



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

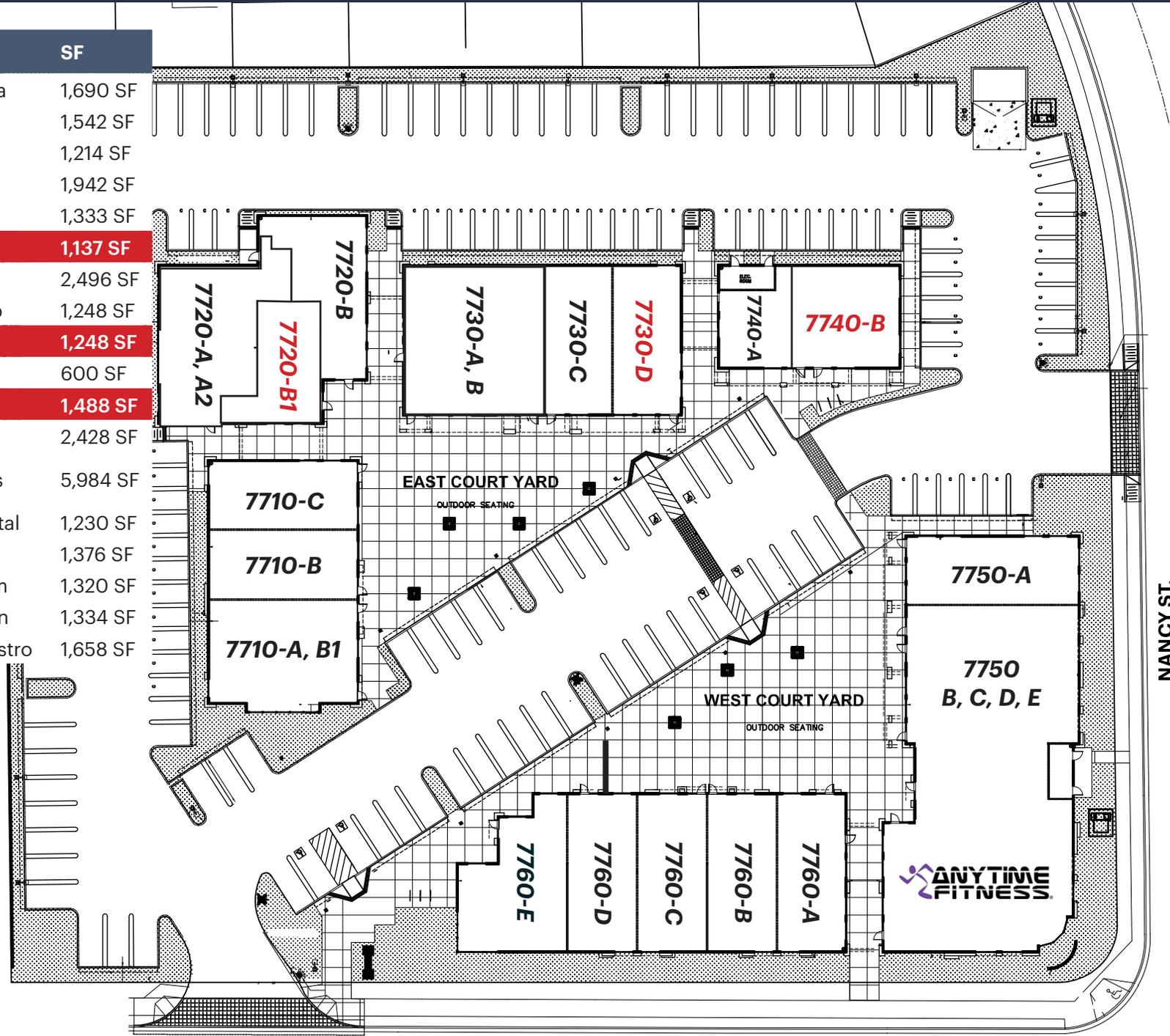
<b>LEASEABLE AREA</b>	±29,719 SF	
<b>SF AVAILABLE</b>	±1,137- ±1,488 SF	
<b>AVAILABLE SPACES</b>	Suite 7720-B1	1,137 SF
	Suite 7730-D	1,248 SF
	Suite 7740-B	1,488 SF
<b>TRAFFIC COUNTS</b>	Brentwood Blvd.	15,069 ADT
	HWY 4	50,858 ADT
<b>PROPERTY HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Highly trafficked area located on Brentwood Blvd.</li> <li>• Signalized intersection</li> <li>• Tremendous visibility and access</li> <li>• Plentiful parking with 5.2 spaces per 1,000 SF</li> <li>• Monument signage on Brentwood Blvd.</li> <li>• Strong Demographics</li> <li>• Adjacent to major retailers including: Grocery Outlet, McDonald's, Jack in the Box, Dollar General, Quick Quack Carwash, AutoZone and more</li> </ul>	



\*Traffic Counts: Source Regis USA 09/19/24

# 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
<b>7720-B1</b>	<b>Vacant</b>	<b>1,137 SF</b>
7730-A, B	Punjabi Bazaar	2,496 SF
7730-C	7's Smoke Shop	1,248 SF
<b>7730-D</b>	<b>Vacant</b>	<b>1,248 SF</b>
7740-A	United Clips	600 SF
<b>7740-B</b>	<b>Vacant</b>	<b>1,488 SF</b>
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

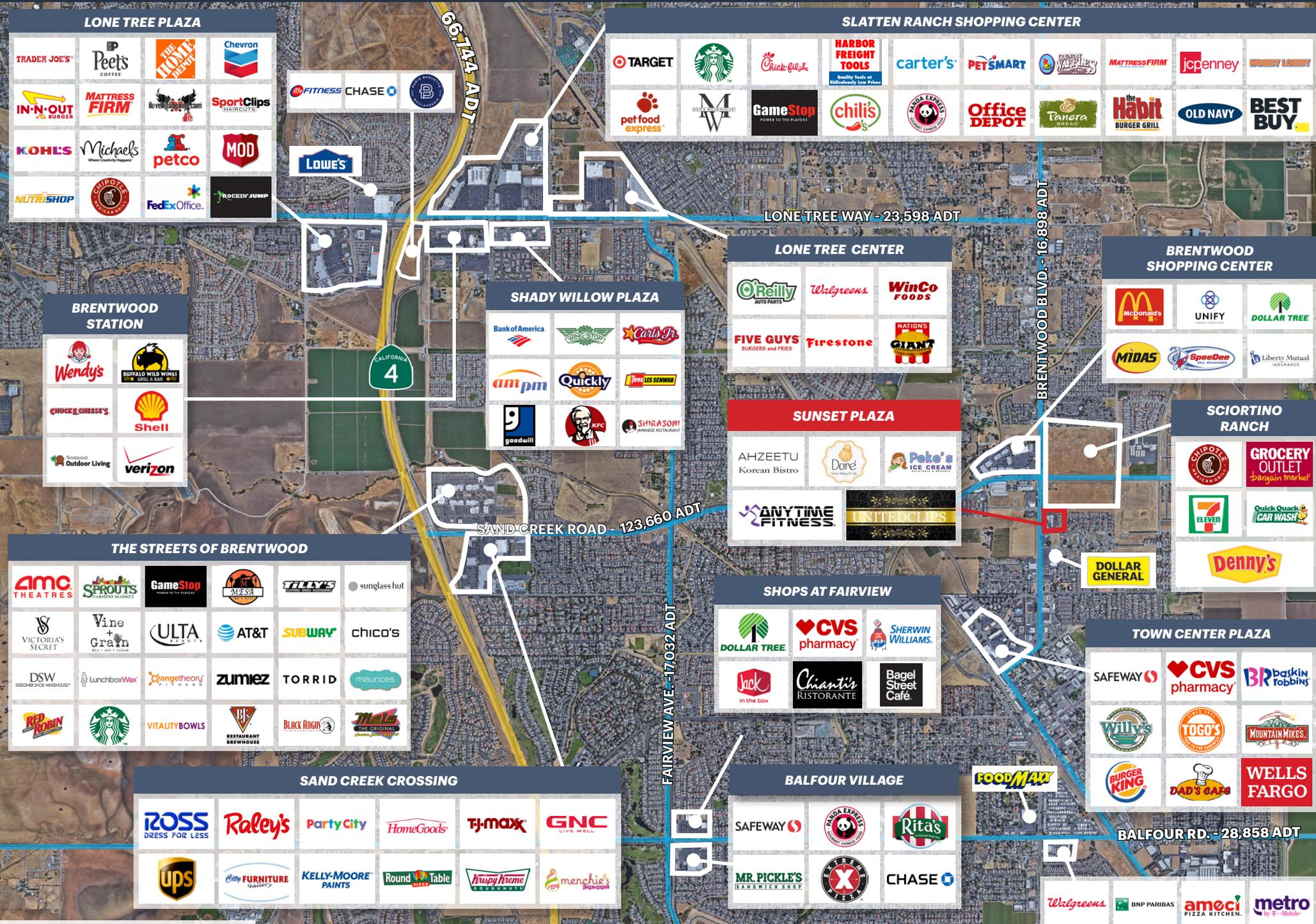


BRENTWOOD BLVD. - 15,069 ADT

**PLEASE DO NOT DISTURB CURRENT TENANT**

\*Traffic Counts: Source Regis USA 09/19/24

# MARKET AERIAL



## LONE TREE PLAZA

TRADER JOE'S	Peets COFFEE	THE HOME DEPOT	Chevron
IN-N-OUT BURGER	MATTRESS FIRM	SportClips	FITNESS CHASE
KOHL'S	Michaels	petco	MOD
NUTRISHOP	FedEx Office	ROCKIN' JUMP	LOWE'S

## SLATTEN RANCH SHOPPING CENTER

TARGET	Starbucks	Chick-fil-A	HARBOR FREIGHT TOOLS	carter's	PET SMART	MATTRESS FIRM	JCPenney	WOBBY LOBBY
pet food express	GameStop	chili's	Office DEPOT	Panera BREAD	the Habit BURGER GRILL	OLD NAVY	BEST BUY	

LONE TREE WAY - 23,598 ADT

## LONE TREE CENTER

O'Reilly AUTO PARTS	Walgreens	WinCo FOODS
FIVE GUYS BURGERS and FRIES	Firestone	NATION'S GYANT

## BRENTWOOD SHOPPING CENTER

McDonald's	UNIFY	DOLLAR TREE
MIDAS	Speedee	Liberty Mutual INSURANCE

## BRENTWOOD STATION

Wendy's	BUFFALO WILD WINGS
CHUCK & CHEESE'S	Shell
Outdoor Living	verizon

## SHADY WILLOW PLAZA

Bank of America	Carib Jr
ampm	Quickly
goodwill	KFC

## SUNSET PLAZA

AHZEETU Korean Bistro	Doré	Poke's ICE CREAM
ANYTIME FITNESS	UNITECLIPS	

## SCIORTINO RANCH

CHIPOTLE	GROCERY OUTLET
7 ELEVEN	Quick & Quick's CAR WASH
DOLLAR GENERAL	Denny's

## THE STREETS OF BRENTWOOD

AMC THEATRES	SPROUTS	GameStop	TILLY'S	sunglass hut
VICTORIA'S SECRET	Vine + Grain	ULTA	AT&T	SUBWAY
DSW	Lunchbox Wax	Orangetheory	zumiez	TORRID
RED ROBIN	Starbucks	VITALITY BOWLS	BLACK RINGS	THE ORIGINAL

## SHOPS AT FAIRVIEW

DOLLAR TREE	CVS pharmacy	SHERWIN WILLIAMS
Jack in the box	Chianti's RISTORANTE	Bagel Street Café

## TOWN CENTER PLAZA

SAFeway	CVS pharmacy	BR baskin robbins
Willy's	TOGO'S	MOUNTAIN MIKES
BURGER KING	DAD'S CAFE	WELLS FARGO

## SAND CREEK CROSSING

ROSS DRESS FOR LESS	Raley's	Party City	HomeGoods	TJ-maxx	GNC
ups	City FURNITURE	KELLY-MOORE PAINTS	Round Table	Krispy Kreme	menchie's

## BALFOUR VILLAGE

SAFeway	Ritas
MR. PICKLE'S SANDWICH SHOP	CHASE

BALFOUR RD. - 28,858 ADT

\*Traffic Counts: Source Regis USA 09/19/24





## POPULATION

1 MILE	3 MILES	5 MILES
15,739	72,659	142,731



## ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$151,630	\$175,305	\$169,373



## ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.5 M	\$1.79 M	\$1.76 M



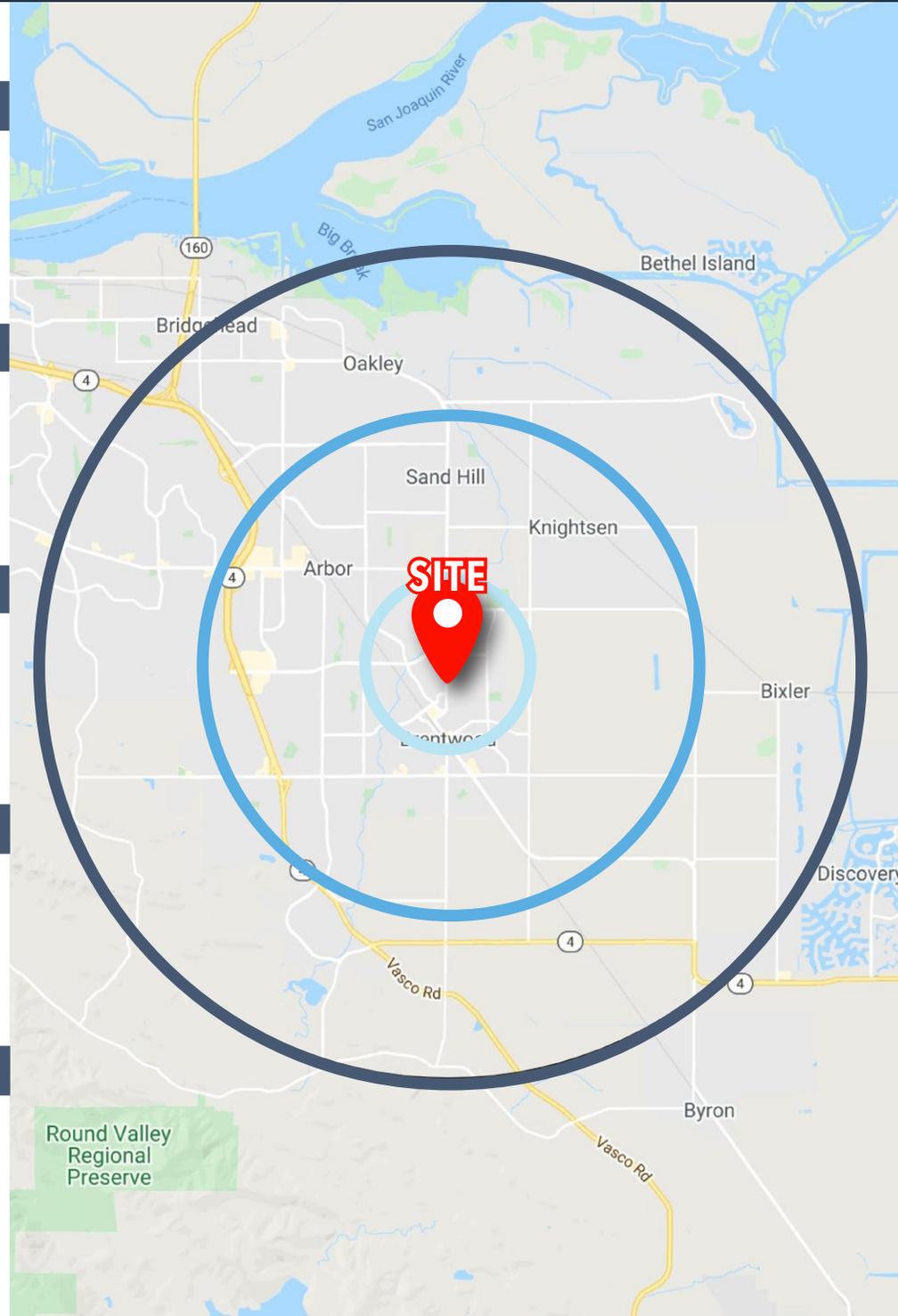
## COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
32.0%	35.8%	33.5%

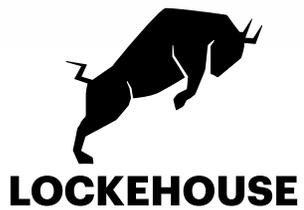


## TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$221.49 M	\$1.19 B	\$2.2 B



\*Demographics Source: Sites USA REGIS Online 9/19/24



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