



**Parker  
Stevenson**

4030 Truxel Road  
Suite D  
Sacramento, CA 95384  
[www.parkerstevenson.com](http://www.parkerstevenson.com)

*BROKERAGE CORP.*

**Rocklin Park Plaza**  
**2164 & 2168 Sunset Blvd**  
**Rocklin, CA 95765**

**Retail/Office Space Available—+/-1,372 sf & +/-1,222 sf**

**Ground Lease Pad Available**  
**Pad for +/-5,900 SF Building Pad**  
**(+/-4,500 SF building with drive-thru ability)**

**Property Highlights:**

**Busy, new shopping center**  
**High volume retail area**  
**Easy access from all way lighted intersection**  
**Excellent tenant mix**  
**High parking ratio 5:1000**  
**Financial or food pad with drive through available**

**Current Tenants:**

**McDonald's**  
**Don Quixote's**

**Joy House Chinese**  
**Music Lab**

**DND Hair Salon**

**Little Caesars**

**PK Sushi**

**Kultura Café**

**Pause Coffee**

**Special Nails**

**Massage 2 Unwind**

**Painkillers Grub & Hub**

For more information,  
please contact:

**Mindee Menigoz**

916-928-3800

[mindee.menigoz@sbcglobal.net](mailto:mindee.menigoz@sbcglobal.net)

DRE License # 01754522



**Parker  
Stevenson**

**Rocklin Park Plaza  
2164 & 2168 Sunset Blvd.  
Rocklin, CA 95765**

## Rocklin Park Plaza Site Plan with Available Pad Building



The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

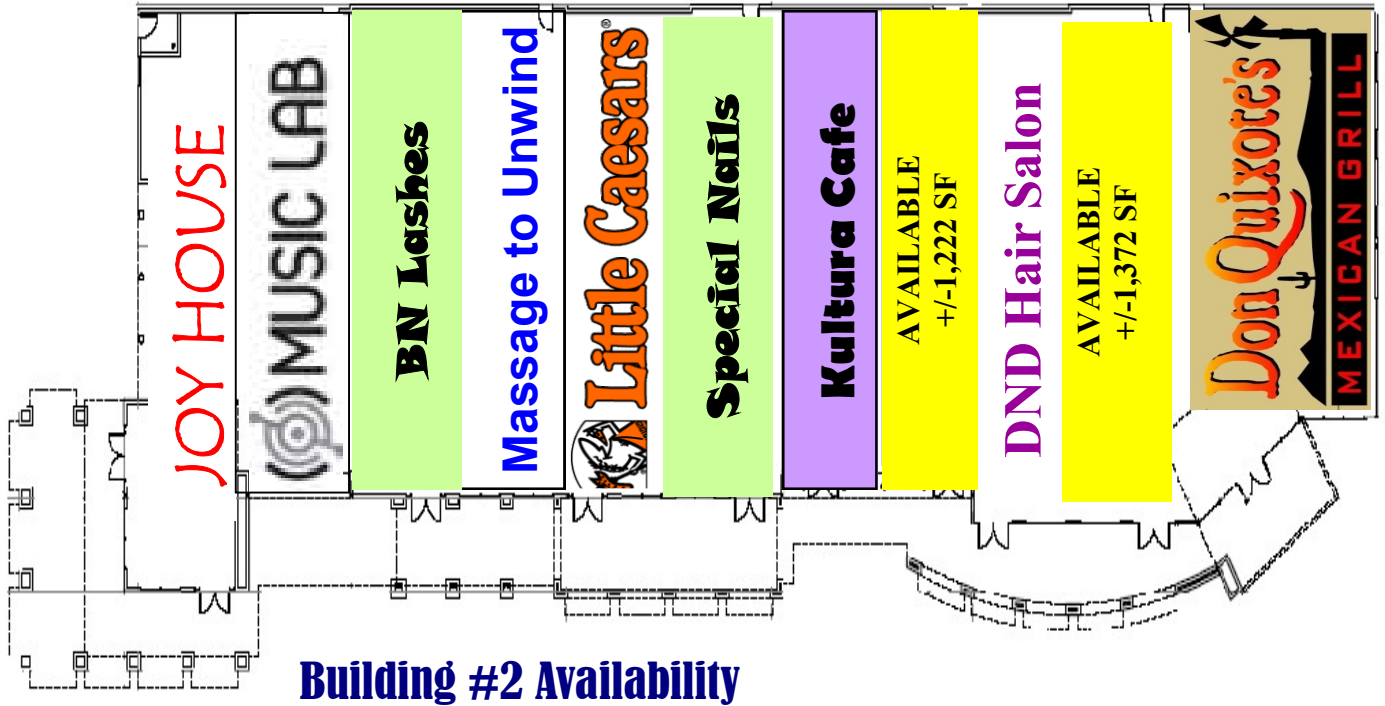
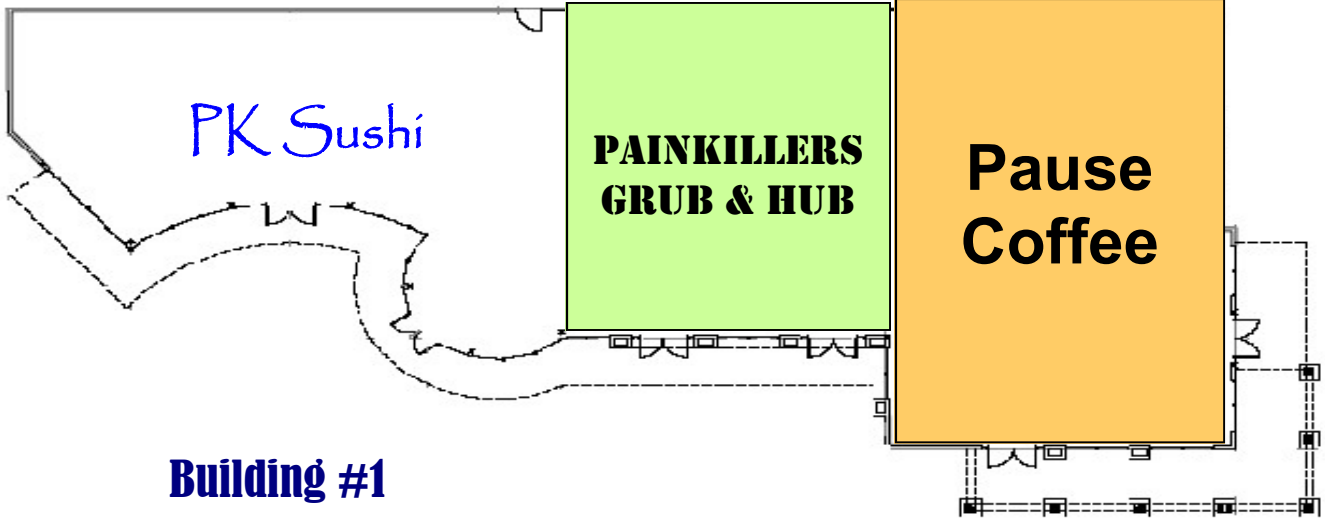
For more information, please contact:  
**Mindee Menigoz 916-928-3800**





**Parker  
Stevenson**

**Rocklin Park Plaza  
2164 & 2168 Sunset Blvd.  
Rocklin, CA 95765**



The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz 916-928-3800



Parker  
Stevenson

Rocklin Park Plaza  
2164 & 2168 Sunset Blvd.  
Rocklin, CA 95765



## 2018 Demographics:

	<u>Population</u>	<u>Avg. HH Income</u>
1 mile	20,464	\$108,346
3 mile	83,951	\$117,401
5 mile	193,155	\$110,388

The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz 916-928-3800