



available for lease

# GLENBROOK PLAZA

NWQ SUTTON WAY & BRUNSWICK ROAD, GRASS VALLEY, CA

GALLELLI REAL ESTATE  
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**±18,024 SF FREESTANDING BUILDING WITH DRIVE-THROUGH**

## SEE YOURSELF HERE.

The **Glenbrook Plaza** Shopping Center is located along 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 and Ben Franklin Crafts. 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 Union High School, Sierra Nevada Memorial Hospital and Briar Patch Food Co-op. In addition, as a 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**

**#6 Ranked Grocery Outlet in US - 623.6K Visits Annually**


*Placer AI 2025*

GET TO KNOW  
YOUR NEIGHBORS.

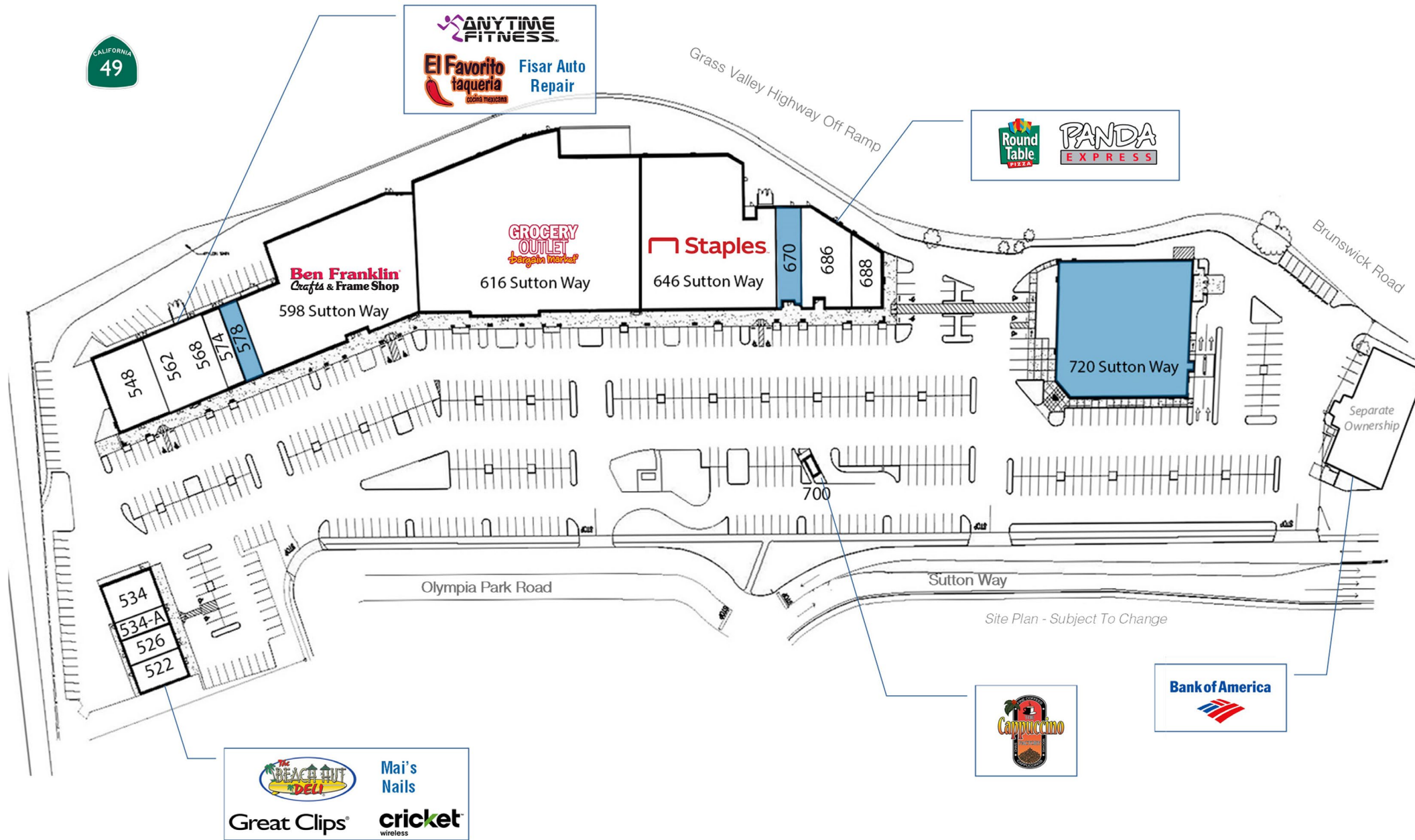


# TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2025 Total Population	26,571	38,359	50,530
 2025 Daytime Population	31,082	41,472	51,870
 2025 Total Employees	14,576	16,149	18,049
 2025 Total Households	11,882	16,854	22,150
 2025 Average Household Income	\$101,418	\$105,998	\$109,627
	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	AVAILABLE	18,024
NAP	Bank Of America	



Gary B. Gallelli, Broker  
CA DRE #00811881

## GALLELLI RETAIL TEAM

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## CONTACT US

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# ADDITIONAL PHOTOS



# JOIN OUR COMMUNITY.

## MEET THE GALLELLI RETAIL TEAM

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