

SUNSET POINTE
1230-1240 SUNSET BLVD
ROCKLIN, CA

AVAILABLE

1,205 SF - 1,653 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

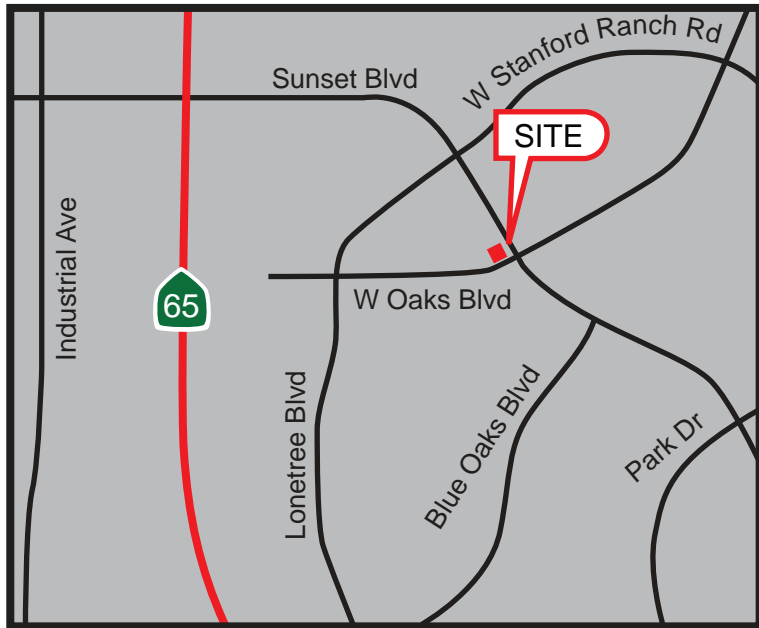
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FEATURES:

- Easy access from Sunset Boulevard/Hwy 65 interchange.
- At signalized intersection of Sunset Boulevard and West Oaks Boulevard.
- Center is strategically located to attract customers from surrounding commercial, industrial, office & residential traffic generators.



PROPERTY DETAILS:

Major employers in the trade area are Oracle, Stanford Ranch Business Park and United Natural Foods, Esurance, William Jessup University (Over +1,200 students).

Rocklin offers a high quality of life with excellent schools and a well-planned, community. Surrounded by several residential communities and developments.

LEASE RATE:

1230 SUNSET BLVD:
Suite 300* - 1,653 SF: \$2,727.00, NNN (\$1.65 PSF)
*Available with 30 days notice.

1240 SUNSET BLVD:
Suite 400 - 1,205 SF: \$2,036.00, NNN (\$1.69 PSF)

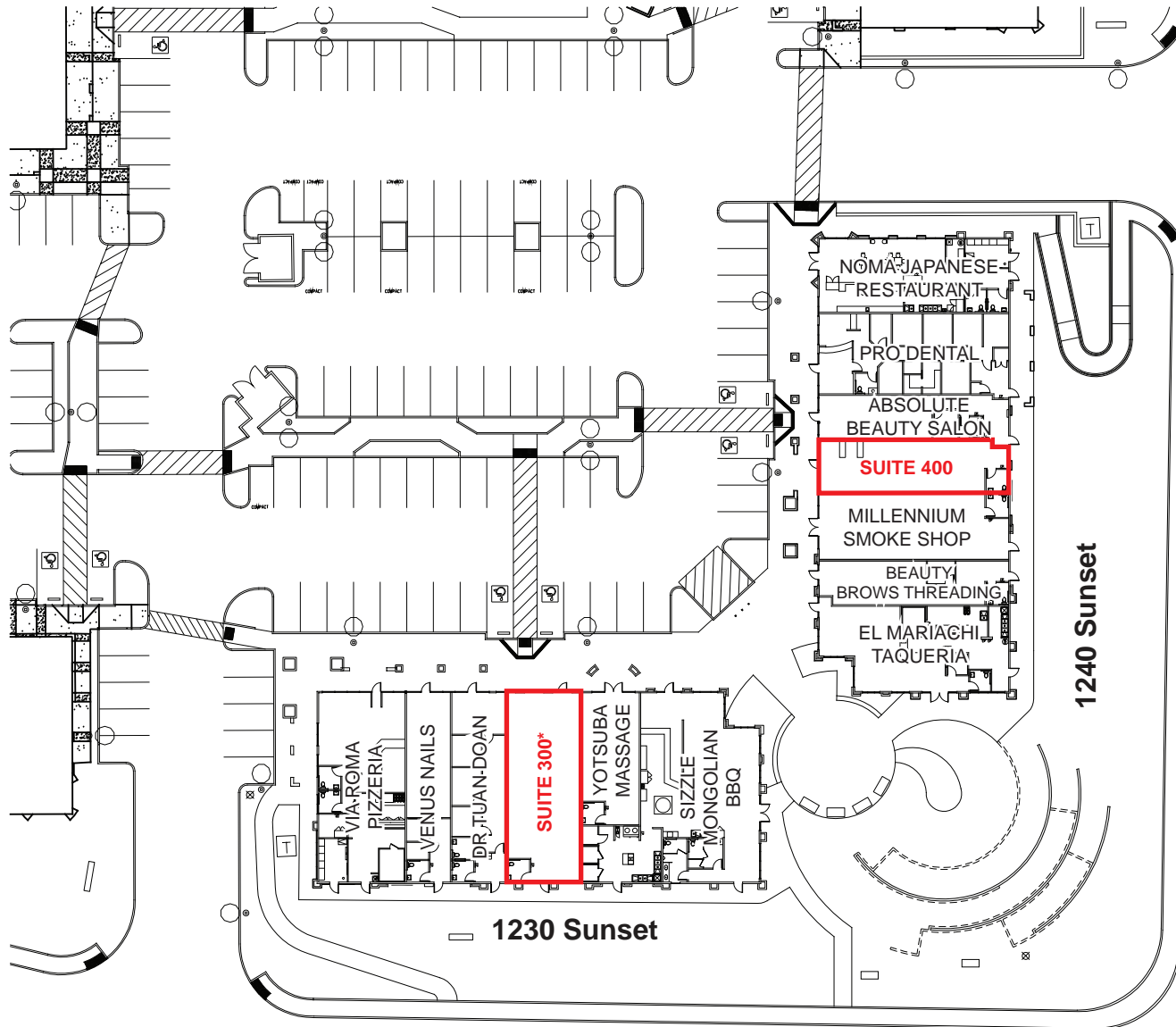
NNN costs are \$0.57 PSF.

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2018 Population (est):	13,686	81,559	189,676
2018 HH Income:	\$118,359	\$125,226	\$110,960
Daily Traffic Count:		Sunset Blvd	31,097

FOR LEASE

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SITE PLAN

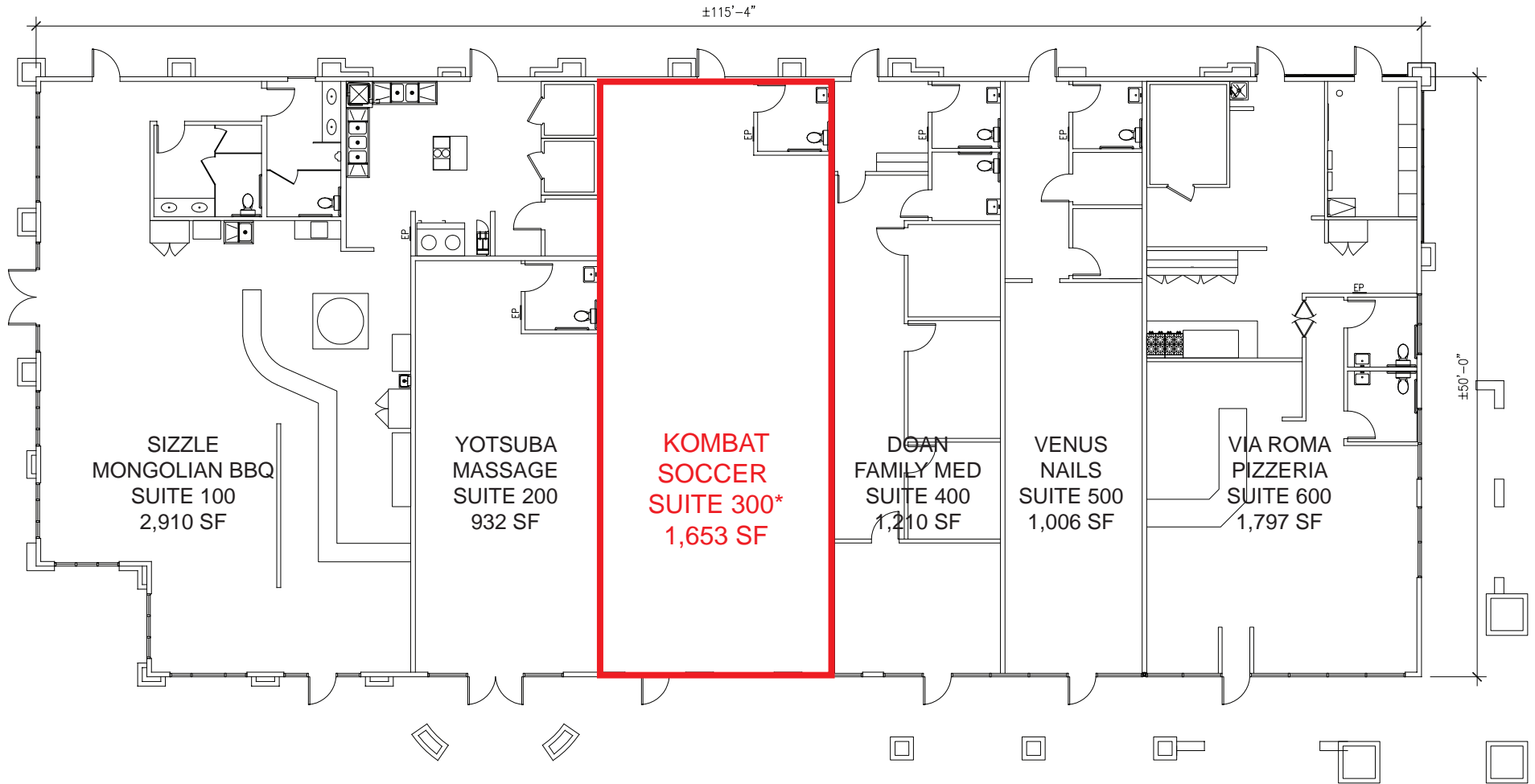


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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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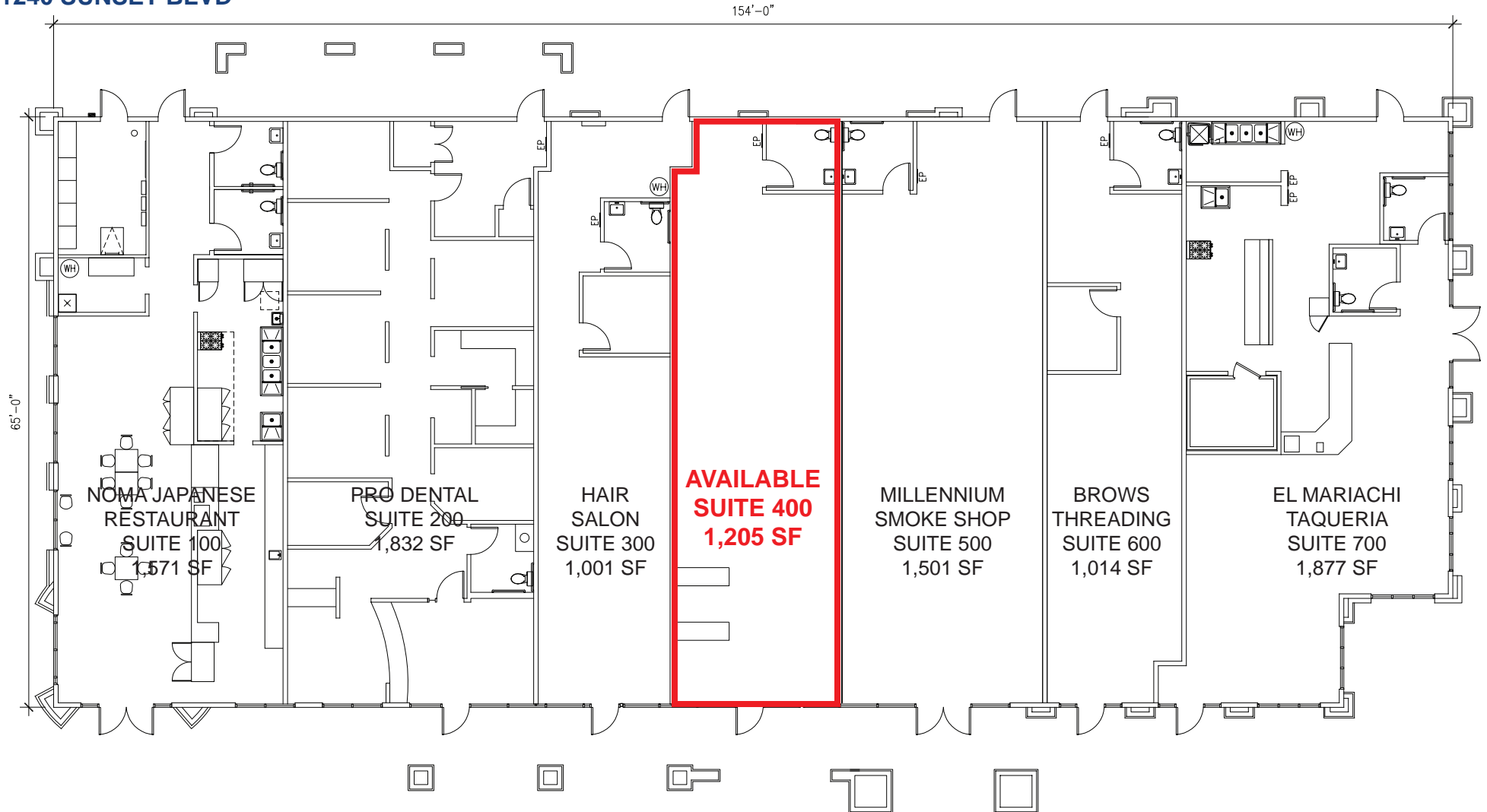


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