

GLENBROOK SHOPPING CENTER

8700-8760 LA RIVIERA DR
SACRAMENTO, CA

1,813 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMING
SOON!

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
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FEATURES:

- Big Lots anchor
- Mature residential neighborhood
- Dutch Bros coffee drive-thru lease signed (pending)
- Just a short drive from Sacramento State University
- Close proximity to a number of office complexes adding to the diversity of the daytime population
- Captive audience with very little retail competition

**PROPERTY DETAILS:**

Glenbrook is a neighborhood retail center serving an area with limited retail. The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

LEASE RATE:

Suite 8760D*: 1,813 SF \$2,883.00 (\$1.59 PSF)

NNN costs are approximately \$0.39 PSF.

*Available with 45 days notice.

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2018 Population (est):	15,209	114,842	316,190
2018 Avg. HH Income:	\$94,510	\$83,966	\$75,423
Daily Traffic Count:	La Riviera Dr and Watt Ave 102,819		

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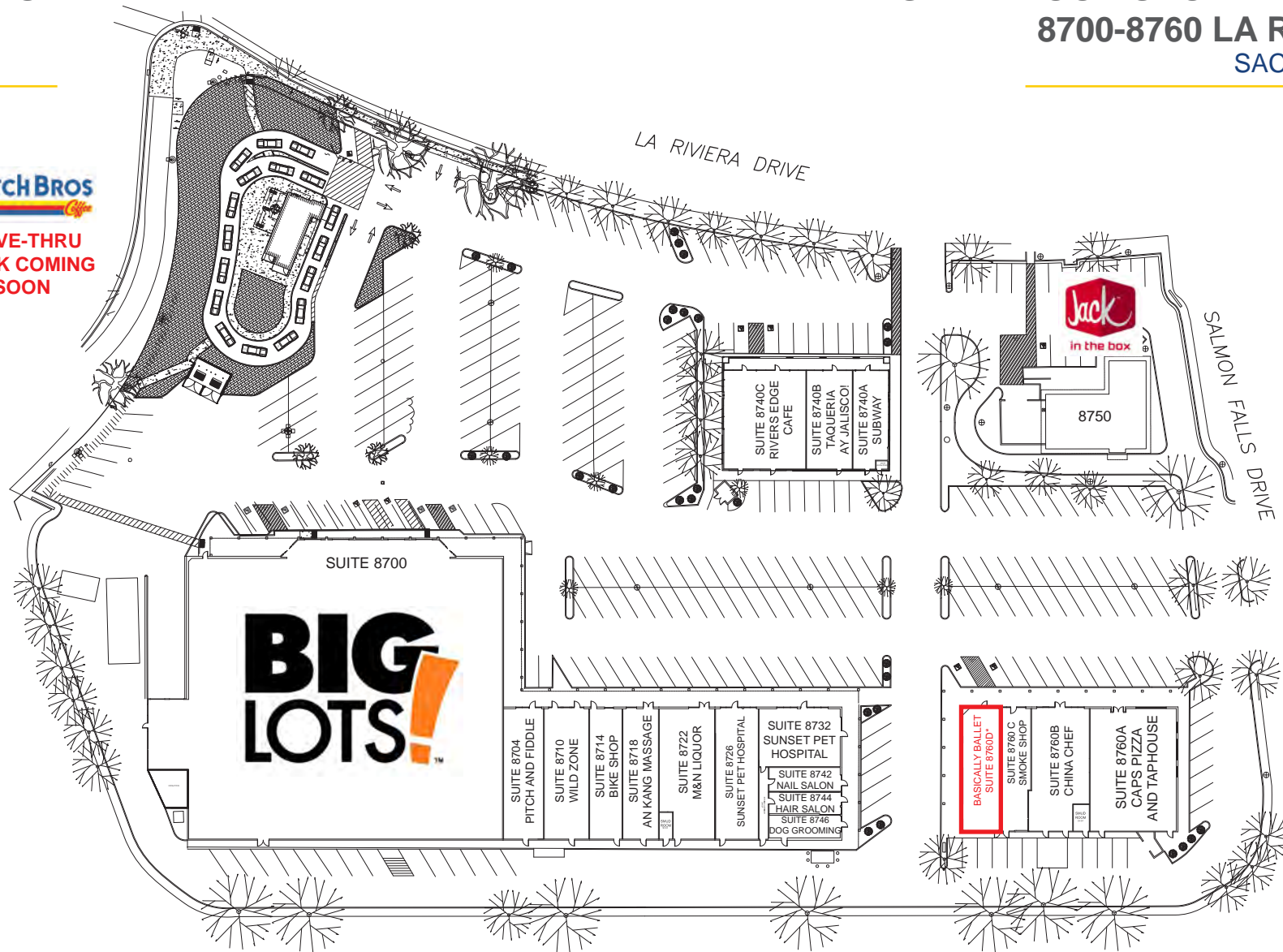
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SITE PLAN



**DRIVE-THRU
KIOSK COMING
SOON**



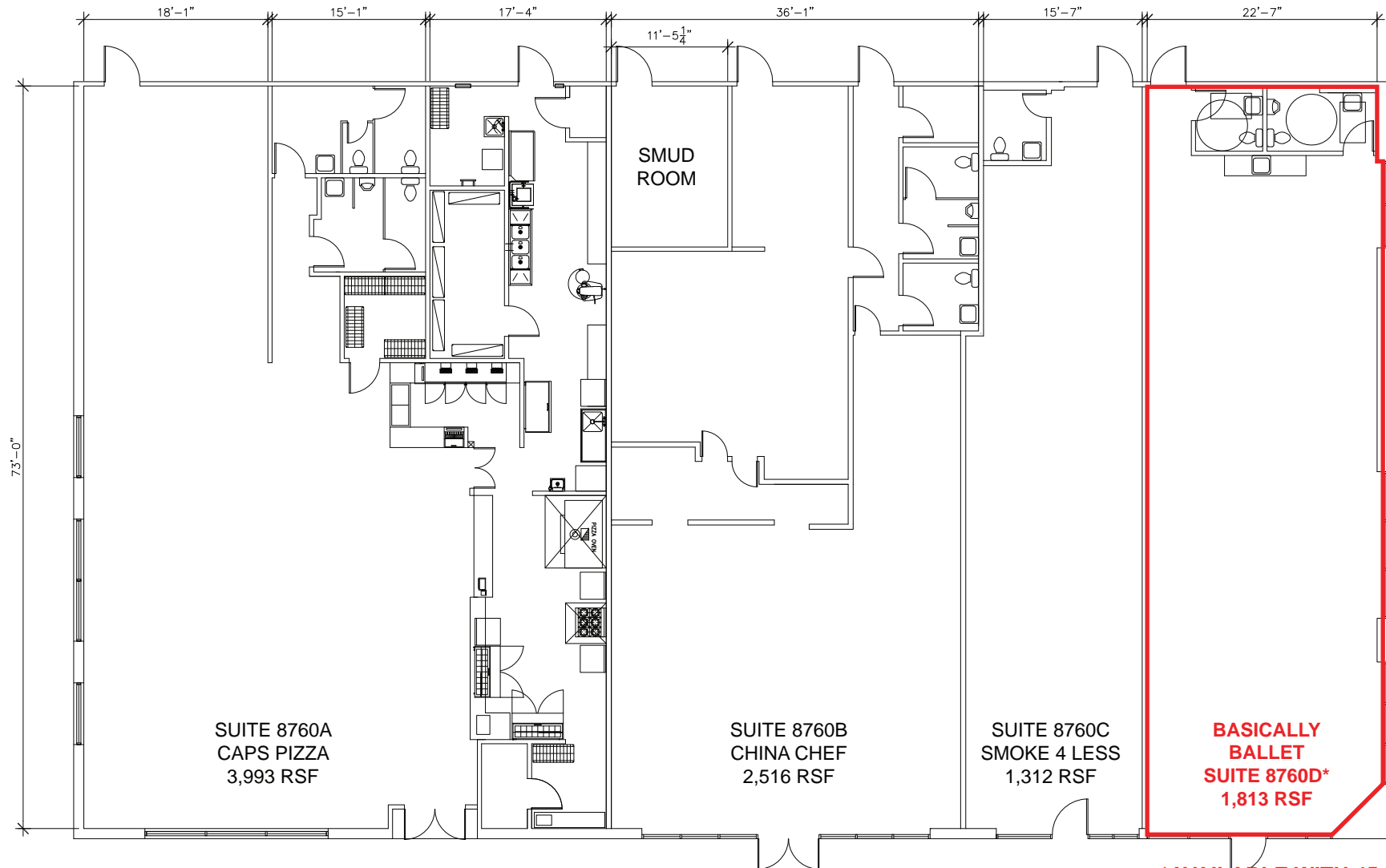
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