

SUNSET OAKS - FOR LEASE 2110 SUNSET BLVD & 6011 WEST OAKS BLVD, ROCKLIN, CA



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed of implied, is made as to the accuracy of the information contained herein.

RETAIL, RESTAURANT & OFFICE SPACE AVAILABLE

2110 Sunset Blvd. Suite 300: ±1,100 RSF Suite 500: ±1,200 RSF

6011 West Oaks Blvd. No spaces available

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> 532 Gibson Drive Suite 200 Roseville, CA 95678





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PROPERTY DETAILS

HIGHLIGHTS

- ±1,100 -1,300 ?SF Available
- Building and Monument Signage Available
- End Cap Unit with Street Front Visibility
- Newer Construction
- Strong demographic and employment area

PROPERTY INFORMATION

Located on the Southeast Corner Sunset Blvd. and West Oaks Blvd. The property is anchored by Chevron Gas station and Starbucks. It is minutes from Highway 65 via Sunset Blvd. Major employers in the near vicinity include Oracle, UNFI, VeriFone and William Jessup University.

DEMOGRAPHICS

	<u>1.5 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	29,685	80,171	183,697
Ave. HH Income:	\$89,205	\$93,286	\$88,237
Daytime Employment:	3,255	41,723	86,699

Traffic Counts: Sunset Blvd - ±12,153 ADT (2010) West Oaks Blvd - ±4,133 ADT (2010)





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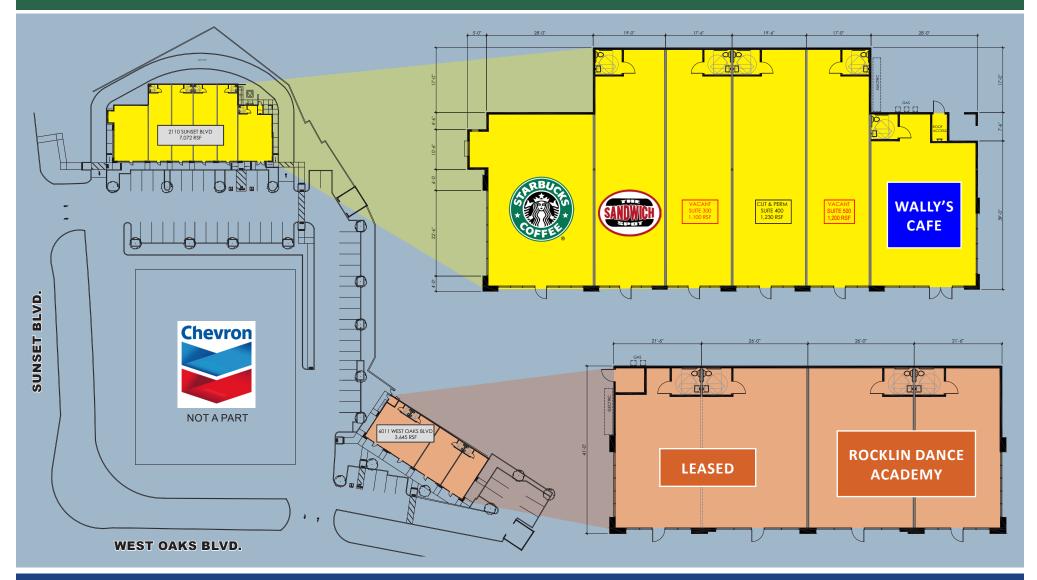


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FLOOR PLAN SITE PLAN



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