

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 ±3,300 SQ FT END CAP RETAIL (divisible)

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:

Jason K. Gallelli
jgallelli@gtvoitco.com
DRE ID #01143594

Kevin M. Soares
ksoares@gtvoitco.com
DRE ID #01291491

Jeff T. Hagan
jhagan@gtvoitco.com
DRE ID #01494218

2237 Douglas Boulevard • Suite 100 • Roseville, CA 95661 • 916.772.1700 p • 916.784.2098 f • www.gtvoitco.com



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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 and Bank of America, **Glenbrook Plaza** attracts customers from a regional area of Nevada County that consists of approximately 974 square miles.

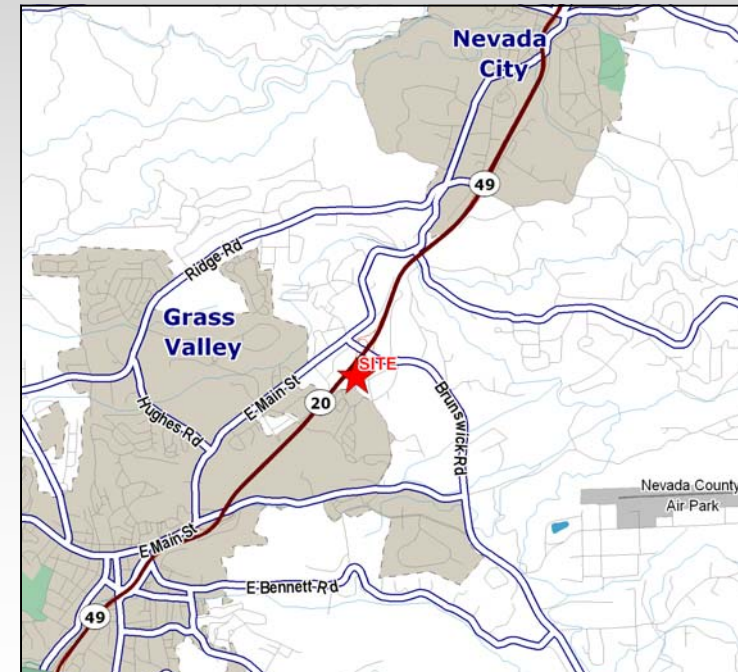
With a rich history of gold mining during the gold rush in the 1800's, the cities of Grass Valley and Nevada City boast a strong tourist trade and attract approximately 20,000 visitors annually. In addition, these cities attract from outside of their city limits with a sphere of influence that reaches 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
2012 Total Population:	24,859	37,324	48,631
2012 Total Households:	11,123	16,341	21,187
2012 Average Household Income:	\$63,479	\$66,307	\$68,503

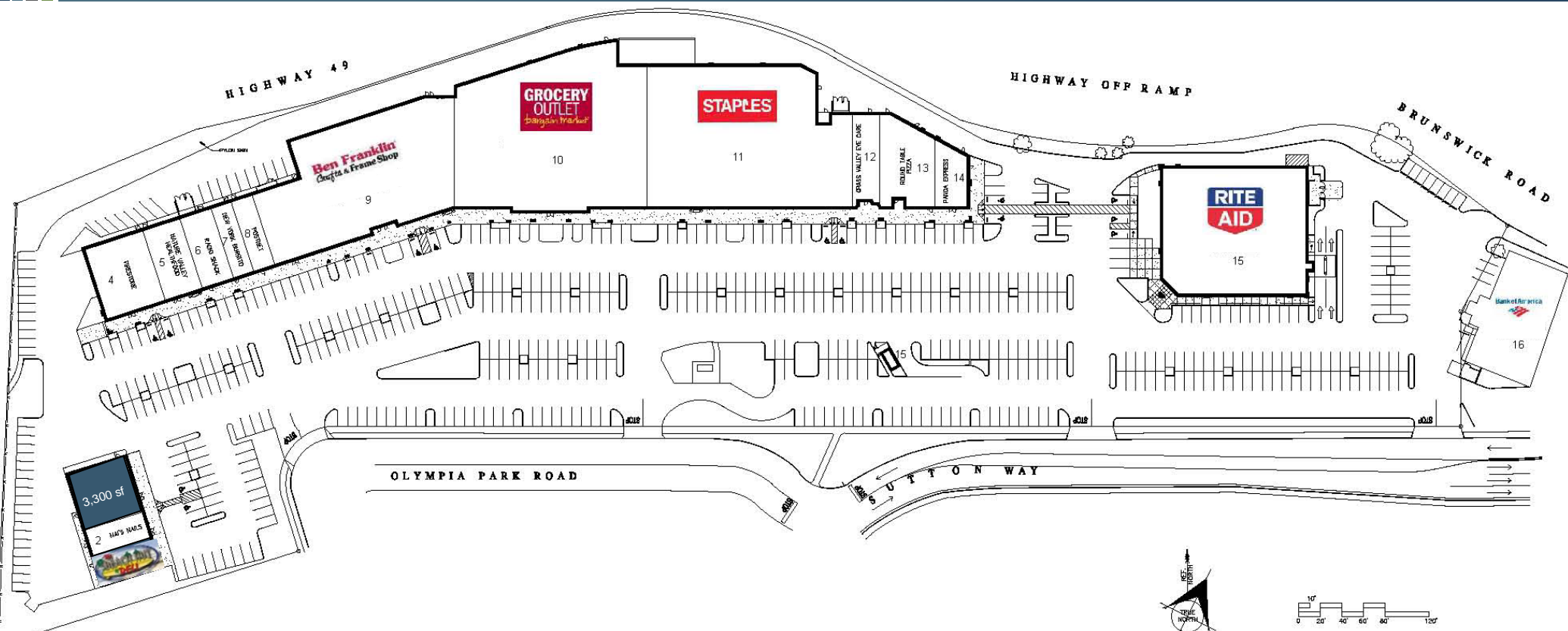
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SUITE	TENANT	SQ FT	SUITE	TENANT	SQ FT
522	Beach Hut Deli	1,860	616	Grocery Outlet	24,275
526	Mai's Nails	1,440	646	Staples	24,128
534	AVAILABLE (divisible)	3,300	670	Grass Valley Eye Care	2,250
548	Fischer's Firestone	4,453	686	Round Table Pizza	4,080
562	Natural Valley Health Foods	2,592	688	Panda Express	1,914
568	Radio Shack/Tandy	2,160	700	Cappuccino Factory	Kiosk
574	Uptown Burrito	1,440	720	Rite Aid	16,708
578	PostNet	1,440	738	Bank of America (NAP)	NAP
598	Ben Franklin	19,116			

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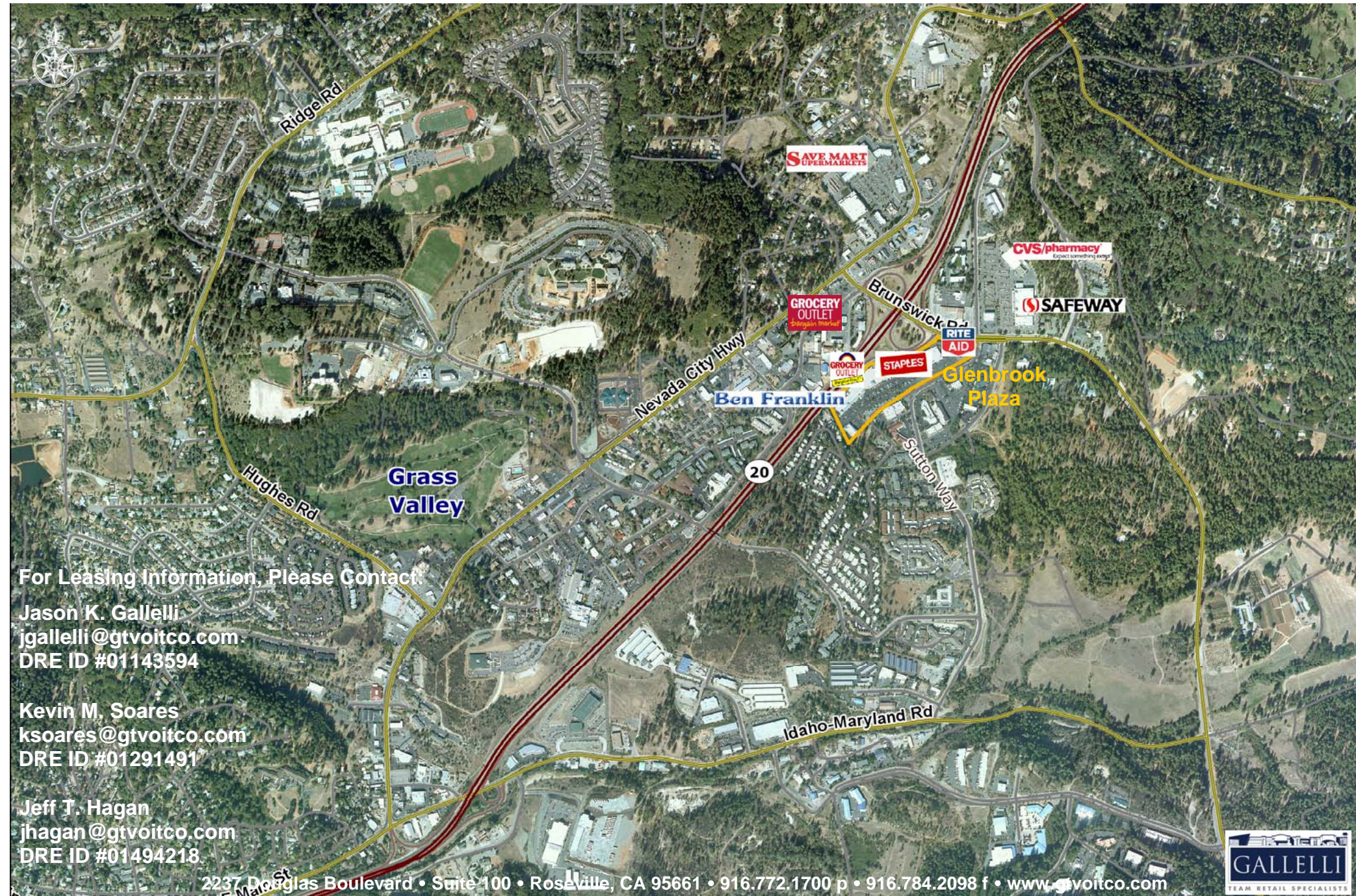
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