

# FOR SALE OWNER-USER | RETAIL STRIP CENTER

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



PRICE REDUCTION: ~~\$2,584,320.00~~ \$1,638,000



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**OFFERING MEMORANDUM**  
**2610 Sunset Blvd**  
**Rocklin, CA 95677**

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Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



Sunset Boulevard  
17,778 ADT

Fairway Drive  
4,608 ADT

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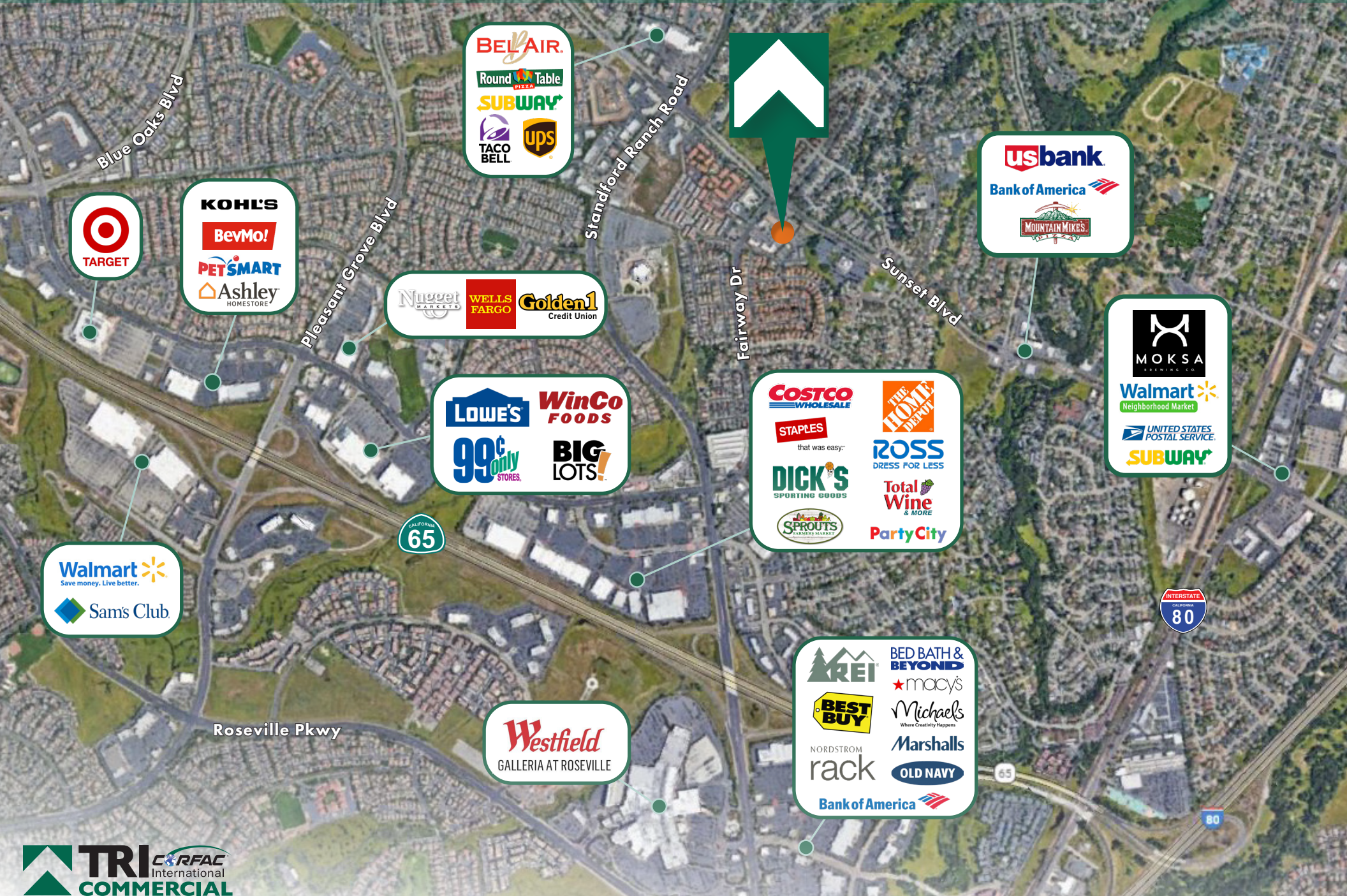
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532 Gibson Drive Suite 200  
Roseville, CA 956

# AERIAL

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



**BEL AIR.**  
Round Table  
**SUBWAY**  
TACO BELL  
ups

**usbank**  
Bank of America  
MOUNTAIN MIKES

**TARGET**

**KOHL'S**  
BevMo!  
**PET SMART**  
Ashley  
HOMESTORE

Nugget  
MARKETS  
WELLS FARGO  
**Golden1**  
Credit Union

**MOKSA**  
BREWING CO.  
**Walmart**  
Neighborhood Market  
UNITED STATES  
POSTAL SERVICE  
**SUBWAY**

**LOWE'S**  
**WinCo**  
FOODS  
**99c**  
only  
STORES.  
**BIG**  
LOTS!

**COSTCO**  
WHOLESALE  
STAPLES  
that was easy:  
**DICK'S**  
SPORTING GOODS  
SPROUTS  
FARMERS MARKET  
**THE HOME DEPOT**  
**ROSS**  
DRESS FOR LESS  
Total Wine  
& MORE  
Party City

**Walmart**  
Save money. Live better.  
**Sams Club**



Roseville Pkwy

**Westfield**  
GALLERIA AT ROSEVILLE

**KREI**  
**BEST BUY**  
NORDSTROM  
rack  
Bank of America  
BED BATH & BEYOND  
★ macy's  
Michael's  
Where Creativity Happens  
Marshalls  
OLD NAVY

# OFFERING SUMMARY

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA

**ADDRESS:** 2610 Sunset Blvd  
Rocklin, CA 95677

**OFFERING PRICE:** \$ 1,638,000.00

**PRICE / SF:** \$ 195.00/SF

**BUILDING SQ.FT.:** ±8,400 SF

**AVAILABLE SQ.FT.:** ±8,400 SF

**LEASE RATE:** \$ 1.50/SF Gross

**PROFORMA  
CAP RATE:** 6.76%

**PROFORMA  
NOI:** \$ 110,736.00

**APN'S:** 371-120-004

**LOT SIZE:** ±1.03 AC

YOUR NAME  
HERE

# PROPERTY HIGHLIGHTS

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



## HIGHLIGHTS

- Perfect owner/use opportunity
- High traffic location at the intersection of Sunset & Fairway
- 260 feet of frontage on Sunset Blvd
- Close Proximity to Highway 65 and 80
- Signalized Intersection
- 165 Surface Spaces
- Located in affluent area with average Household Incomes over \$90,000 with a one, and three mile radius
- Project Population Growth at 6.22% in a three mile area
- Pylon Sign-age
- Value Add Potential



# FINANCIALS

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



## July 1, 2020 EXPENSES

Phone	\$182.00
Garbage	\$236.00
Security	\$42.00
PG&E	\$325.00
Water	\$302.00
Landscaping	\$120.00
Insurance	\$145.00
Placer County Prop Tax	\$2,020.00
<b>Total (July 1, 2020)</b>	<b>\$3,372.00</b>

## PROFORMA INCOME

Large Suite:	
\$1.50/SF/ Month (6,000 SF)	\$ 108,000.00
Small Suite:	
\$1.50/SF/ Month (2,400 SF)	\$ 43,200.00
<i>Less Expenses at \$4.82/SF</i>	<i>(\$ 40,464.00)</i>
<b>Net Operating Income</b>	<b>\$ 110,736.00</b>



# DEMOGRAPHICS (2020)

Sunset & Fairway - 2610 Sunset Blvd, Rocklin, CA



## POPULATION:

1 MILE - 16,076  
2 MILE - 56,105  
3 MILE - 93,192



## HOUSEHOLDS:

1 MILE - 6,257  
2 MILE - 21,899  
3 MILE - 35,597



## AVG. HOUSEHOLD INCOME:

1 MILE - \$101,968  
2 MILE - \$105,518  
3 MILE - \$111,648



## DAYTIME POPULATION (AGE 16+):

1 MILE - 10,215  
2 MILE - 43,455  
3 MILE - 83,219



## OCCUPATION:

**WHITE COLLAR**  
1 MILE - 5,974  
2 MILE - 20,870  
3 MILE - 33,970

**BLUE COLLAR**  
1 MILE - 2,628  
2 MILE - 8,917  
3 MILE - 14,015



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