

Westgate City Center



Glendale, Arizona has one of the most impressive Sports & Entertainment Districts in North America, containing approximately 6 square miles of mixed-use development. Westgate City Center is located at Glendale Avenue and the Loop 101, and when fully developed will encompass nearly 225 acres of development. This regional destination has transformed Glendale from a bedroom community to a full service city featuring world-class amenities.



Jobing.com Arena

- Home of the NHL Phoenix Coyotes
- Wonderful multi-purpose facility
- In 2004, voted “Best New Concert Venue in North America”
- At its peak, this 17,779 seat arena hosts 125-150 events per year



University of Phoenix Stadium

- Home of the NFL Arizona Cardinals
- \$450 Million state-of-the-art complex
- Features a retractable roll out grass playing field
- Ability to seat over 72,000 for special events



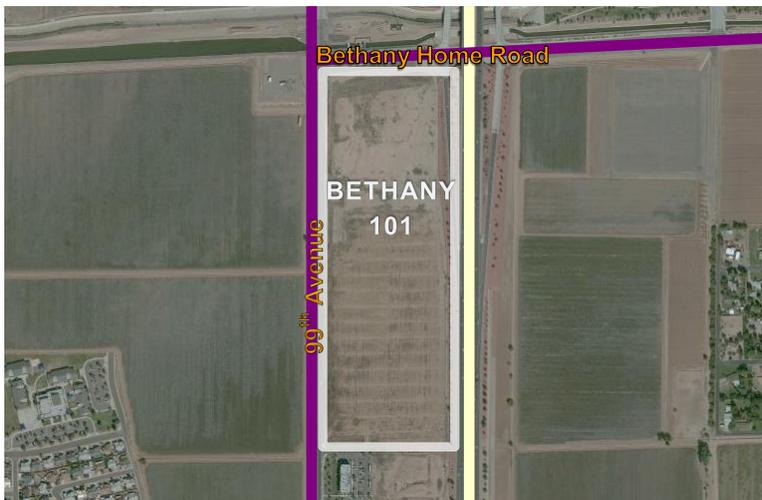
- 75-acre entitled PAD (Planned Area Development)
- Multi-use destination for housing, offices, retail, hotel and entertainment
- Building heights which vary by block, range from 46 feet to 332 feet
- Surrounded by the Sports and Entertainment District
- Over 1,000 multi-family dwelling units
- 600 Hotel rooms
- Over 492,000 square feet of commercial space
- 2.4 million square feet of space



Bethany 101 9801 West Bethany Home Road



- 47-acre planned commercial PAD (Planned Area Development)
- Home to American Furniture Warehouse, a 600,000 square foot furniture retailer opening in 2014
- 10 acres of land available for future development on south end of site
- General Commercial and General Office uses
- Building heights up to 60 feet
- Visible from the Loop 101 Freeway
- Surrounded by the Sports and Entertainment District





- 67-acre entitled PAD (Planned Area Development)
- Inclusion of a mix of uses to insure dynamism, diversity and energy on a 24/7 basis
- Building heights which vary, range from 40 feet to 400 feet
- Surrounded by the Sports and Entertainment District
- Over 850 multi-family dwelling units
- 2,600,000 square feet of office space
- Over 157,000 square feet of retail space
- Nearly 2.8 million square feet of space



Mainstreet 9900 West Maryland Avenue



- 166-acre entitled PAD (Planned Area Development)
- Urban core that brings together all facets of multi-use opportunities
- Building heights which vary, range from 120 feet to 150 feet
- Surrounded by the Sports and Entertainment District
- Over 2,250 multi-family dwelling units
- Internal network of pedestrian and vehicle destinations
- 180,000 square feet of commercial space
- Nearly 2.9 million square feet of space





- 158-acre entitled PAD (Planned Area Development)
- Master planned development that offers a mixture of building styles
- The maximum building height permitted is 250 feet
- Surrounded by the Sports and Entertainment District
- 550 residential units
- 458 hotel rooms: Existing hotels include Holiday Inn, Residence Inn, Staybridge Suites and Spring Hill Suites
- Over 400,000 square feet of commercial space



91 Glendale 9070 West Glendale Avenue



- 22-acre PAD (Planned Area Development)
- 3-story 100,000 square foot building and 2-story 50,000 square foot building – 100% leased
- Home to Humana, Wells Fargo, Century 21, and VE Systems
- Designed to offer a location for professional Class A offices and associated services
- Provides a transition to surrounding residential development
- Surrounded by the Sports and Entertainment District



Urban 95 5406 North 95th Avenue



- 45-acre mixed-use entitled PAD (Planned Area Development)
- Goal: create a vibrant community that offers a mixed-use environment
- Building heights which vary, range from 24 feet to 190 feet
- Surrounded by the Sports and Entertainment District
- Over 700 multi-family dwelling units
- 300 hotel rooms
- 86,798 square feet of commercial space
- Nearly 1.2 million square feet of space



Sportsman's Park East 9435 West Maryland Avenue



- 58-acre entitled PAD (Planned Area Development)
- Main focus primarily on office use, with an infusion of retail, residential and hotel uses
- Building heights which vary, range from 20 feet to 90 feet
- Surrounded by University of Phoenix Stadium
- Centrally located on Glendale's Loop 101 corridor
- 150 multi-family dwelling units
- 150 hotel rooms
- 1.5 million square feet of office space



Sportsman's Park West 9435 West Maryland Avenue



- 71-acre entitled PAD (Planned Area Development)
- Intends to fill the needs for employment uses in the West Valley
- Building heights which vary, range from 20 feet to 200 feet
- Surrounded by the Sports and Entertainment District
- Infused around mixed-use opportunities
- 200 multi-family dwelling units
- 400 hotel rooms
- Nearly 3.1 million square feet of space



Glendale Corporate Center

5251 North 99th Avenue



- 25-acre C-O (Commercial Office)
- Provides professional offices and associated office support services
- Close proximity to the Loop 101 creates a marketing window for businesses
- WESTMEC headquarters, Pain Center of Arizona headquarters, and Bechtel
- Building Availability – 12,750 square feet in Building B
- Land available for an additional 100,000 square foot office building



Gateway Center 9970 West Glendale Avenue



- 13.5-acre entitled PAD (Planned Area Development)
- Provides an office campus environment with attractive amenities
- Building heights permitted is 90 feet
- Surrounded by the Sports and Entertainment District
- Three restaurants in 17,400 square feet
- 240 hotel rooms in 147,120 square feet
- 90,616 square feet of office space
- 255,136 square feet of space



Desert River 7302 North 99th Ave



- 110-acre entitled PAD (Planned Area Development)
- Home of the new St. Joseph's Westgate, a 24 bed in-patient hospital opened in May 2014
- Surrounded by the Sports and Entertainment District
- 67 acres north and west of St. Joseph's Westgate available for development
- Office, Mixed Use/Commercial and Business Park uses
- Building heights, which vary, range from 75 feet to 110 feet



Cornerstone at Camelback 5205 North 99th Avenue



- 18-acre PAD (Planned Area Development)
- The project encourages a campus style development for functional pedestrian activity
- Includes commercial retail, specialty retail, and service oriented businesses
- In close proximity to the Sports and Entertainment District
- Entitled for one 2-story 85,000 square foot office building
- 13 acres shovel ready available
- Permit ready site
- Existing: 100 room Comfort Inn, National Bank of Arizona, Denny's & Culver's Restaurant





- 18-acre PAD (Planned Area Development)
- Zoning allows one single retail user larger than 75,000 square feet of gross floor area
- Building heights which vary, range from 30 to 40 feet
- Located one block east of Loop 101 and Camelback Road
- Currently existing 4,305 square foot Chase Bank
- Remainder of entitlement to include:
 - 139,140 square feet of a home improvement store
 - 11,900 square feet of retail space

