



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

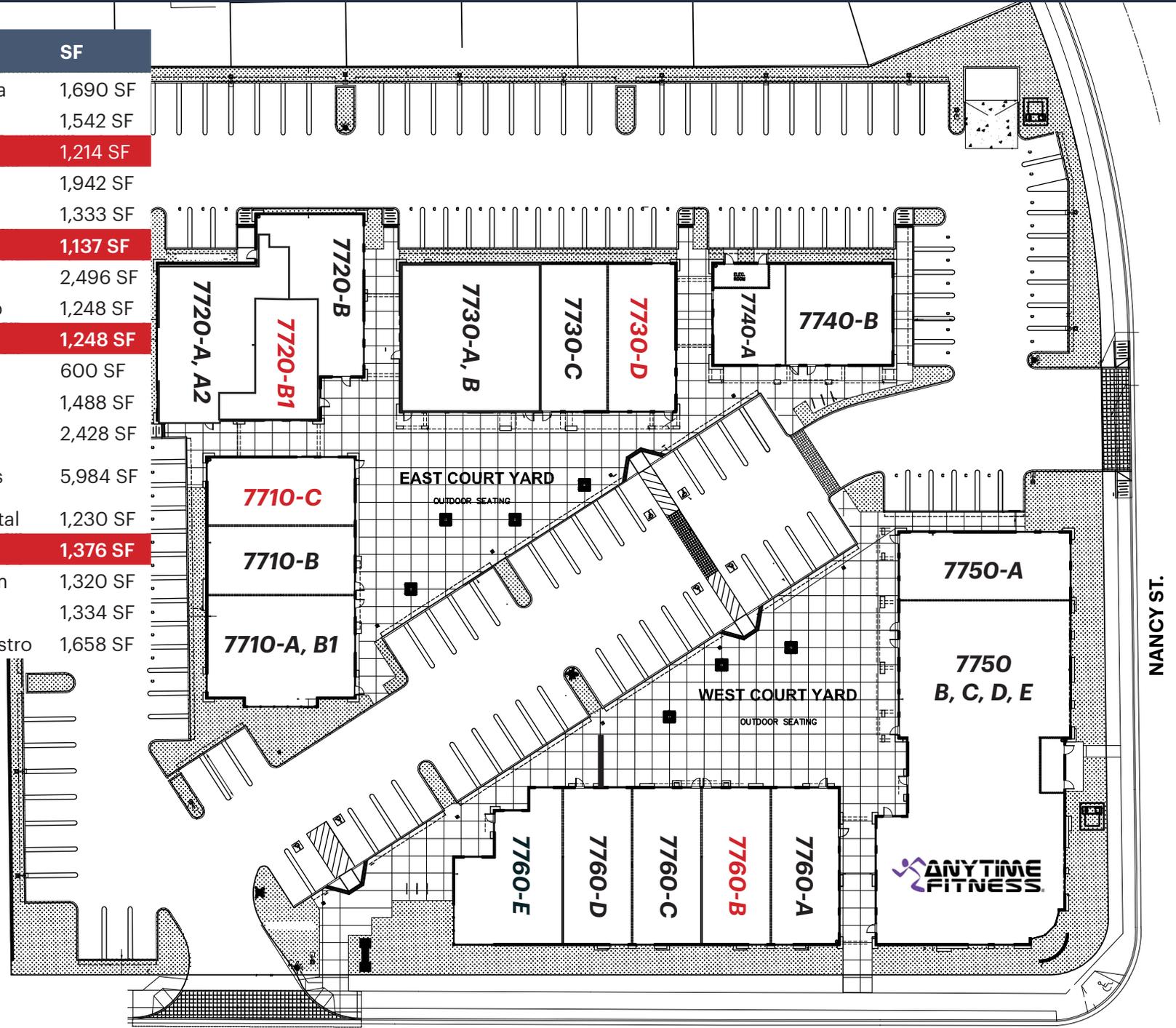
LEASEABLE AREA	±29,719 SF	
SF AVAILABLE	±1,137- ±1,376 SF	
AVAILABLE SPACES	Suite 7710-C	1,214 SF (2nd Gen Retail)
	Suite 7720-B1	1,137 SF (2nd Gen Retail)
	Suite 7730-D	1,248 SF (Warm Shell)
	Suite 7760-B	1,376 SF (2nd Gen Retail)
TRAFFIC COUNTS	Brentwood Blvd.	12,959 ADT
	Highway 4	66,150 ADT
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • High-traffic location 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 Regis USA 3/16/26

SITE PLAN

SUITE	TENANT	SF
7710-A, B1	Tulip Nails & Spa	1,690 SF
7710-B	Doré Bakery	1,542 SF
7710-C	Available	1,214 SF
7720-A, A2	Pack Strength	1,942 SF
7720-B	Pampered Pets	1,333 SF
7720-B1	Available	1,137 SF
7730-A, B	Punjabi Bazaar	2,496 SF
7730-C	7's Smoke Shop	1,248 SF
7730-D	Available	1,248 SF
7740-A	United Clips	600 SF
7740-B	In Lease	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	Available	1,376 SF
7760-C	Peke's Ice Cream	1,320 SF
7760-D	Kalye Bites	1,334 SF
7760-E	AhzeeTu Korean Bistro	1,658 SF



BRENTWOOD BLVD. - 12,959 ADT

PLEASE DO NOT DISTURB CURRENT TENANT

*Traffic Counts: Source Regis USA 3/16/26

MARKET AERIAL



LONE TREE PLAZA

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

SLATTEN RANCH SHOPPING CENTER

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

LONE TREE WAY - 19,617 ADT

LONE TREE CENTER

O'Reilly AUTO PARTS	Walgreens	WinCo FOODS
FIVE GUYS	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	WIN-STAR	Carib Jr
ampm	Quickly	Three LES SCHWAB
goodwill	KFC	SHIRASONI

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	MESA	TILLY'S	sunglass hut
VICTORIA'S SECRET	Vine + Gram	ULTA	AT&T	SUBWAY	chico's
DSW	Lunchbox Wax	Orangetheory	zumiez	TORRID	maurices
RED ROBIN	Starbucks	VITALITY BOWLS	BI'S	BLACK RINGS	AXES & ALES

SHOPS AT FAIRVIEW

DOLLAR TREE	CVS pharmacy	SHERWIN WILLIAMS
Jack in the box	Chiant'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	Round Table	Krispy Kreme	menchie's

BALFOUR VILLAGE

SAFeway	ANNA EXPRESS	Ritas
MR. PICKLE'S SANDWICH SHOP	PIZZA HUT	CHASE

BALFOUR RD. - 21,571 ADT

Walgreens	BNP PARIBAS	ameci PIZZA KITCHEN	metro
-----------	-------------	---------------------	-------

*Traffic Counts: Source Regis USA 3/16/26





POPULATION

1 MILE	3 MILES	5 MILES
7,023	76,543	153,242



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$160,810	\$180,903	\$172,177



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$1.62 M	\$2.05 M	\$1.93 M



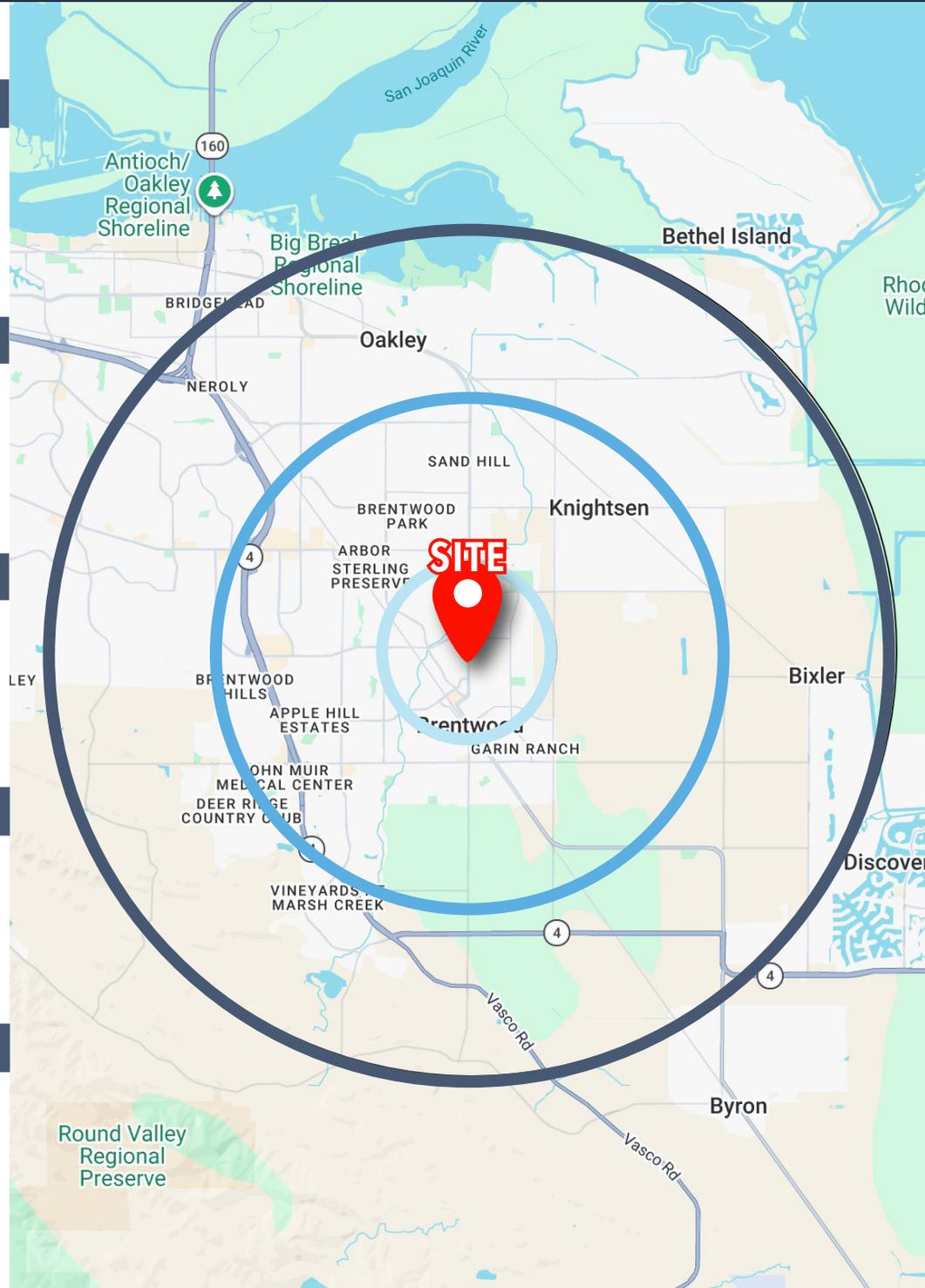
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
35.9%	36.3%	33.8%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$353.02 M	\$1.69 B	\$3.31 B



*Demographics Source: Sites USA REGIS Online 3/16/26



LOCKEHOUSE

2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

KURT GRUNDMAN

(415) 640-8779

Kurt@Lockehouse.com

License #01229064

CAROLINE LEWIS

(208) 484-5654

Clewis@Lockehouse.com

License #02256598