

# GLENBROOK SHOPPING CENTER

8700 LA RIVIERA DR

SACRAMENTO, CA

FOR LEASE

20,000 SF - 34,900 SF RETAIL SUITE

# ETHAN CONRAD

PROPERTIES INC.



**NOW  
OPEN!**

**BIGLOTS!**

**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

FEATURES:

- 20,000 SF - 34,900 SF anchor suite available
- Mature residential neighborhood
- Just a short drive from Sacramento State University
- Close proximity to a number of office complexes adding to the diversity of the daytime population
- Captive audience with very little retail competition

PROPERTY DETAILS:

Glenbrook is a neighborhood retail center serving an area with limited retail. The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

Dutch Bros coffee drive-thru now open!



LEASE RATE:

Suite 8700: 34,900 SF \$33,155.00 (\$0.95 PSF, NNN)  
 Divisible to 20,000 SF: Lease rate available upon request

NNN costs are approximately \$0.29 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,214	120,883	327,728
2023 Average HH Income:	\$105,836	\$96,003	\$87,496
Traffic Count @ La Riviera Dr and Watt Ave:	102,819		

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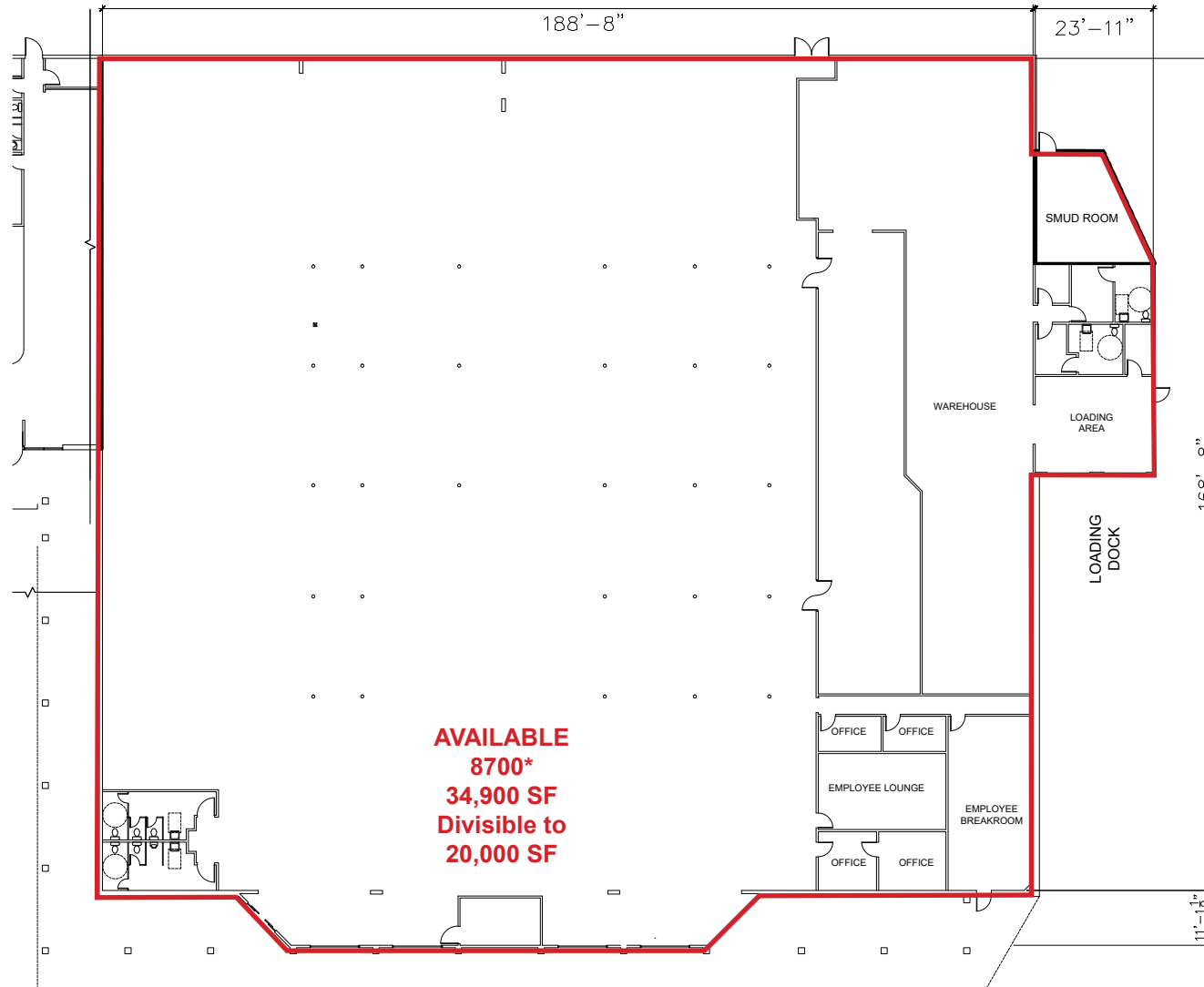
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FLOOR PLAN



\*Available with 30 days' notice.

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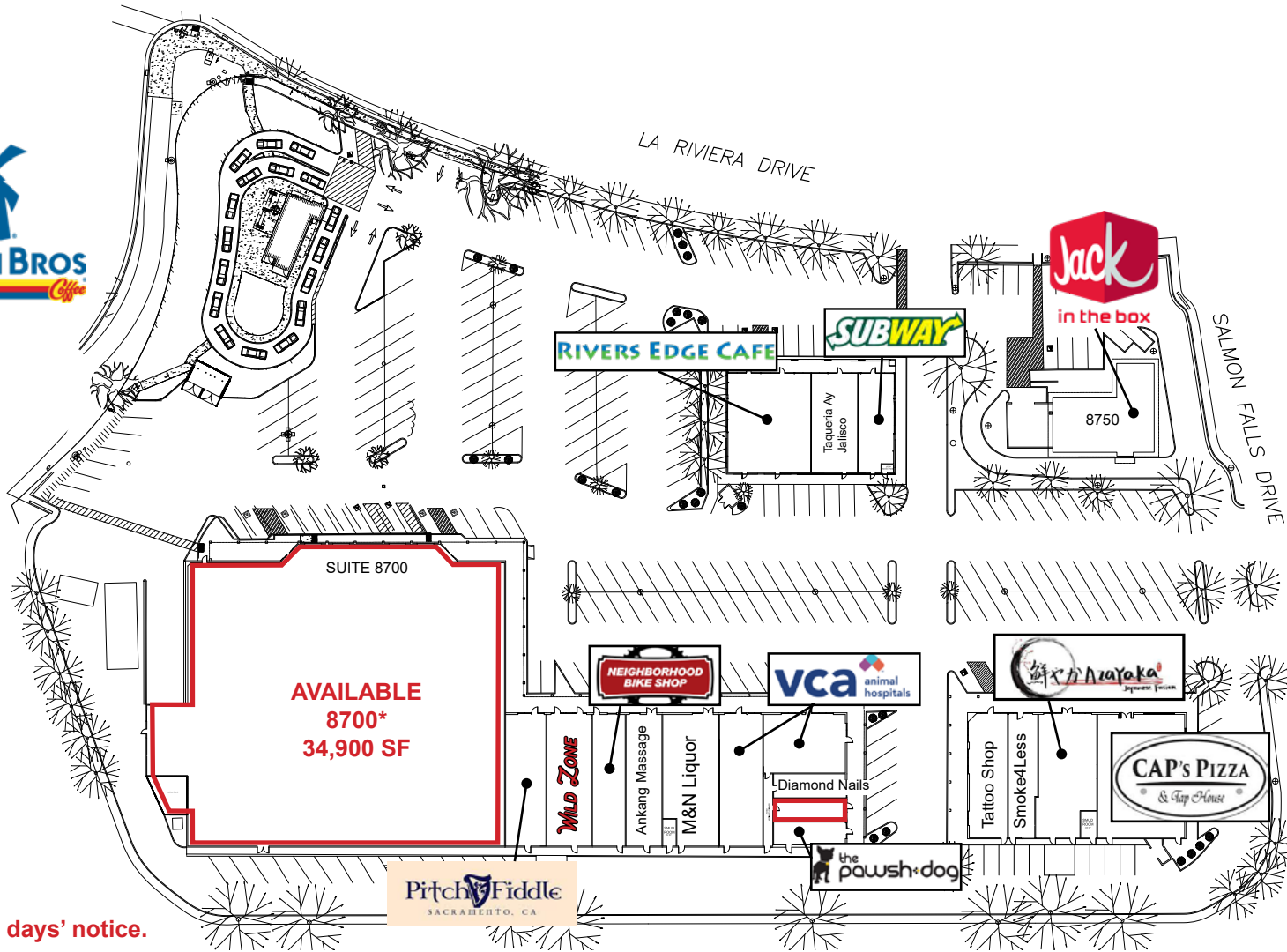
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## SITE PLAN



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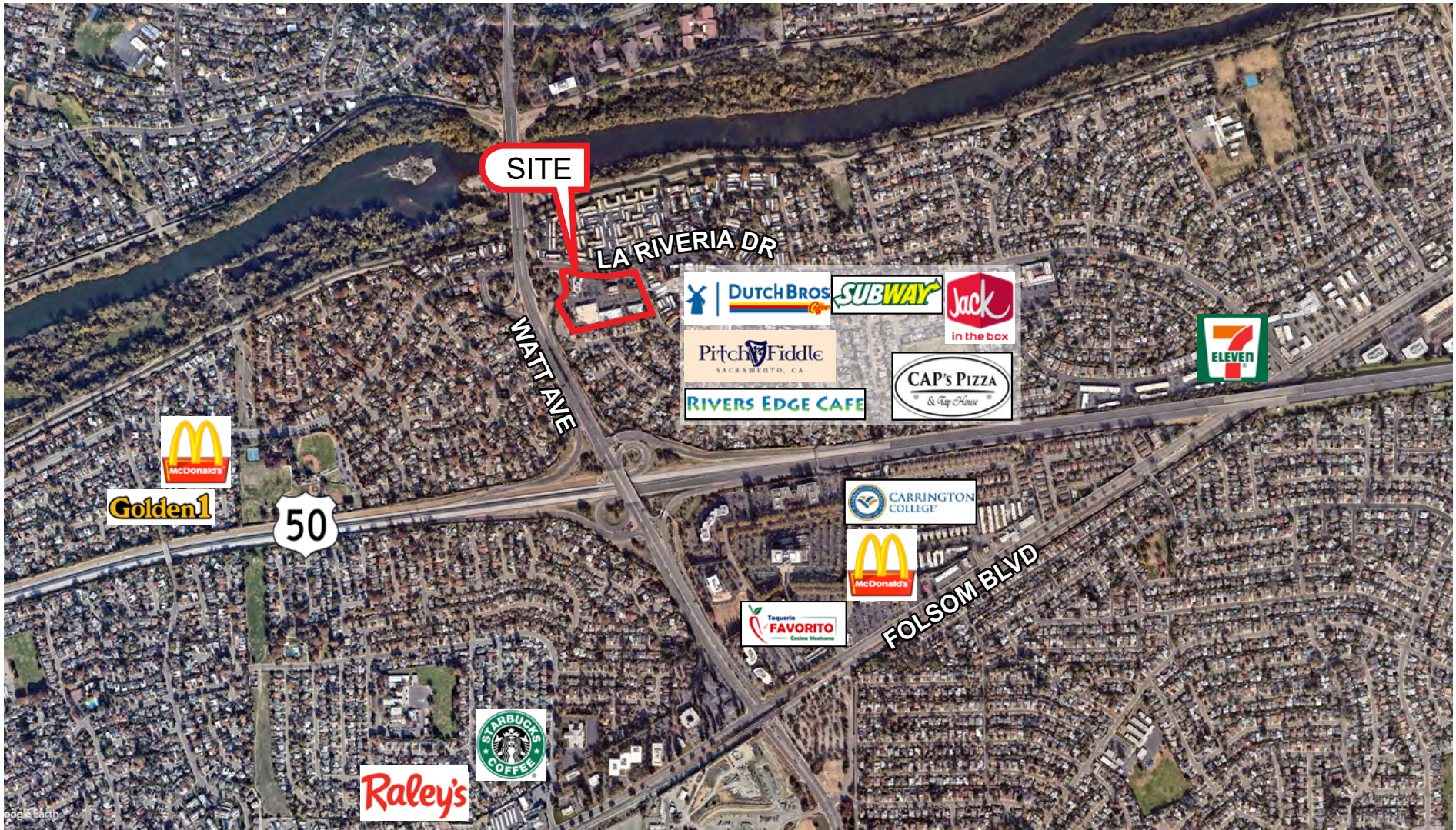
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