

# SUNSET PLAZA 5905-6015 PACIFIC ST ROCKLIN, CA

1,211 SF - 3,633 SF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

## MAJOR REMODEL COMPLETED

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**FEATURES:**

- Located 1/4 of a mile from I-80 and within 2 miles of the Galleria Mall in Roseville
- Excellent visibility on the prominent corner of Pacific St and Sunset Blvd
- Strong traffic counts of 41,000 cars per day
- Surrounded by dense residential neighborhoods with outstanding demographics

**COMMENTS:**

Sunset Plaza is an established neighborhood shopping center located on a prominent corner in Rocklin, CA. This center has excellent visibility and a strong tenant mix including: Carquest, 7-Eleven, Jasmine Donuts, Sam's Barbershop, and Rocklin Dance Center.

This center is located in a retail hub with strong daily traffic and other prominent national retailers such as Walmart, Les Schwab, Sherwin Williams and Dutch Bros.

**LEASE RATES:**

\$1.19 - \$1.49 PSF, NNN

NNN costs are approximately \$0.32 PSF

**DEMOGRAPHICS**

|                      | 1 Mile                                 | 3 Mile    | 5 Mile    |
|----------------------|--|-----------|-----------|
| 2018 Est Population: | 10,922                                 | 86,097    | 202,234   |
| 2018 Avg. HH Income: | \$81,211                               | \$111,463 | \$114,816 |
| Daily Traffic Count: | Pacific St 16,614 & Sunset Blvd 25,808 |           |           |

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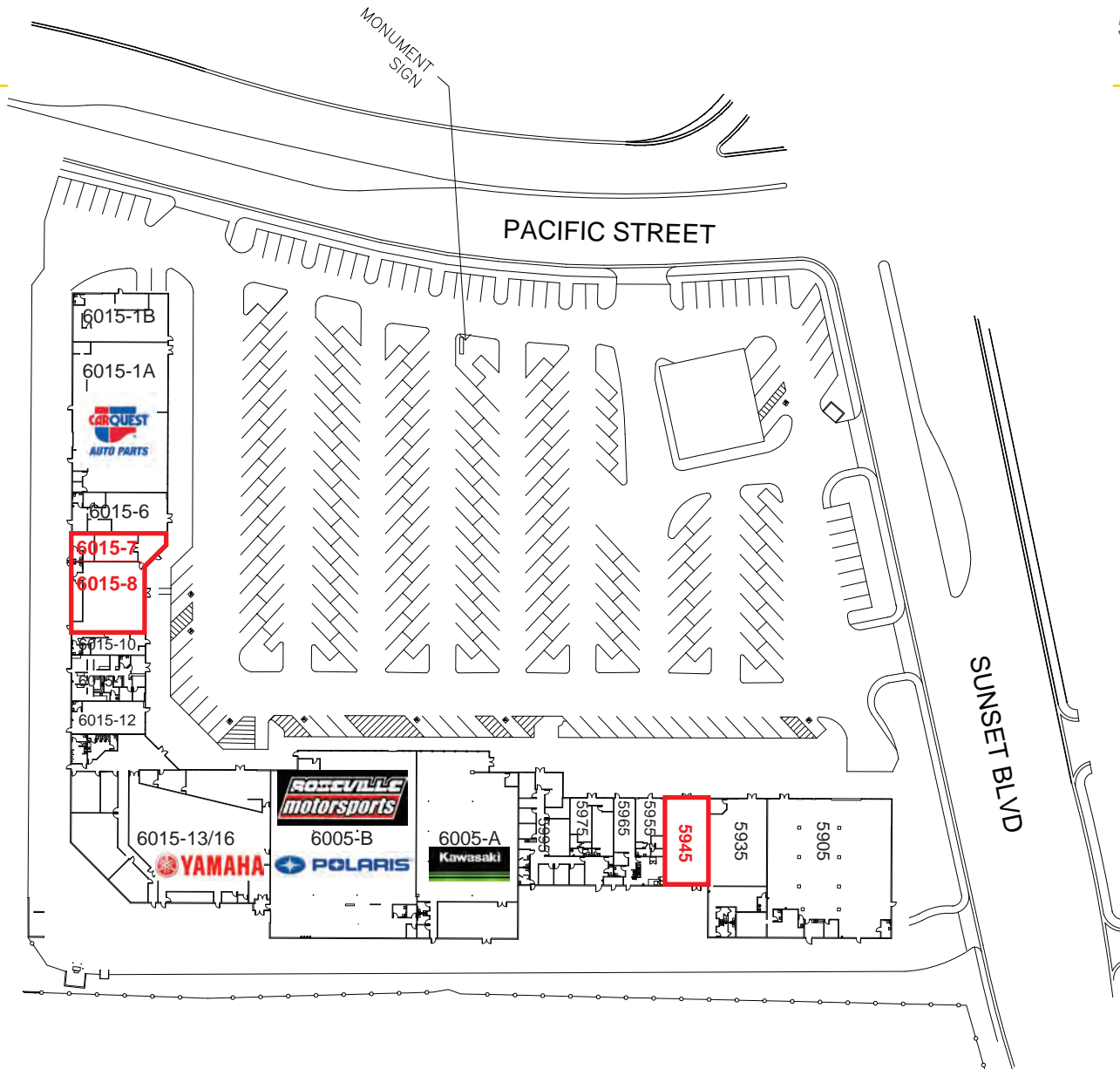
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FOR LEASE

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**SITE PLAN**

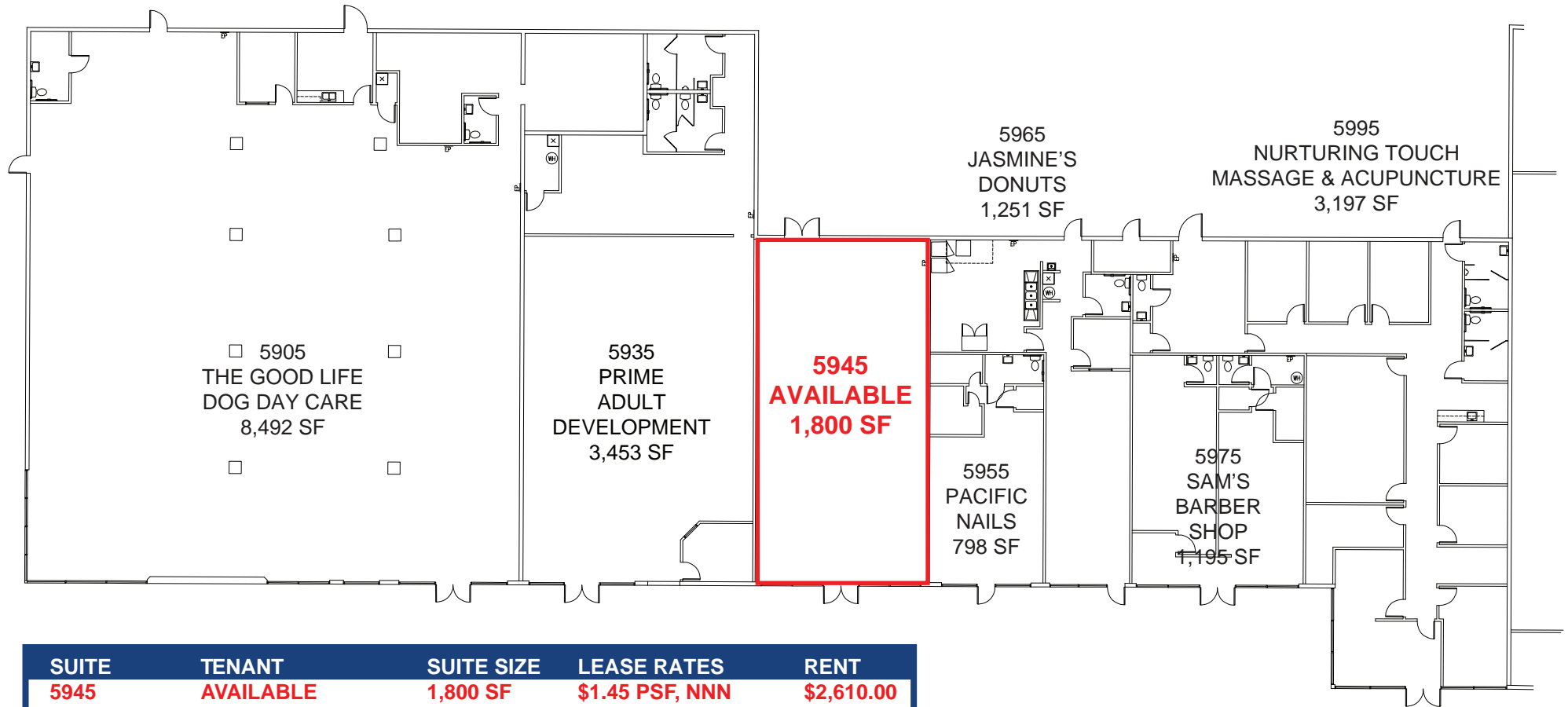


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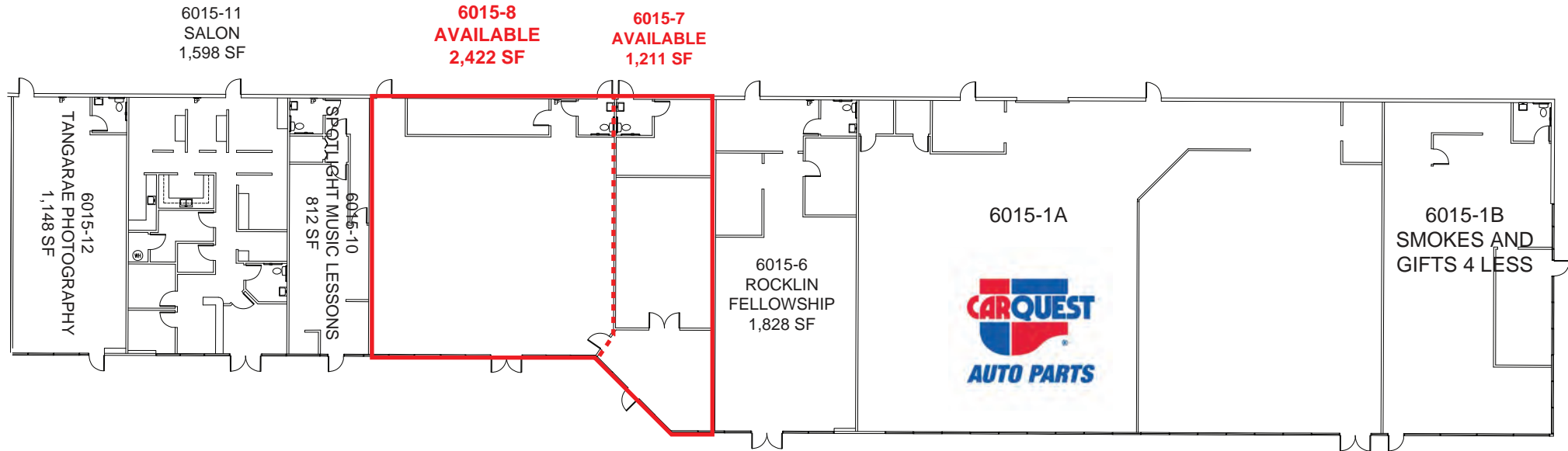
| SUITE  | TENANT           | SUITE SIZE      | LEASE RATES            | RENT              |
|--|------------------|-----------------|------------------------|-------------------|
| <b>5945</b>                                    | <b>AVAILABLE</b> | <b>1,800 SF</b> | <b>\$1.45 PSF, NNN</b> | <b>\$2,610.00</b> |
| <b>NNN costs are approximately \$0.32 PSF.</b> |                  |                 |                        |                   |

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| SUITE  | TENANT           | SUITE SIZE      | LEASE RATES            | RENT              |
|--|------------------|-----------------|------------------------|-------------------|
| <b>6015-7</b>                                  | <b>AVAILABLE</b> | <b>1,211 SF</b> | <b>\$1.49 PSF, NNN</b> | <b>\$1,804.00</b> |
| <b>6015-8</b>                                  | <b>AVAILABLE</b> | <b>2,422 SF</b> | <b>\$1.35 PSF, NNN</b> | <b>\$3,270.00</b> |
| <b>6015-7/8</b>                                | <b>AVAILABLE</b> | <b>3,633 SF</b> | <b>\$1.29 PSF, NNN</b> | <b>\$4,687.00</b> |
| <b>NNN costs are approximately \$0.32 PSF.</b> |                  |                 |                        |                   |

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