



available for lease

GLENBROOK PLAZA

NWQ E. SUTTON WAY & BRUNSWICK ROAD, GRASS VALLEY, CA

GALLELLI REAL ESTATE
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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.



TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2023 Total Population	26,552	38,663	51,483
 2023 Daytime Population	36,082	47,145	57,844
 2023 Total Employees	20,244	22,131	24,378
 2023 Total Households	11,759	16,860	22,378
 2023 Average Household Income	\$94,915	\$100,507	\$103,486
	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	AVAILABLE	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	



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GALLELLI RETAIL TEAM

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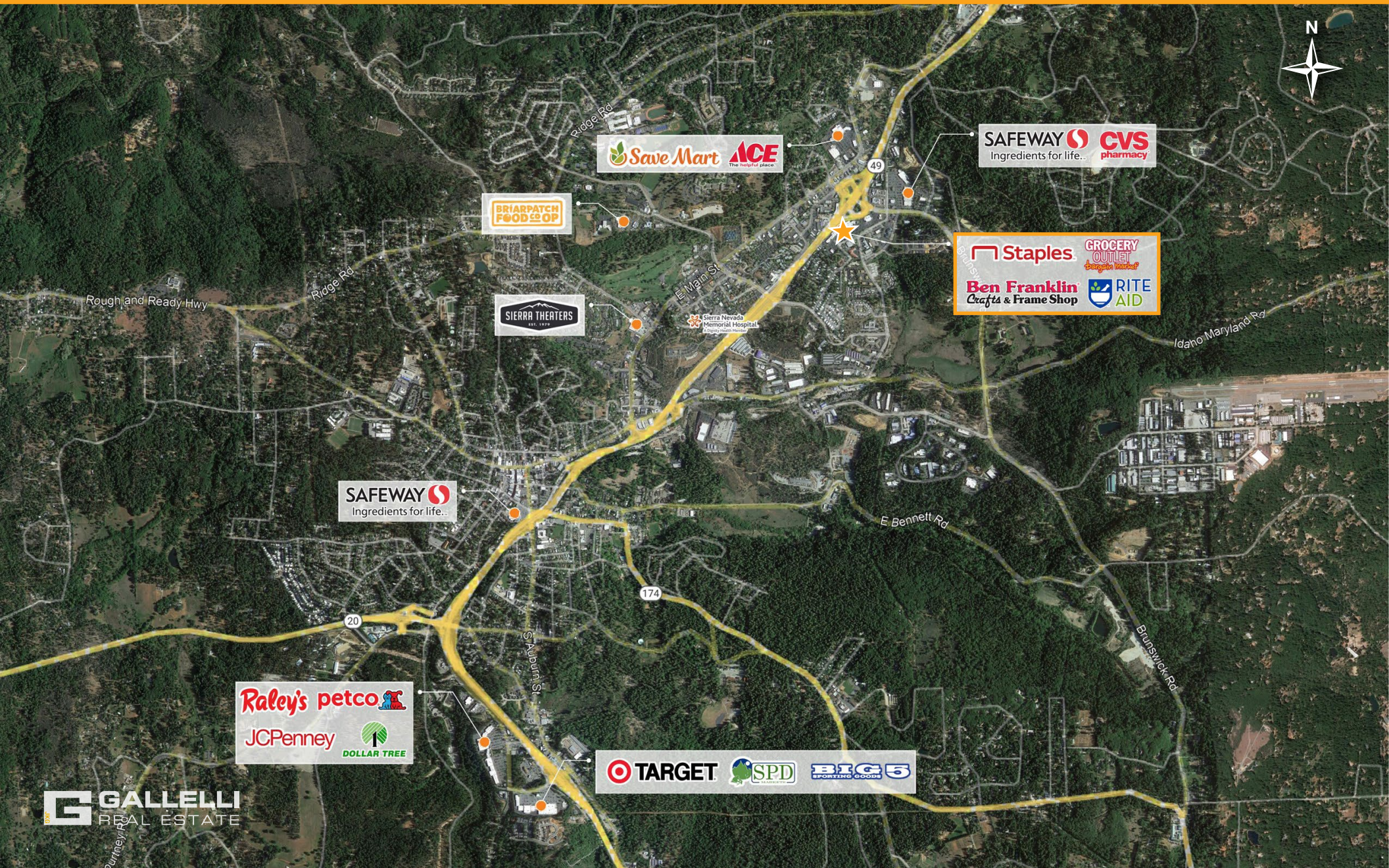
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CONTACT US

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GRASS VALLEY RETAIL TRADE AREA



Save Mart ACE
The helpful place

SAFeway CVS
Ingredients for life... pharmacy

BRIARPATCH
FOODS OP

Staples GROCERY
OUTLET
Ben Franklin RITE
Crafts & Frame Shop AID

SIERRA THEATERS
EST. 1979

Sierra Nevada
Memorial Hospital

SAFeway
Ingredients for life...

Raley's petco
JCPenney DOLLAR TREE

TARGET SPD BIG 5
SPORTING GOODS

JOIN OUR COMMUNITY.

MEET THE GALLELLI RETAIL TEAM

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