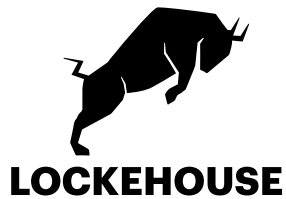




HIMSL
REAL ESTATE



SUNSET PLAZA

BRENTWOOD, CALIFORNIA

7710 BRENTWOOD BLVD., BRENTWOOD, CA 94513

ABOUT SUNSET PLAZA

Built in 2007, Sunset Plaza has been serving the growing community of Brentwood with local and national retailers with convenient access and well-maintained hardscape. This property is adjacent to Brentwood's newest retail development, Sciortino Ranch, which is anchored by Grocery Outlet and other fine QSR's/retailers, augmenting Brentwood Boulevard's significant shopping draw.



PROPERTY PROFILE

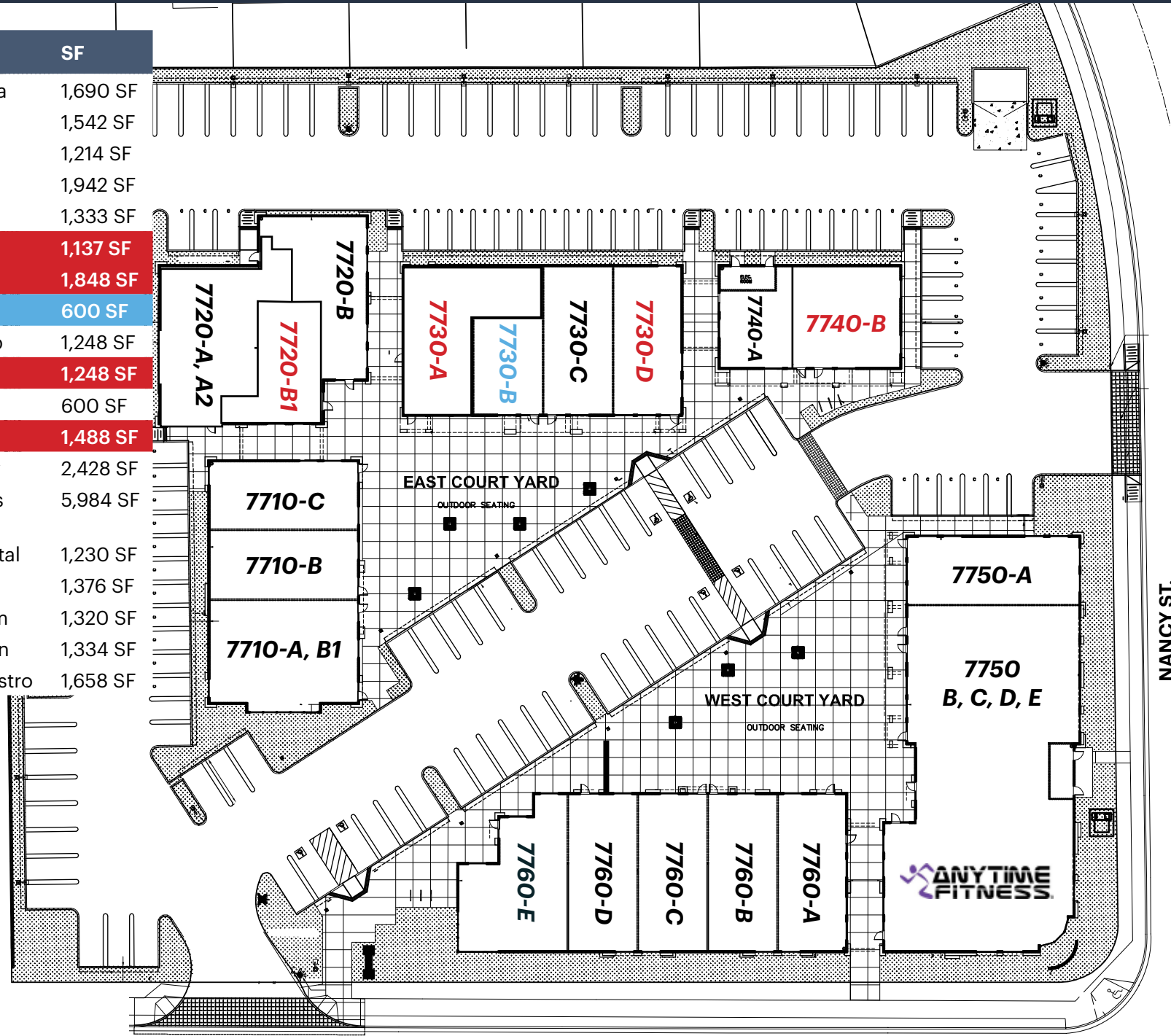
| | | |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| LEASEABLE AREA | ±29,719 SF | |
| SF AVAILABLE | ±600 - ±2,448 SF | |
| AVAILABLE SPACES | Suite 7720-B1 | 1,137 SF |
| | Suite 7730-A | 1,848 SF |
| | Suite 7730-D | 1,248 SF |
| | Suite 7740-B | 1,488 SF |
| TRAFFIC COUNTS | Brentwood Blvd. | 24,456 ADT |
| | HWY 4 | 76,668 ADT |
| PROPERTY HIGHLIGHTS | <ul style="list-style-type: none"> • Highly trafficked area located on Brentwood Blvd. • Signalized intersection • Tremendous visibility and access • Plentiful parking with 5.2 spaces per 1,000 SF • Monument signage on Brentwood Blvd. • Strong Demographics • Adjacent to major retailers including: Grocery Outlet, McDonald's, Jack in the Box, Dollar General, Quick Quack Carwash, AutoZone and more | |



*Traffic Counts Source: CoStar 2/22/22

SITE PLAN

| SUITE | TENANT | SF |
|-----------------|-----------------------|-----------------|
| 7710-A, B1 | Tulip Nails & Spa | 1,690 SF |
| 7710-B | Doré Bakery | 1,542 SF |
| 7710-C | Taxcare | 1,214 SF |
| 7720-A, A2 | Pack Strength | 1,942 SF |
| 7720-B | Pampered Pets | 1,333 SF |
| 7720-B1 | Vacant | 1,137 SF |
| 7730-A | Vacant | 1,848 SF |
| 7730-B | Available | 600 SF |
| 7730-C | 7's Smoke Shop | 1,248 SF |
| 7730-D | Vacant | 1,248 SF |
| 7740-A | United Clips | 600 SF |
| 7740-B | Vacant | 1,488 SF |
| 7750-A | Happy Laundry | 2,428 SF |
| 7750-B, C, D, E | Anytime Fitness | 5,984 SF |
| 7760-A | Marsh Creek Dental | 1,230 SF |
| 7760-B | Taxcare | 1,376 SF |
| 7760-C | Peke's Ice Cream | 1,320 SF |
| 7760-D | Wrappin Chicken | 1,334 SF |
| 7760-E | AhzeeTu Korean Bistro | 1,658 SF |



BRENTWOOD BLVD. - 24,456 ADT

PLEASE DO NOT DISTURB CURRENT TENANT

*Traffic Counts Source: CoStar 9/15/23

MARKET AERIAL



*Traffic Counts Source: CoStar 9/15/23





POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 16,318 | 73,844 | 146,303 |



PROJECTED ANNUAL GROWTH (2022-2027)

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 2,233 | 4,480 | 8,007 |



ESTIMATED AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|-----------|-----------|-----------|
| \$129,754 | \$168,253 | \$158,629 |



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

| 1 MILE | 3 MILES | 5 MILES |
|---------|----------|---------|
| \$1.6 M | \$1.86 M | \$1.8 M |



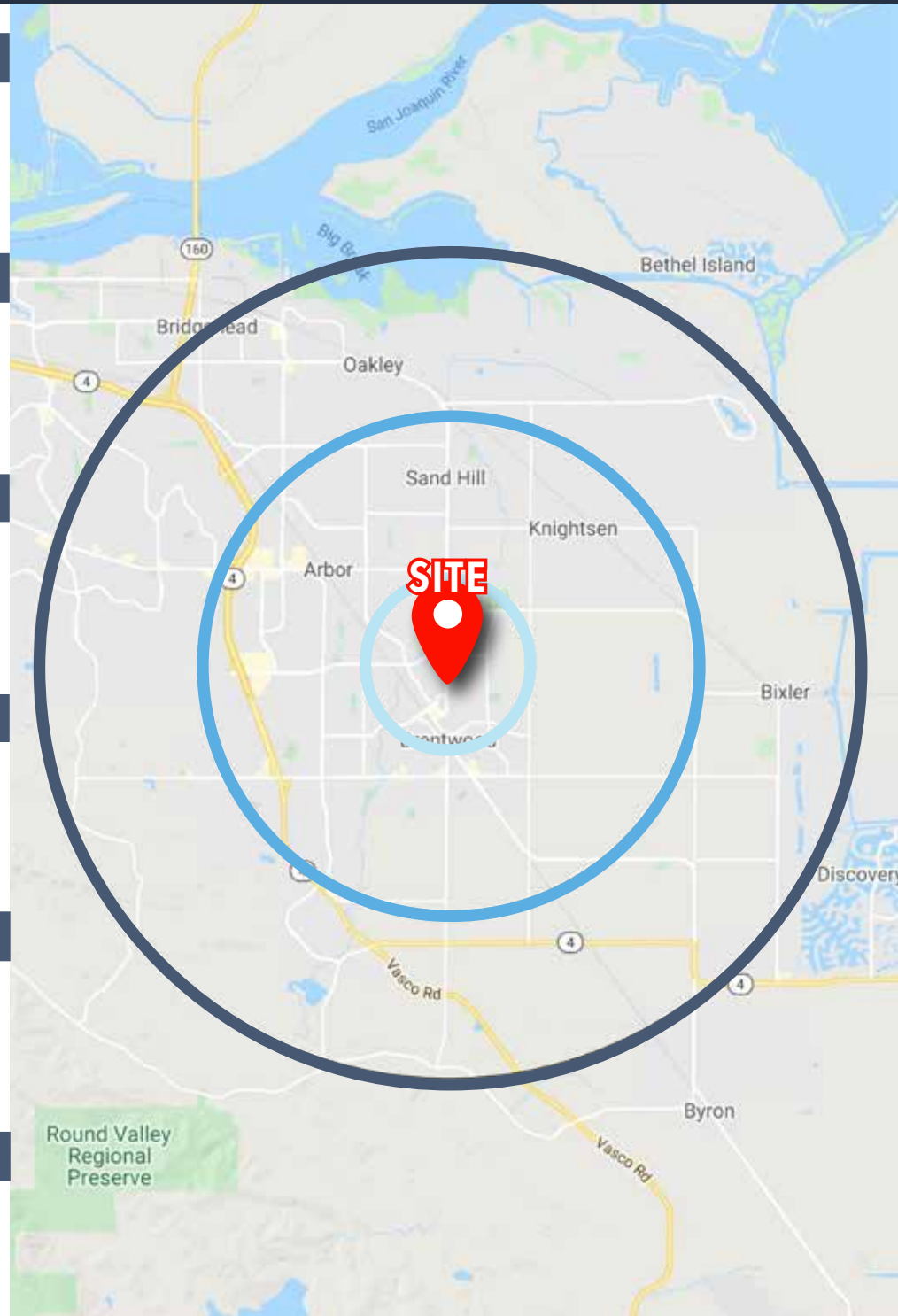
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 29.0% | 33.9% | 31.5% |

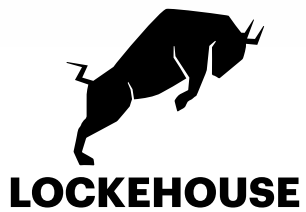


TOTAL RETAIL EXPENDITURES

| 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|
| \$206.49 M | \$1.15 B | \$2.11 B |



*Demographics Source: Sites USA REGIS Online 9/15/23



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