

GLENBROOK PLAZA

NWQ E. Sutton Ave & Brunswick Rd at Hwy 49

Grass Valley, CA

Voit

REAL ESTATE SERVICES



LOCATION Northwest Quadrant of E. Sutton Ave & Brunswick Rd at Hwy 49
Grass Valley, CA

ANCHOR TENANTS Grocery Outlet, Staples, Rite Aid, Ben Franklin Crafts

SIZE ±112,472 square feet (GLA)

AVAILABILITY ±1,860 SQ FT END CAP SPACE
±1,440 SQ FT INLINE SPACE (available 2-1-2015)

TRAFFIC COUNTS Highway 20 South of Brunswick Rd ±37,000 ADT (CalTrans - 2010)
E. Sutton Way South of Brunswick Rd ±12,120 ADT (Grass Valley - 2009)

For Leasing Information, Please Contact:

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Glenbrook Plaza - Property Overview

The **Glenbrook Plaza Shopping Center** is located along Highway 49 at the northwest corner of Sutton Way and Brunswick Road in Grass Valley, California. This ±112,472 square foot neighborhood center has strong anchor co-tenants including Grocery Outlet, Staples, Ben Franklin Crafts and Rite Aid. The center benefits from easy access, ample parking, and being centrally located to serve residents in both the Grass Valley/Nevada City markets.

With just 1.9 million square feet of commercial retail space within a seven mile radius of the center, consumers within the adjacent communities of Grass Valley and Nevada City have limited options from which to choose to find goods and services. With notable shop and restaurant tenants such as Panda Express, Round Table Pizza, Radio Shack, PostNet, Great Clips and Bank of America, **Glenbrook Plaza** attracts customers from a regional area of Nevada County that consists of approximately 974 square miles.

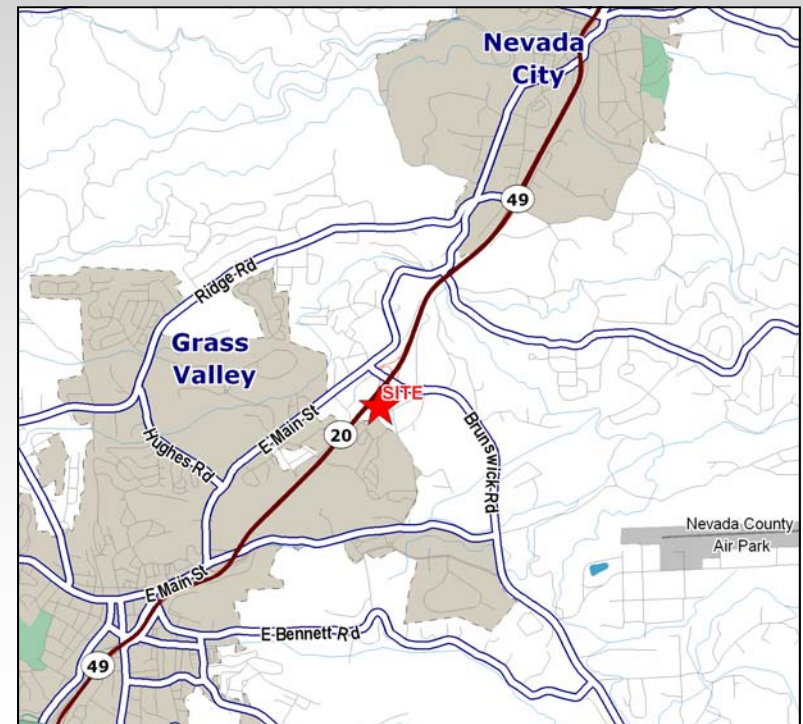
With a rich history of gold mining during the gold rush in the 1800's, the cities of Grass Valley and Nevada City boast a strong tourist trade and attract approximately 20,000 visitors annually. In addition, these cities attract from outside of their city limits with a sphere of influence that reaches to communities from Auburn to South Lake Tahoe.

Notable tenants within the trade area include:



Features:

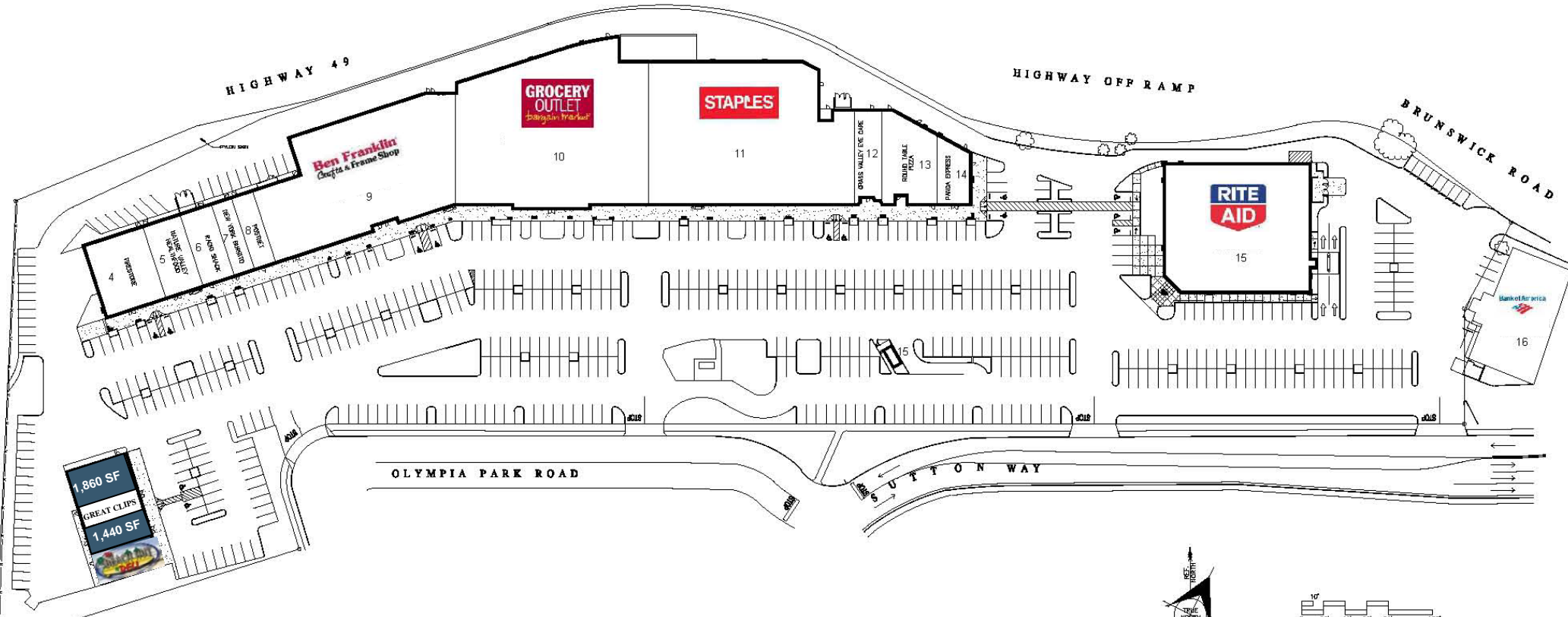
- Visible to more than 35,000 cars per day on Highway 49
- One of the largest multi-tenant anchored shopping centers in the region
- Centrally located in the trade area with convenient ingress/egress points



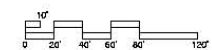
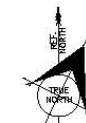
Demographics:	3 Mile	5 Mile	7 Mile
2013 Total Population:	25,127	37,616	49,133
2013 Total Households:	11,164	16,344	21,246
2013 Average Household Income:	\$63,388	\$65,844	\$68,025

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SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
522	Beach Hut Deli	1,860	616	Grocery Outlet	24,275
526	AVAILABLE 2-1-2015	1,440	646	Staples	24,128
534-A	Great Clips	1,440	670	Grass Valley Eye Care	2,250
534	AVAILABLE	1,860	686	Round Table Pizza	4,080
548	Fischer's Firestone	4,453	688	Panda Express	1,914
562	Natural Valley Health Foods	2,592	700	Cappuccino Factory	Kiosk
568	Radio Shack/Tandy	2,160	720	Rite Aid	16,708
574	Uptown Burrito	1,440	738	Bank of America (NAP)	NAP
578	PostNet	1,440			
598	Ben Franklin	19,116			



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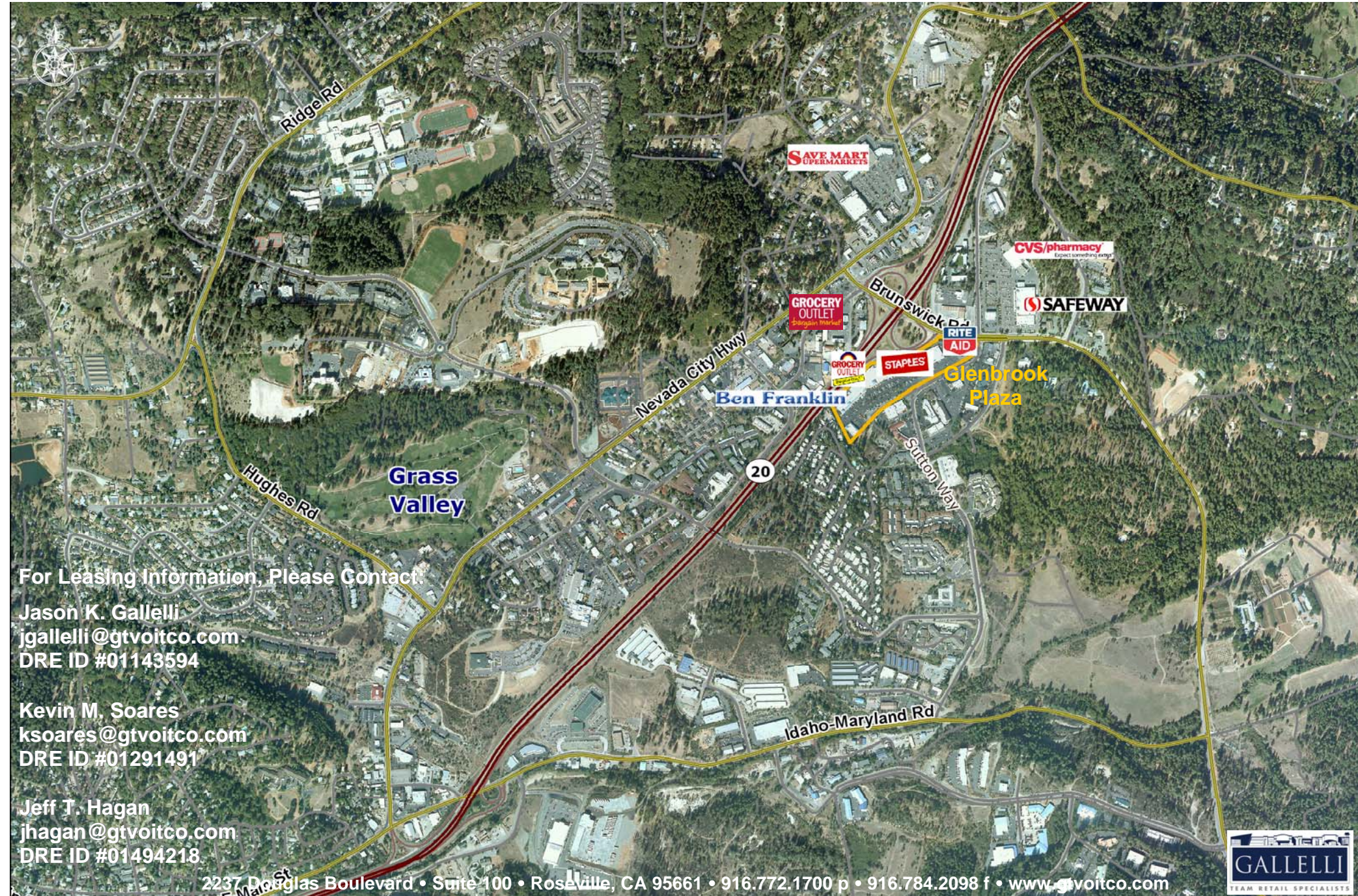
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