

# GLENBROOK SHOPPING CENTER

8700-8760 LA RIVIERA DR  
SACRAMENTO, CA

FOR SALE OR LEASE  
30,500 SF RETAIL PAD

ETHAN CONRAD  
PROPERTIES INC.



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www.ethanconradprop.com



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### FEATURES:

- Big Lots anchor
- 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. As indicated on the attached aerial, the trade area is underserved.

The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

**GROUND LEASE RENT:** \$4,800.00 per month, NNN

**PURCHASE PRICE:** \$670,000.00 (\$22.00 PSF)

### DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2018 Population (est):	15,209	114,842	316,190
2018 Avg. HH Income:	\$94,510	\$83,966	\$75,423
Daily Traffic Count:	La Riviera Dr and Watt Ave 102,819		

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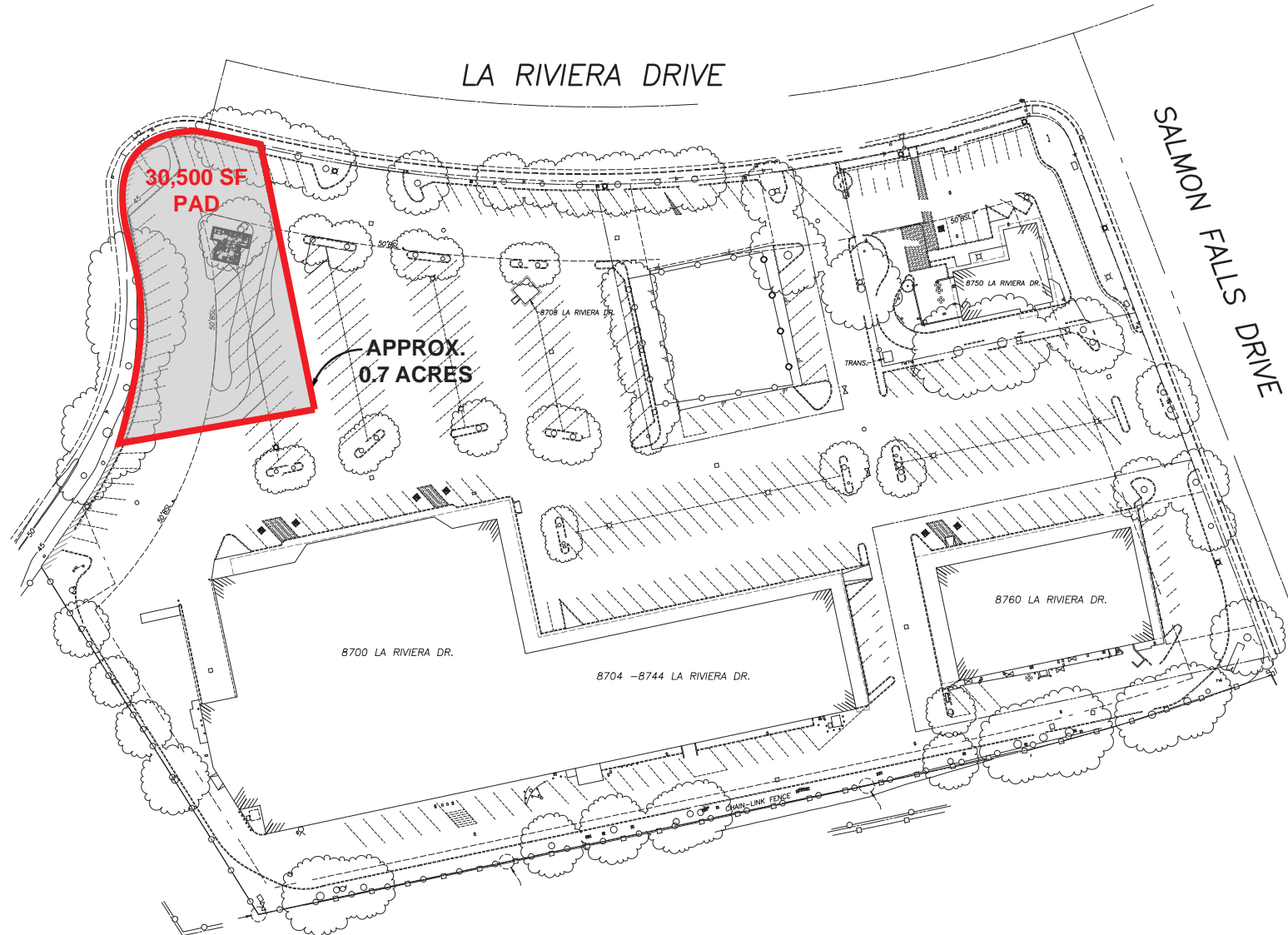
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