

**SUNSET POINTE**  
**1230-1240 SUNSET BLVD**  
**ROCKLIN, CA**

AVAILABLE

1,205 SF - 2,706 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

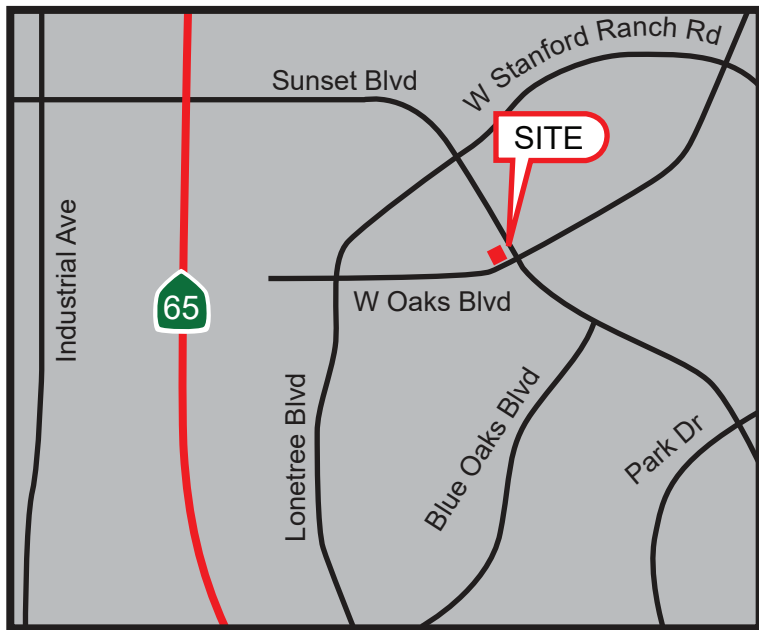
**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Ethan Conrad**  
DRE: #01039494  
ethan@ethanconradprop.com

**916.779.1000**

**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)  
Suite 500 - 1,501 SF: \$2,537.00, NNN (\$1.69 PSF)  
400/500 - 2,706 SF: \$4,465.00, NNN (\$1.65 PSF)

NNN costs are \$0.57 PSF.

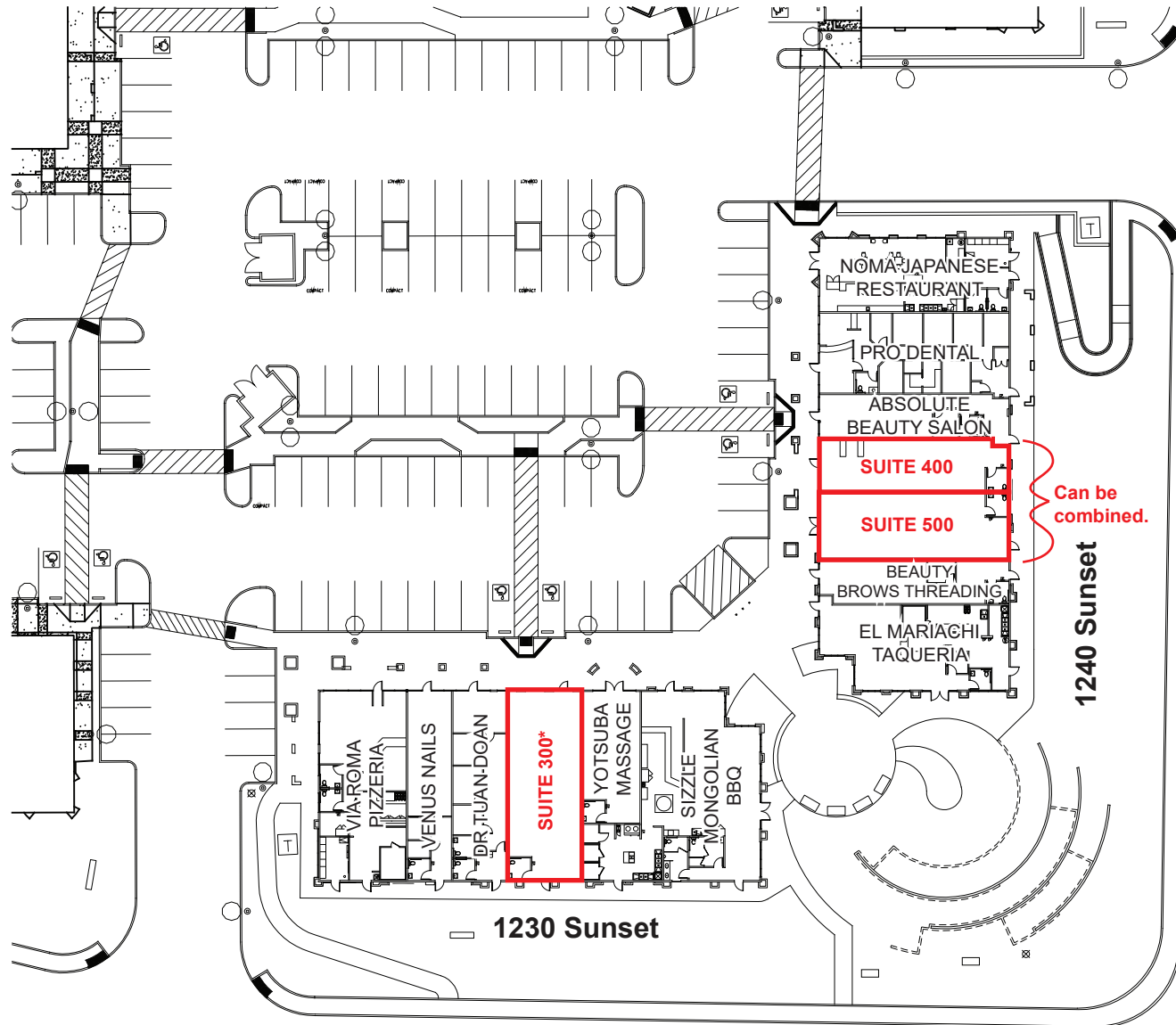
<b>DEMOGRAPHICS:</b>	<b>1 miles</b>	<b>3 miles</b>	<b>5 miles</b>
2018 Population (est):	13,686	81,559	189,676
2018 HH Income:	\$118,359	\$125,226	\$110,960
Daily Traffic Count:		Sunset Blvd 31,097	

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SITE PLAN



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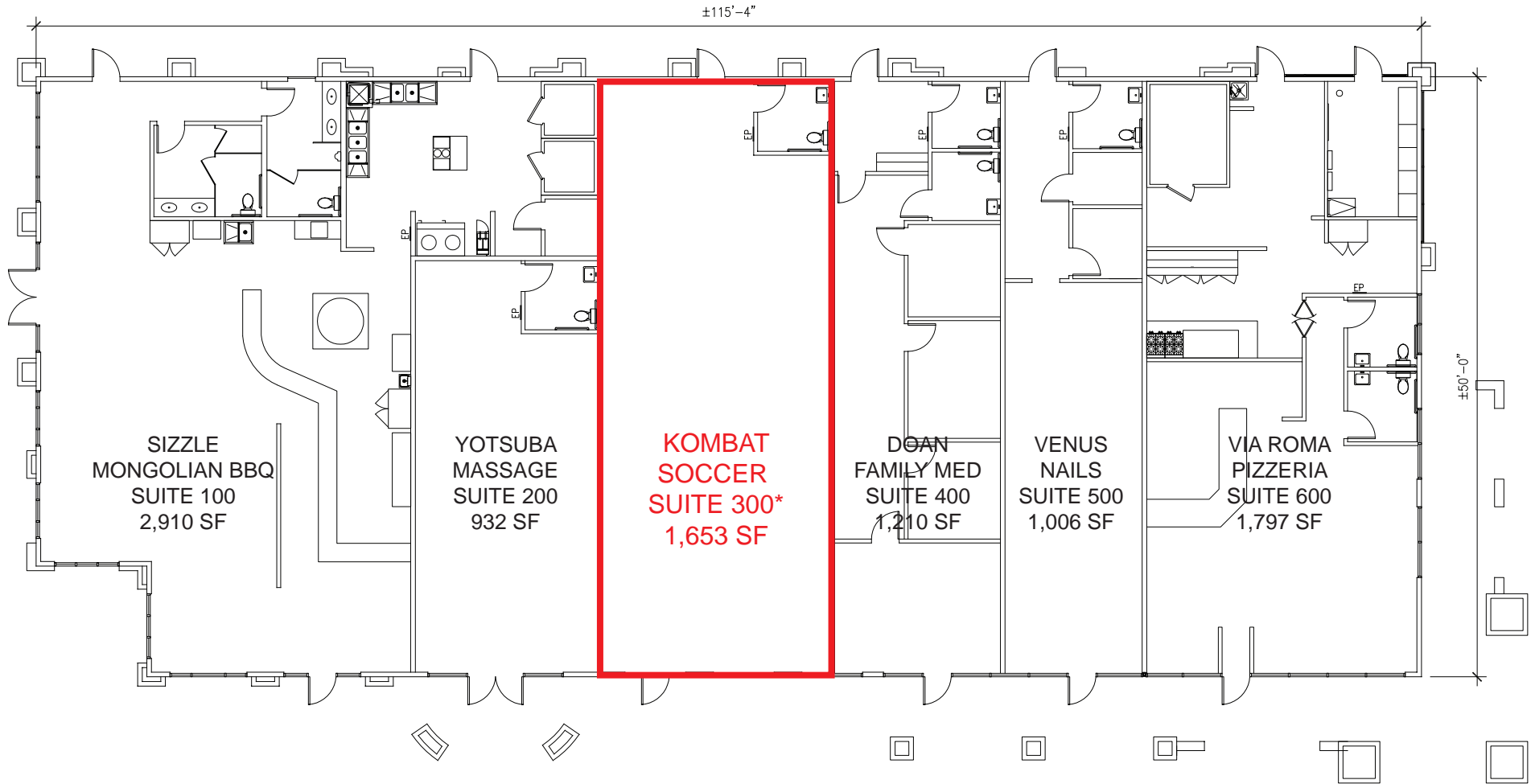
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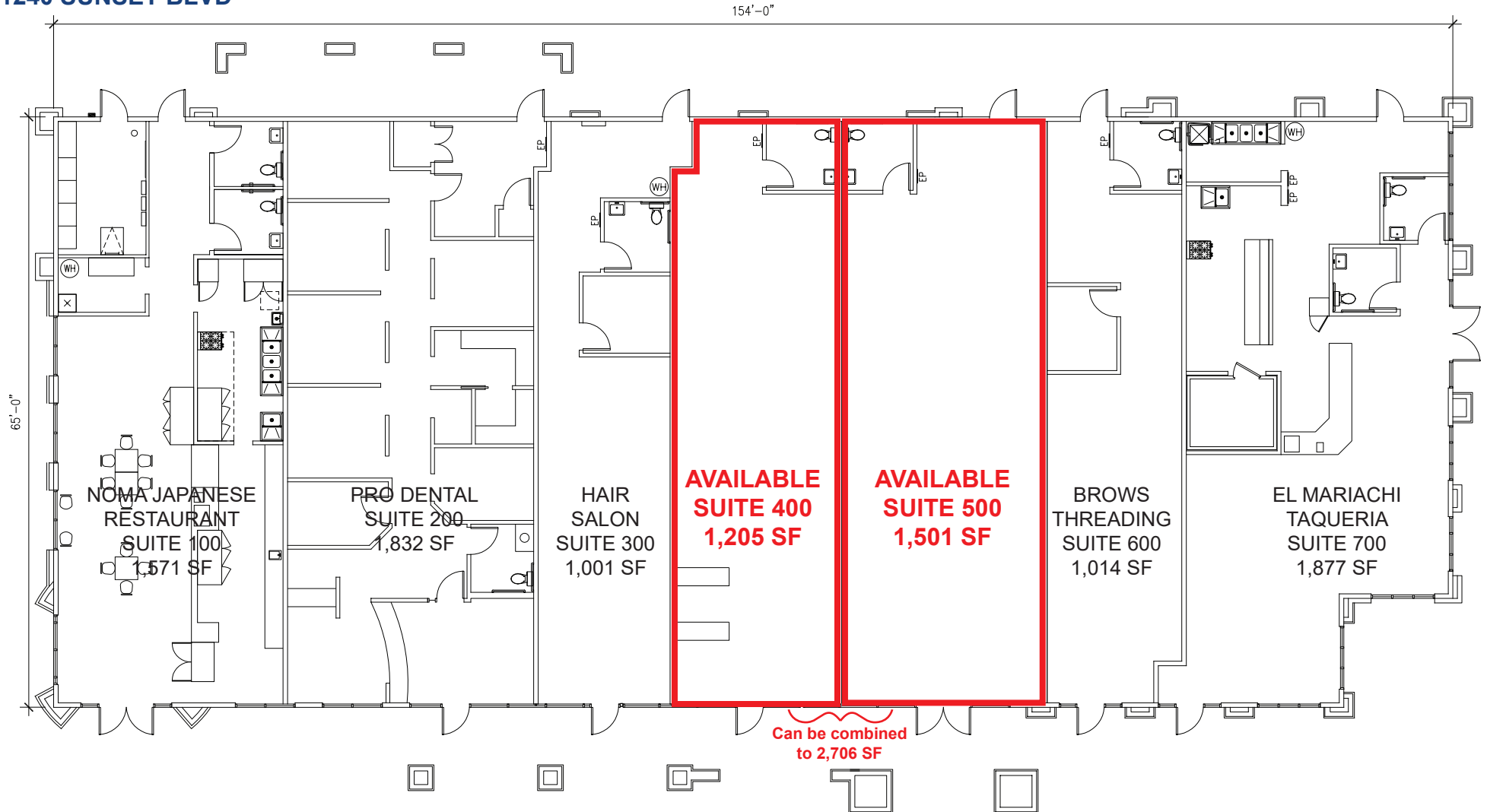
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