

SUNSET PARK SHOPPING CENTER —
2205 - 2221 SUNSET BLVD
ROCKLIN, CA
2,084 SF RETAIL SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETED

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www.ethanconradprop.com

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

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 RATE:

2221 Sunset Blvd
Suite 105* 2,084 SF \$3,647.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.52 PSF.
*Available with 30 days notice.



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			

FOR LEASE

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SITE PLAN



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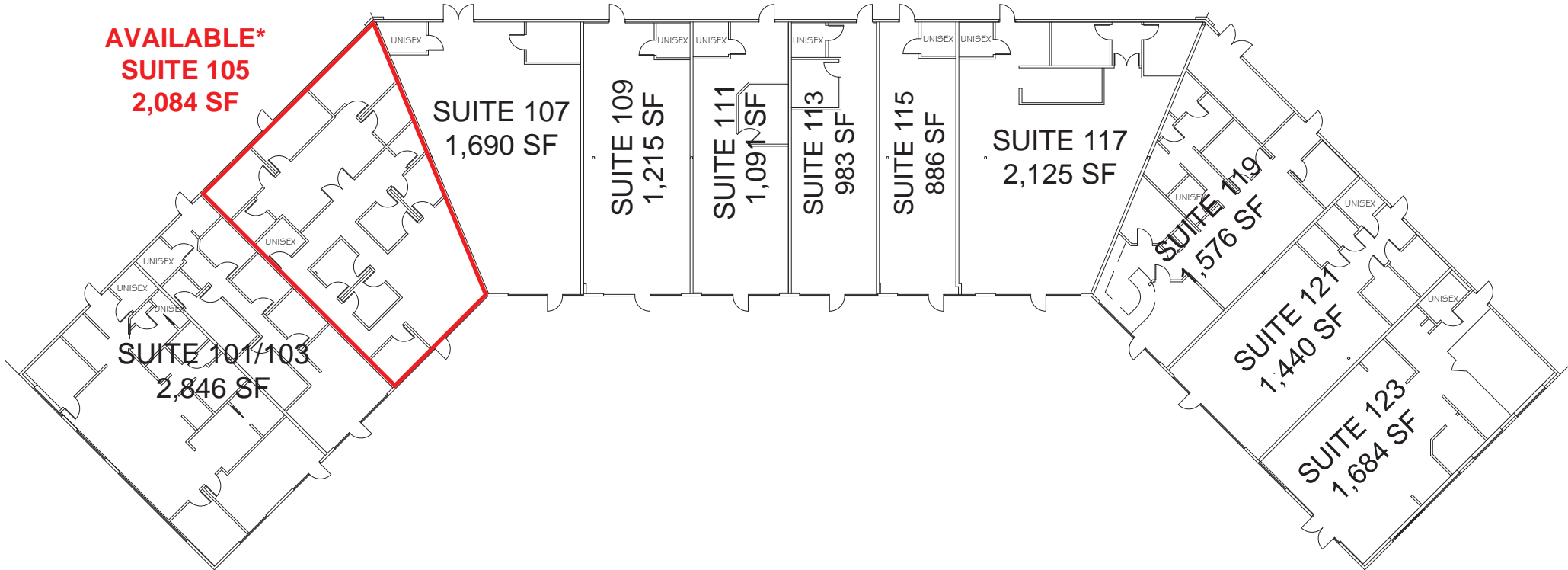
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