

**SUNSET PARK SHOPPING CENTER —
2205 - 2221 SUNSET BLVD
ROCKLIN, CA**

1,091 SF - 1,576 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETED

EXCLUSIVELY REPRESENTED BY:

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ROME
REAL ESTATE GROUP

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FEATURES:

- Attractive lease rates
- Tenants in the center include Bank of America and Domino's Pizza
- Corner of Sunset Blvd and Park Drive
- Abundant on-site parking
- Located in the Stanford Ranch community
- 2221 Suite 119 is a 2nd Generation Dental suite and is built out with valuable tenant improvements



COMMENTS:

Center is visible to more than 61,000 cars at the intersection per day. Strong daytime populations for mixed use, service, food and retail tenants. Surrounded by some of Placer County's more affluent neighborhoods. Benefits from strong demographics.

LEASE RATES:

2221 Sunset Blvd

Suite 111	1,091 SF	\$1,844.00 (\$1.69 PSF, NNN)
Suite 119*	1,576 SF	\$3,073.00 (\$1.95 PSF, NNN)

NNN costs are approximately \$0.52 PSF.
*2nd generation Dental suite.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2018 Total Population (est):	20,464	83,951	193,155
2018 Average HH Income:	\$108,346	\$117,401	\$110,388
Traffic Count @ Sunset Blvd & Park Dr:	61,183		

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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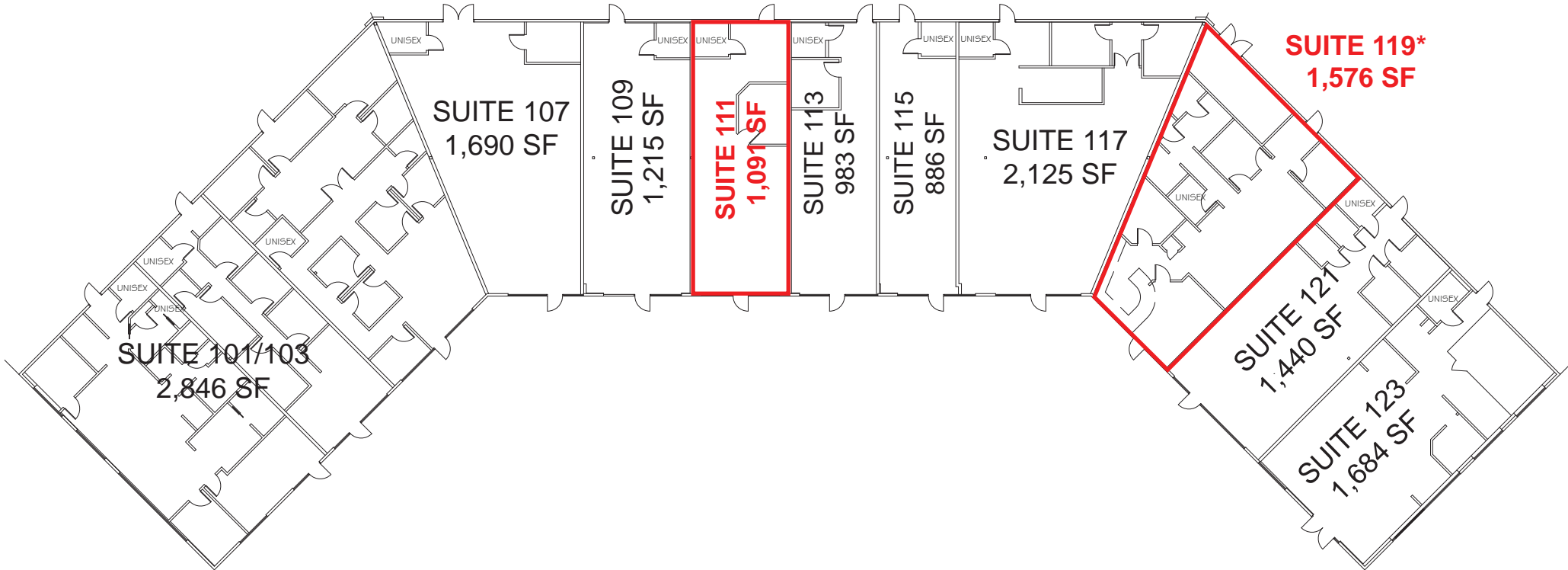
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FOR LEASE

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2221 SUNSET BLVD

*2nd gen Dental suite



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