

SUNSET OAKS - FOR LEASE

2110 SUNSET BLVD & 6011 WEST OAKS BLVD, ROCKLIN, CA



**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

Contact:

Graham Clemons

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John Hynes

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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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FLOOR PLAN SITE PLAN

