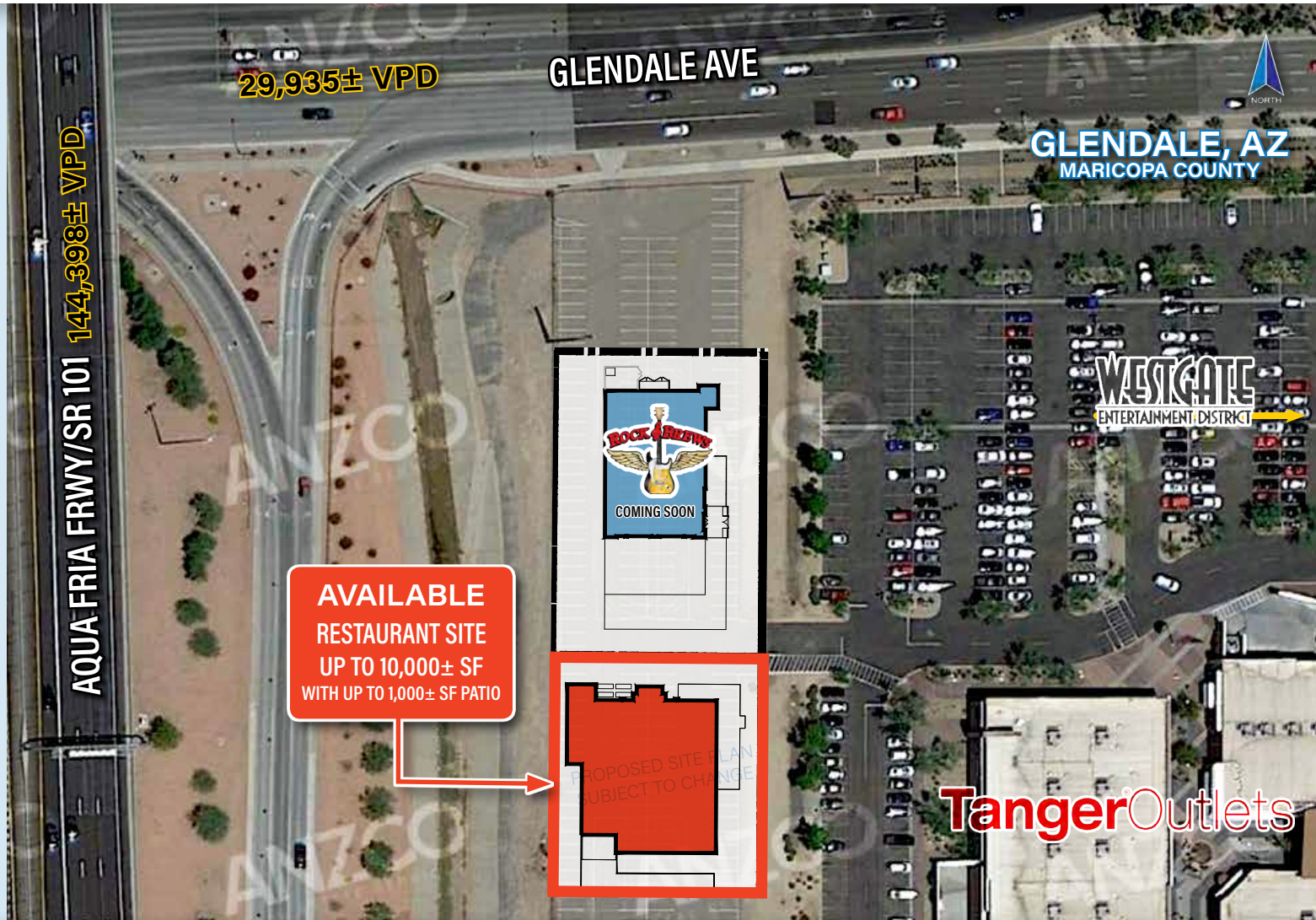


- 7.13 million visitors per year
- Income range of average customer is \$75k to \$100k
- Peak hours for visitors is 4pm to 10pm
- Peak days for visitors is Friday through Sunday
- Average length of stay is 124 minutes
- 250+ planned events per year
- 8.0± SF of mixed-use retail and entertainment space

TANGER OUTLETS



- 4.38 million visitors per year
- Income range of average customer is \$75k to \$100k
- Peak hours for visitors is 12pm to 7pm
- Peak days for visitors is Friday through Sunday
- Average length of stay is 72 minutes
- 410K+ SF of retail storefronts



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