



available for lease

GLENBROOK PLAZA

NWQ SUTTON WAY & BRUNSWICK ROAD, GRASS VALLEY, CA

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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.

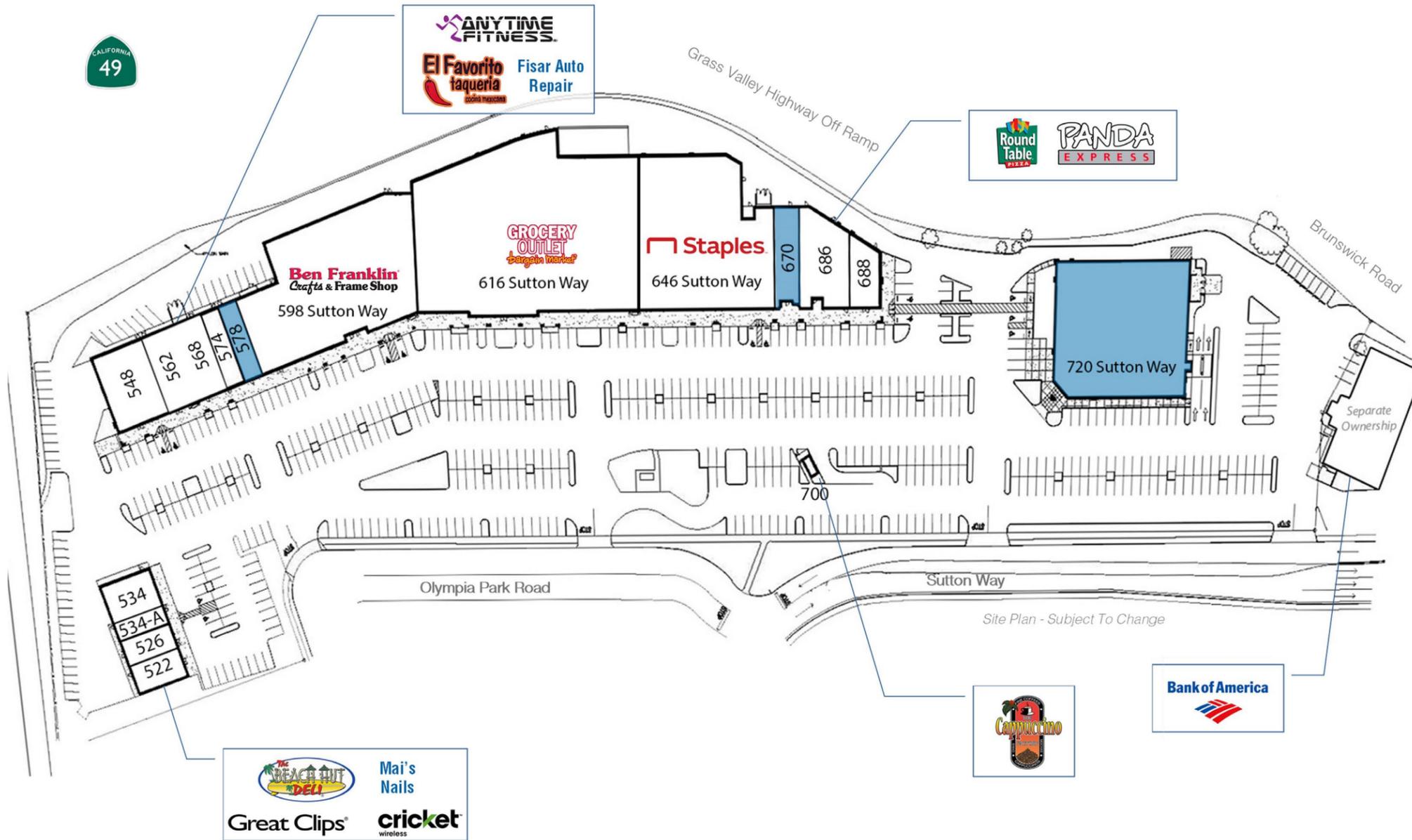


TRADE AREA & DEMOGRAPHICS



	3-Mile	5-Mile	7-Mile
 2024 Total Population	26,813	38,624	50,744
 2024 Daytime Population	36,571	47,917	58,937
 2024 Total Employees	20,386	22,674	25,315
 2024 Total Households	11,975	16,943	22,202
 2024 Average Household Income	\$98,141	\$102,750	\$106,190
	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	



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GRASS VALLEY RETAIL TRADE AREA

