



# FOR LEASE

## *±18,024 SF Freestanding Building*

A PROUD MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

720 Sutton Way, Grass Valley, CA 95945



**AVAILABLE**



**GALLELLI**  
REAL ESTATE

GALLELLI REAL ESTATE  
(916) 772-1700  
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**±18,024 SF FREESTANDING BUILDING WITH DRIVE-THROUGH**

## SEE YOURSELF HERE.

This rare freestanding building for lease features ±18,024 square feet of retail space within The Glenbrook Plaza Shopping Center. The former Rite-Aid includes a two lane drive-through with window and ample parking spaces.

**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**

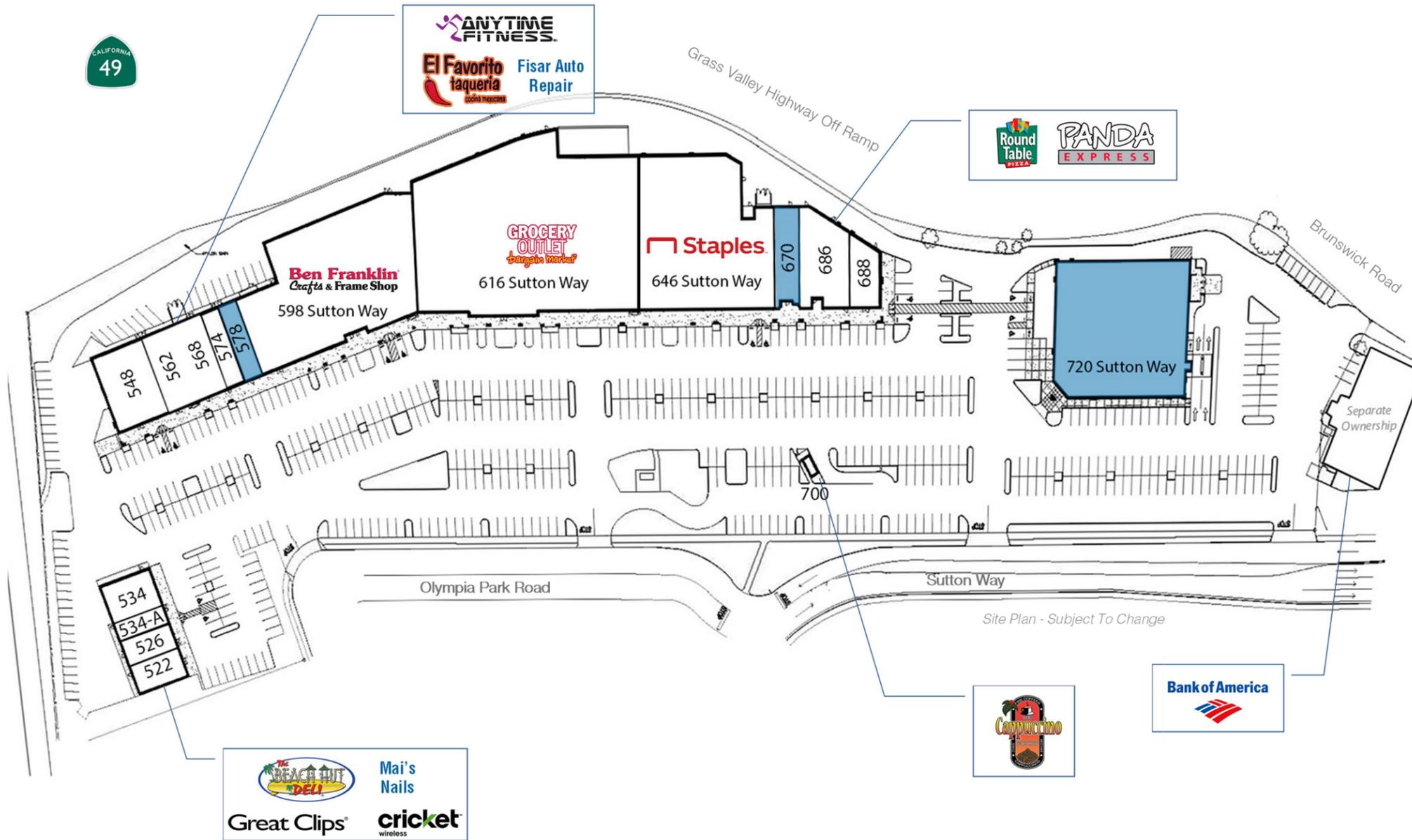
Placer AI 2025

# 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
<b>578</b>	<b>AVAILABLE</b>	<b>1,440</b>
598	Ben Franklin Crafts	19,116
616	Grocery Outlet	31,792
646	Staples	16,797
<b>670</b>	<b>AVAILABLE</b>	<b>2,250</b>
686	Round Table Pizza	4,080
688	Panda Express	1,914
700	Cappuccino Factory	Kiosk
<b>720</b>	<b>AVAILABLE</b>	<b>18,024</b>
NAP	Bank Of America	



## GALLELLI RETAIL TEAM

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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**  
*discount market*  
**Ben Franklin**  
Crafts & Frame Shop

**SIERRA THEATERS**  
EST. 1929

Sierra Nevada Memorial Hospital

**SAFeway**  
Ingredients for life...

**Raley's petco**  
**JCPenney** **DOLLAR TREE**

**TARGET** **SPD** **BIG 5**  
SPORTING GOODS

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**READ INVESTMENTS**

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