



available for lease

GLENBROOK PLAZA

NWQ E. SUTTON WAY & BRUNSWICK ROAD

GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com

KEVIN SOARES
EXECUTIVE VICE PRESIDENT
CA DRE #01291491

JEFF HAGAN
SENIOR VICE PRESIDENT
CA DRE #01494218



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SEE YOURSELF HERE.

The **Glenbrook Plaza** Shopping Center is located a long Highway 49 at the northwest quadrant of Sutton Way and Brunswick Road in Grass Valley, California.

Part of 1.9 million square feet of commercial retail space within a seven mile radius of the center, this ±112,472 square foot neighborhood center has strong anchor co-tenants including Grocery Outlet, Staples, Ben Franklin Crafts and Rite Aid. The center features easy access, ample parking, and is centrally located to serve residents in both the Grass Valley/Nevada City markets.

With notable shop and restaurant tenants such as Panda Express, Round Table Pizza, PostNet, Great Clips and Bank of America, Glenbrook Plaza draws customers from a regional area of Nevada County that consists of approximately 974 square miles.

Major employers in Grass Valley and Nevada City include Nevada County, Nevada Uni on High School, Sierra Nevada Memorial Hospital and Briar Patch Food Co-op. In addition, as an historic gold mining town, Grass Valley's tourism industry attracts more than 40% of Nevada County's tourists annually.

SQUARE FEET

±112,472

ANCHOR TENANTS

Grocery Outlet, Staples,
Ben Franklin Crafts, Rite Aid

GET TO KNOW
YOUR NEIGHBORS.



that was easy.™



TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2022 Total Population	26,425	38,576	51,033
 2022 Daytime Population	43,139	52,505	62,037
 2022 Total Employees	26,526	27,877	29,516
 2022 Total Households	11,817	16,749	22,072
 2022 Average Household Income	\$90,575	\$94,909	\$96,053
	Grass Valley Hwy (CA-49) (South of Hwy 20)	Sutton Way (at Brunswick Rd)	Sutton Way (at Plaza Dr)
 Traffic Counts	33,352	14,105	12,519

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
522	Beach Hut Deli	1,860
526	Mai's Nails	1,440
534-A	Great Clips	1,440
534	Cricket Wireless	1,860
548	Fisar Auto Repair	4,453
562-568	Anytime Fitness	4,752
574	El Favorito Taqueria	1,440
578	PostNet	1,440
598	Ben Franklin Crafts	19,116
616	Grocery Outlet	31,606
646	Staples	16,797
670	AVAILABLE	2,250
686	Round Table Pizza	4,080
688	Panda Express	1,914
700	Cappuccino Factory	Kiosk
720	Rite Aid	18,024
NAP	Bank Of America	



Gary B. Gallelli, Broker
CA DRE #00811881

GALLELLI RETAIL TEAM

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

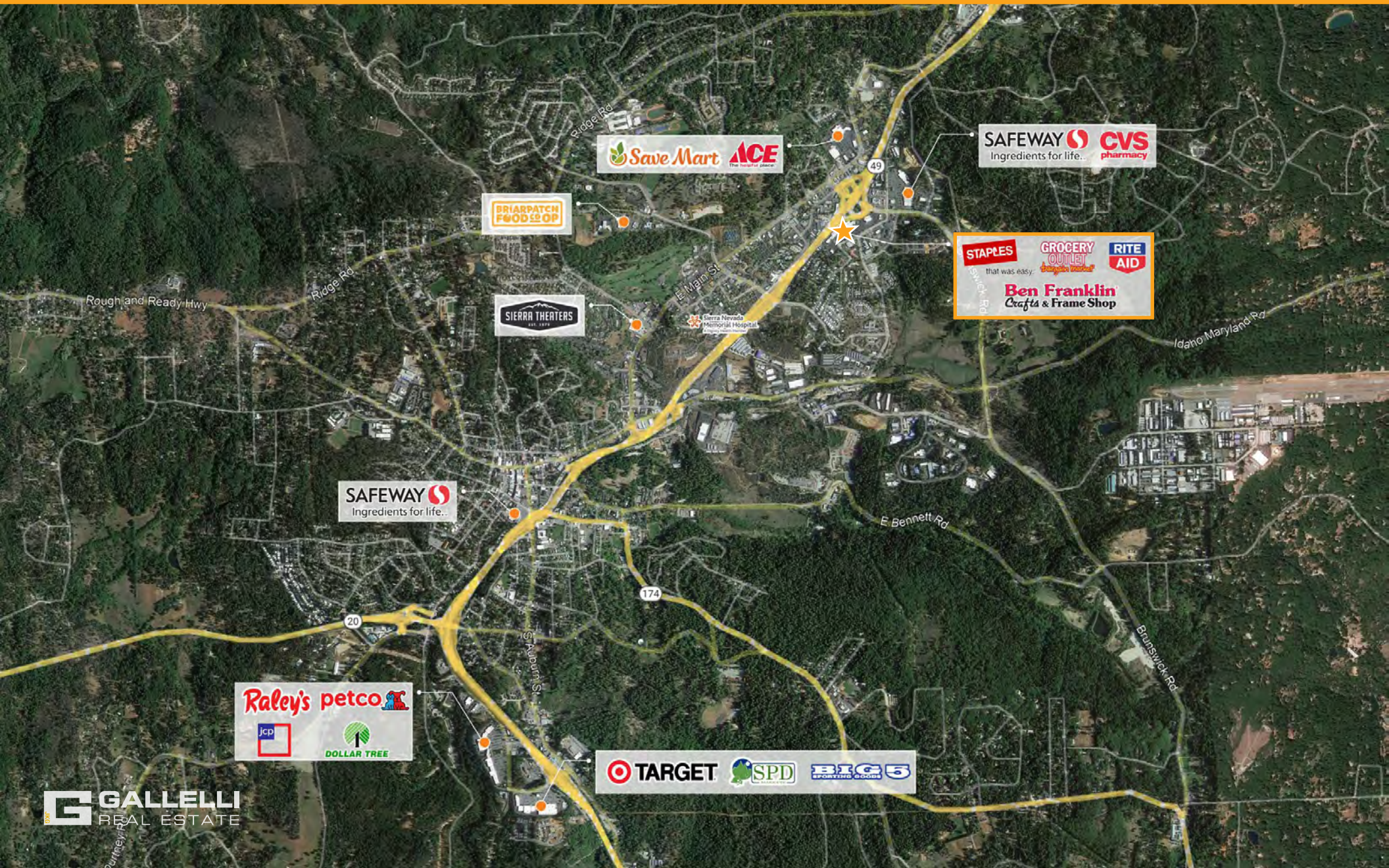
JEFF HAGAN
Senior Vice President
CA DRE #01494218
jhagan@gallellire.com

CONTACT US

GALLELLI REAL ESTATE
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661
(916) 772-1700 | gallellire.com



GRASS VALLEY RETAIL TRADE AREA



Save Mart ACE
The helpful place.

SAFeway CVS
Ingredients for life... pharmacy

BRIARPATCH
FOOD SHOP

STAPLES GROcery OUTLET RITE AID
that was easy. Design Center
Ben Franklin
Crafts & Frame Shop

SIERRA THEATERS
EST. 1977

Sierra Nevada
Memorial Hospital

SAFeway
Ingredients for life...

Raley's petco
jcp DOLLAR TREE

TARGET SPD BIG 5
SPORTING GOODS

JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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