

# 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!**



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

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**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- 20,000 SF - 34,900 SF anchor suite available
- Mature residential neighborhood
- Close proximity to a number of office complexes adding to the diversity of the daytime population
- Captive audience with very little retail competition
- 1,200 amps of 277/480 volt, 3-phase power
- 19' - 20'-4" clear height
- 111 parking spaces



**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. Just a short drive from Sacramento State University.

Dutch Bros coffee drive-thru now open!

EVgo fast charging stations on-site.

**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:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	14,600	120,509	326,792
2025 Average HH Income:	\$141,228	\$127,955	\$118,683
Traffic Count @ La Riviera Dr:	6,733		
Watt Ave:	21,841		

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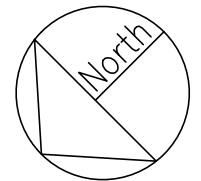
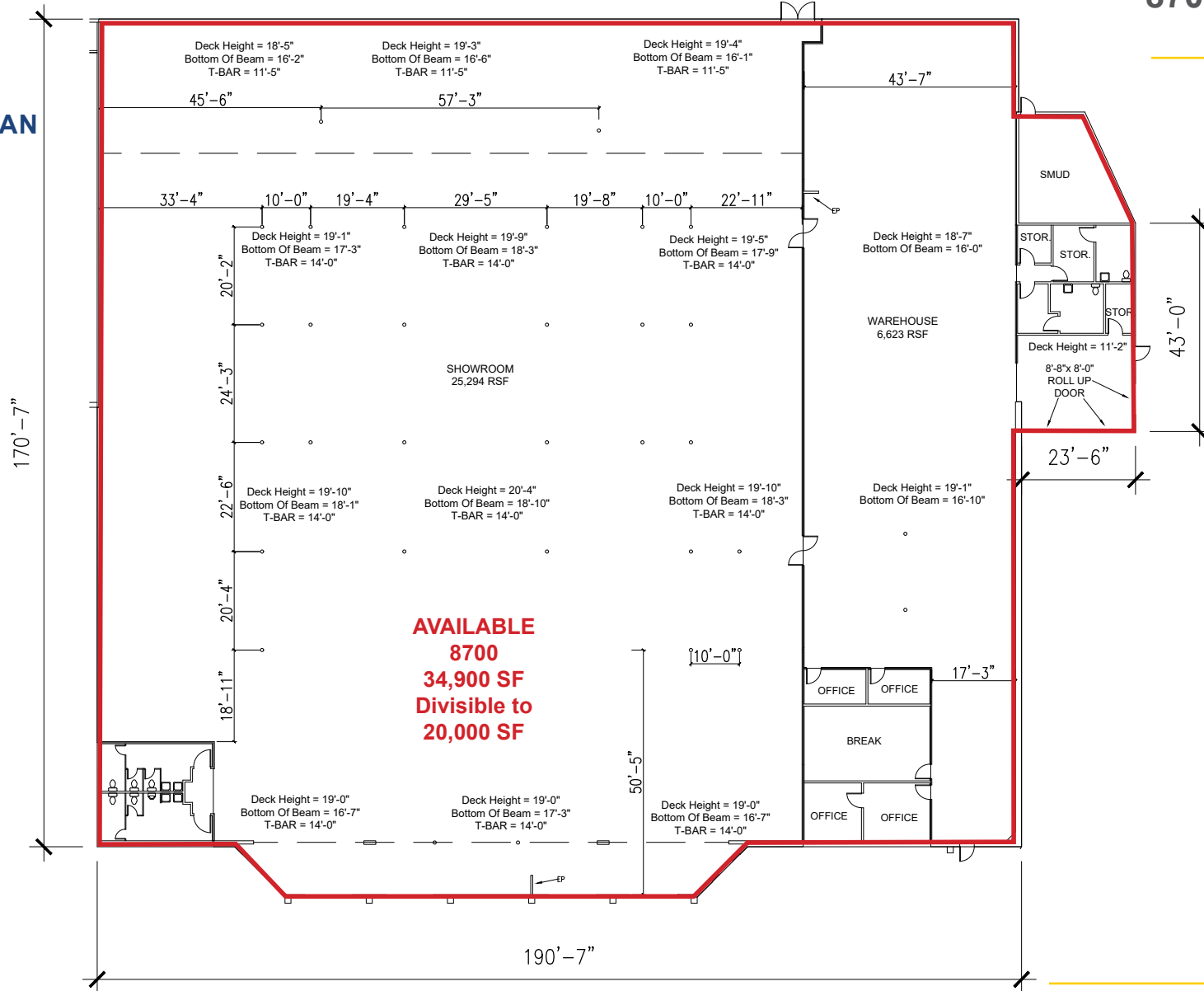
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## FLOOR PLAN



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## SITE PLAN



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