



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

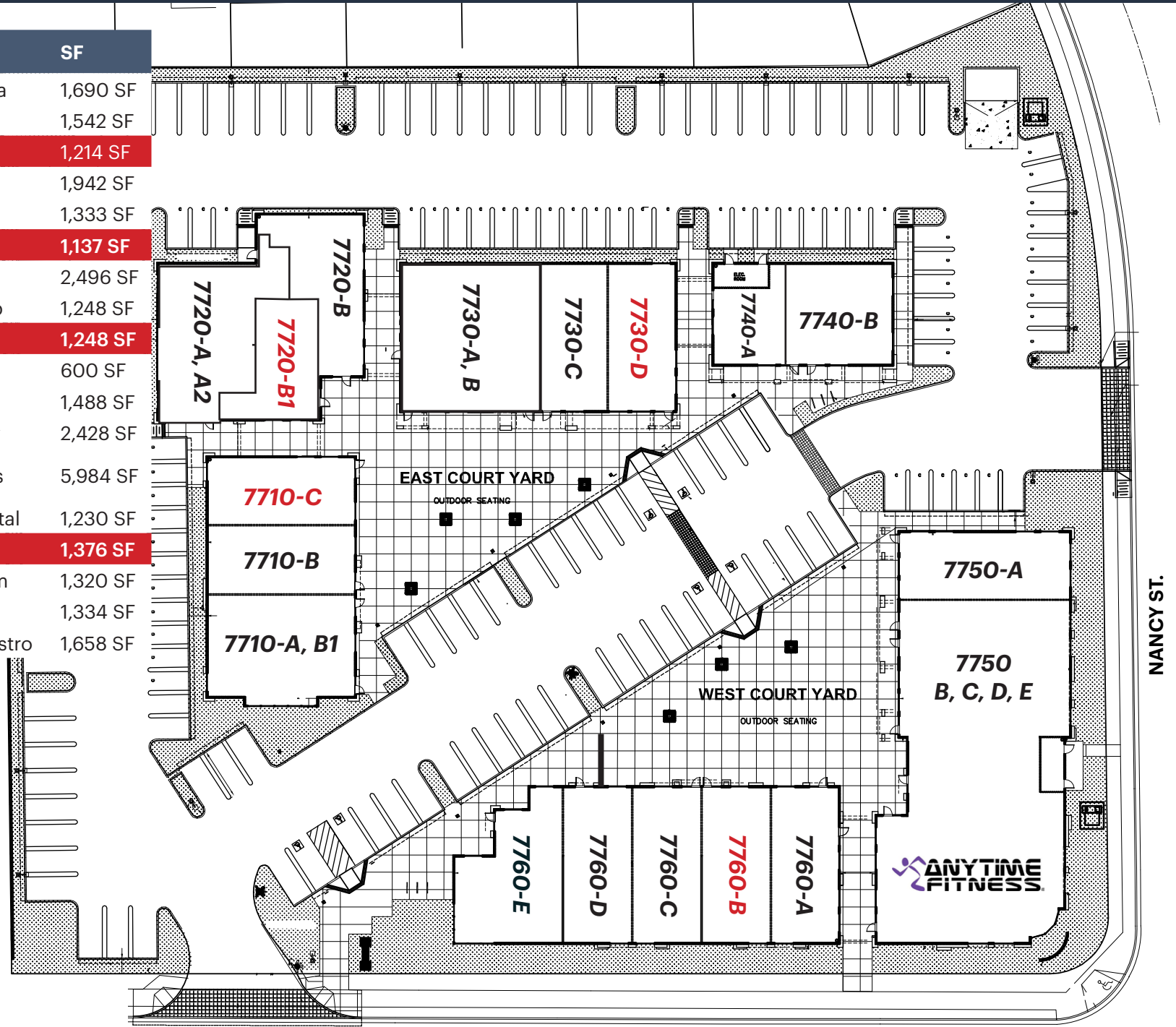
LEASEABLE AREA	±29,719 SF	
SF AVAILABLE	±1,137- ±1,376 SF	
AVAILABLE SPACES	Suite 7710-C	1,214 SF (2nd Gen Retail)
	Suite 7720-B1	1,137 SF (2nd Gen Retail)
	Suite 7730-D	1,248 SF (Warm Shell)
	Suite 7760-B	1,376 SF (2nd Gen Retail)
TRAFFIC COUNTS	Brentwood Blvd.	12,959 ADT
	Highway 4	66,150 ADT
PROPERTY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



*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



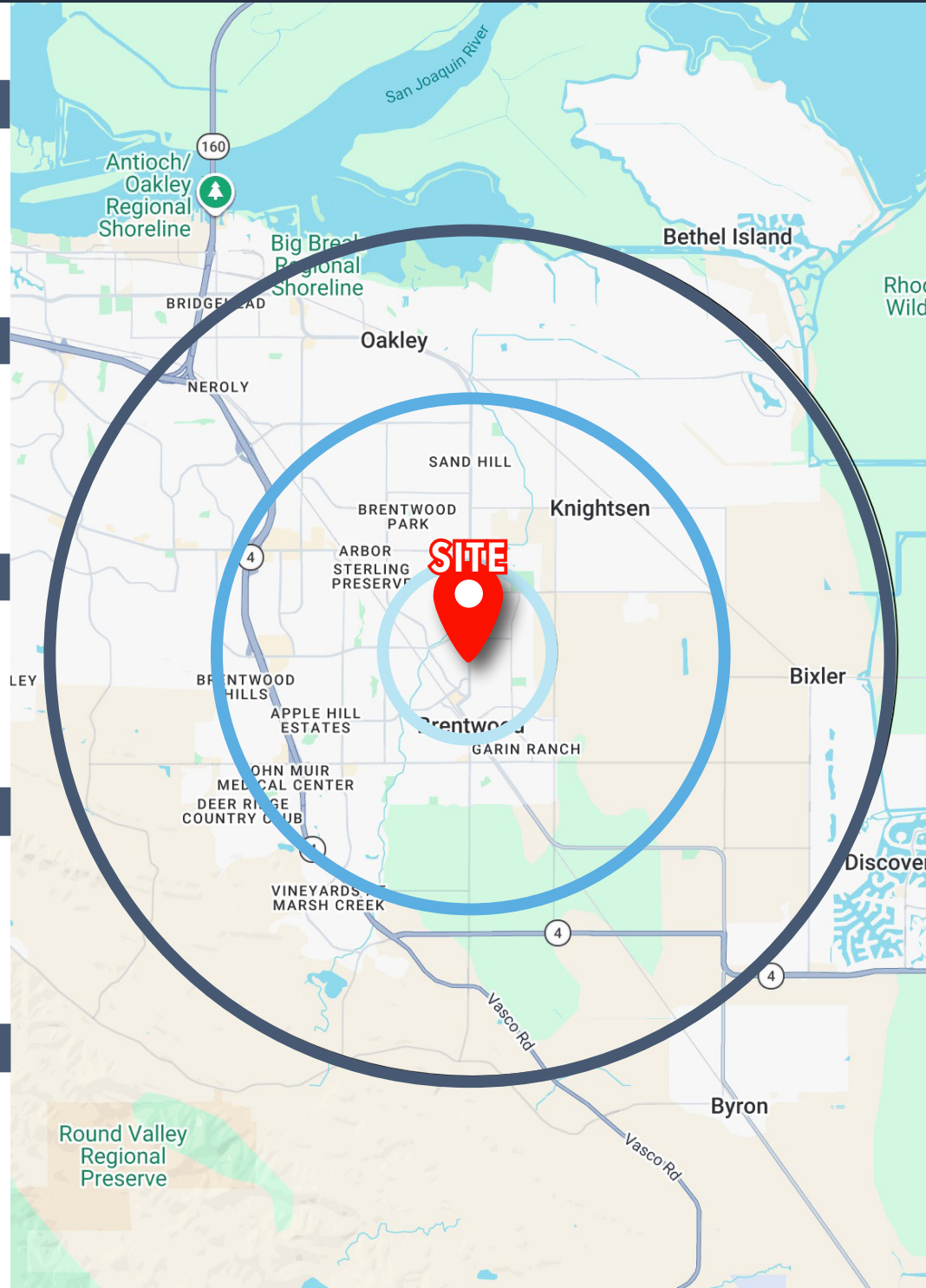
COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

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



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