

**FOR
OR SALE
LEASE**

2300 SUNSET BLVD,
ROCKLIN, CA

**+/- 0.97 Acre Retail Parcel Available
For Sale or Ground Lease or Built to Suit**



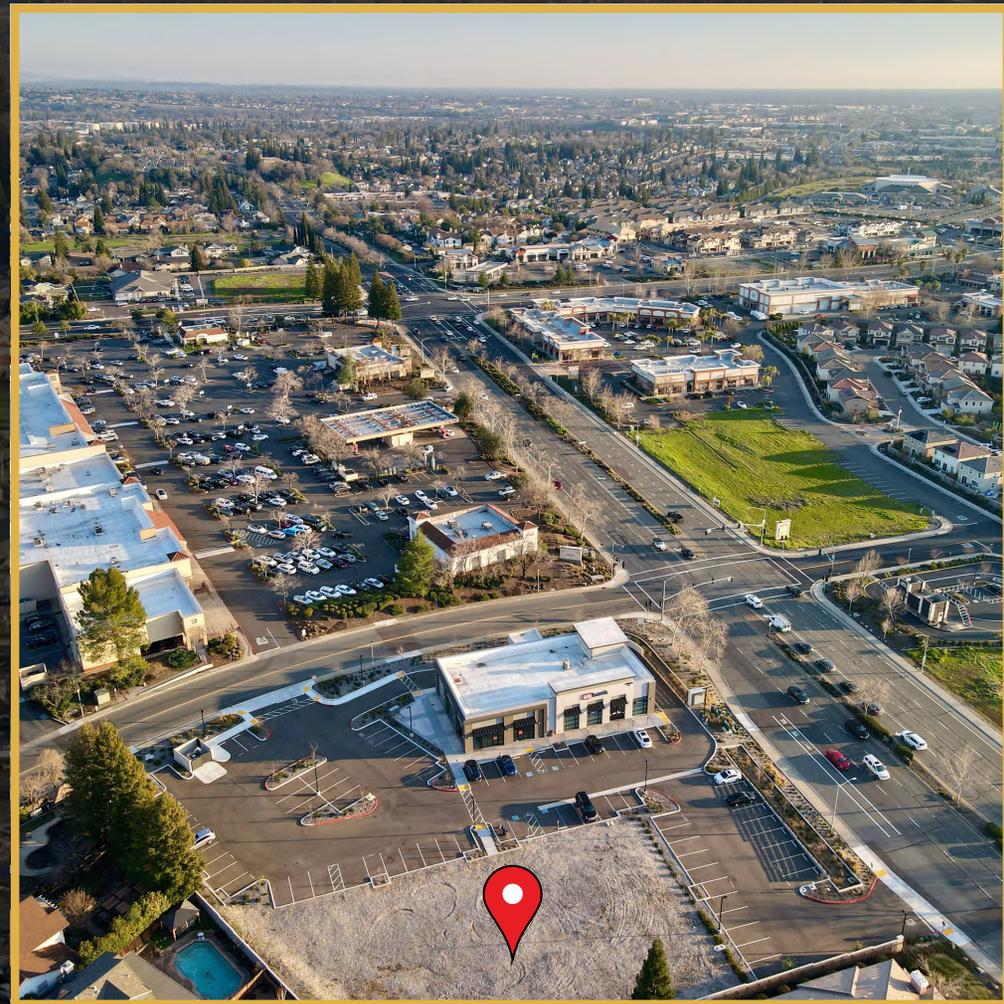
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ROME
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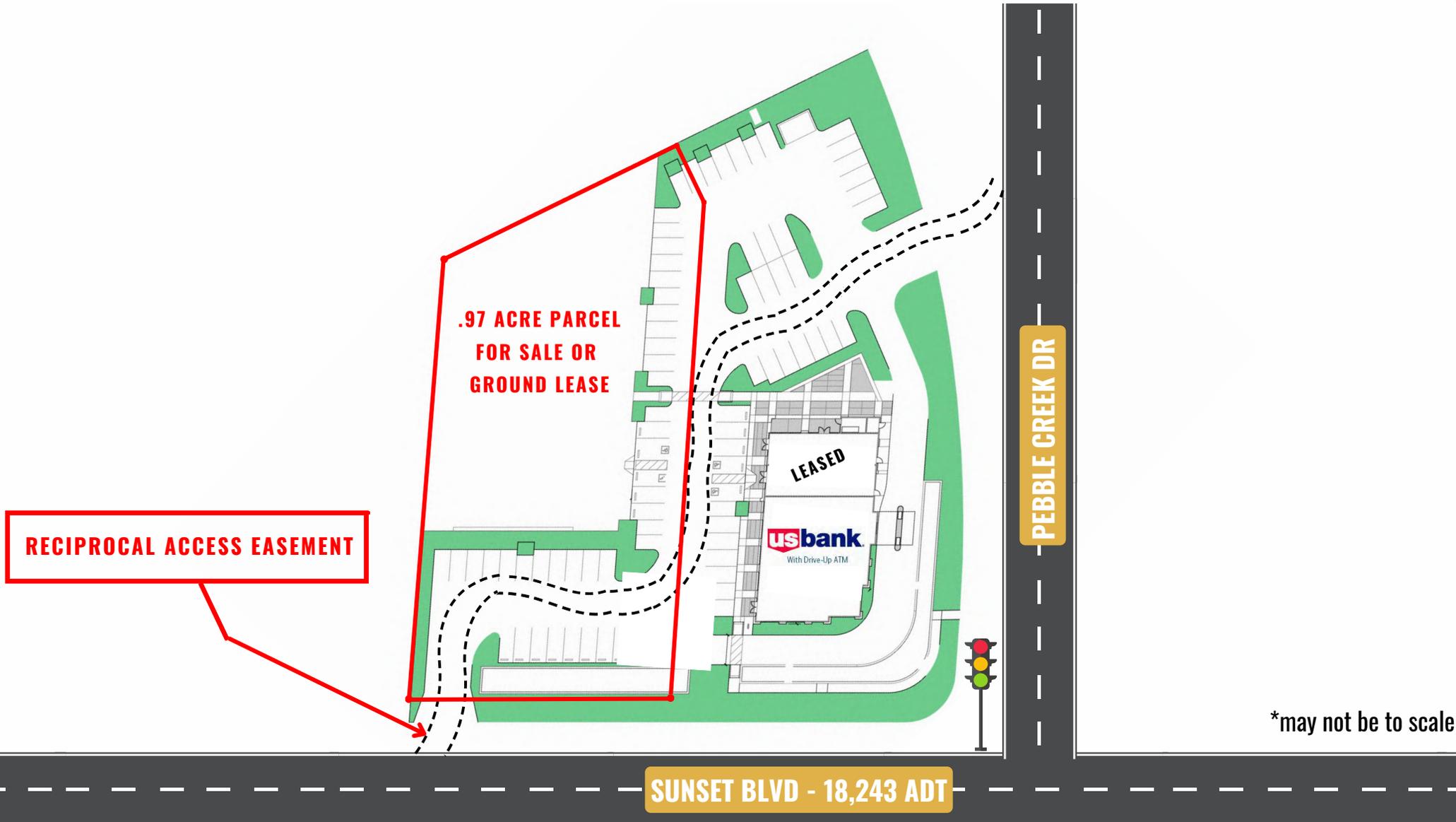
RETAIL DRIVE THRU PAD

- Zoning: PD-C zoning approved via Stanford Ranch General Development Plan
- Surrounded by a dense residential area that is close to Highway 65 and Interstate 80
- Traffic Counts: 18,243 ADT: Sunset Blvd & Pebble Creek Dr
- Over 92,664 people live within 3 miles
- Major National Retailers and Restaurants such as:
 - Safeway, Bel-Air, Starbucks, Round Table, Taco Bell
 - SAFE Credit Union, 9Round, Concentra Urgent Care
- Major employers nearby:
 - Oracle, Esurance, JASQ Technologies, Ace Hardware Distribution Center, & William Jessup University



SITE PLAN

OPPORTUNITIES	SIZE	PRICING	CONDITION
Parcel for Ground Lease or For Sale	+/- 0.97 AC	Sales Price: \$971,819.00 (\$23 PSF)	Utilities stubbed to the parcel, Flat, Graded Parcel, All on-site/off-site improvements completed.



BUILD TO SUIT OPPORTUNITY FOR BUILDING A



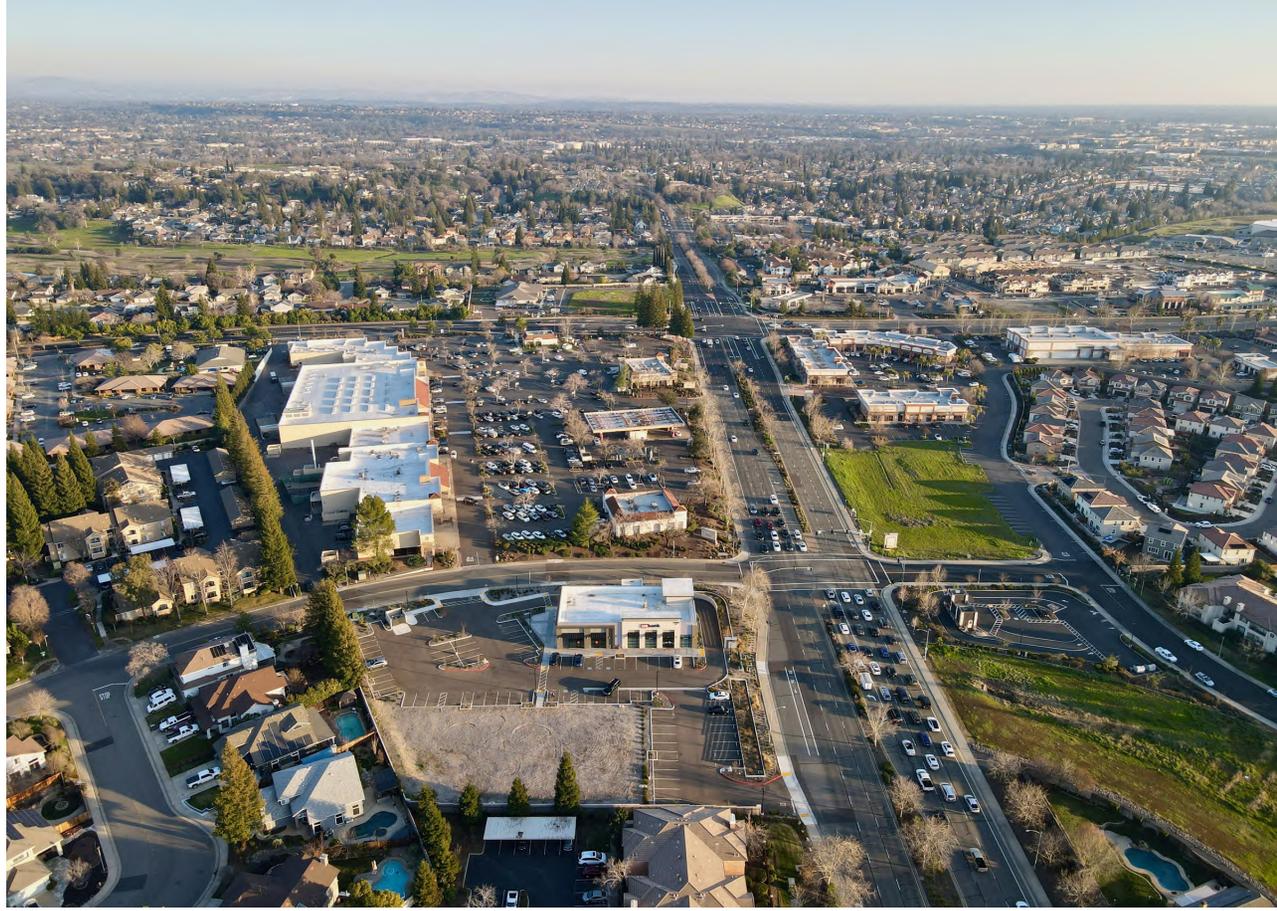
Potential Play Area
+/-11,000 SF

Building 'A'
+/-10,000 SF

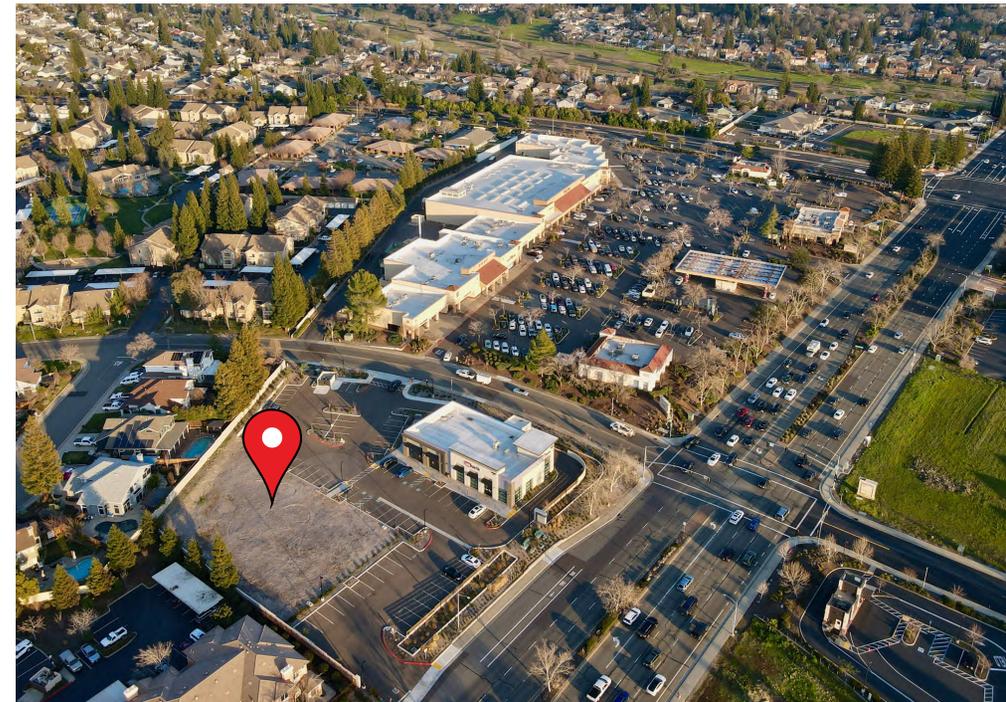
BUILDING 'B'
6,000 SF

SUNSET BOULEVARD

PEBBLE CREEK DRIVE



EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



PARK DR

SUNSET BLVD - 18,243 ADT

SITE

STANFORD RANCH RD

PAUSE CAFE
McDonald's
Little Caesars

CALIFORNIA Family Fitness
ARCO
Domino's
BANK OF AMERICA

BEL AIR
SUBWAY
JON & BON'S YOGURT
ROUND TABLE PIZZA ROYALTY
ups
Concentra urgent care
CALIFORNIA SUN WELLNESS SPA
TACO BELL

CHASE
PANDA EXPRESS CHINESE KITCHEN
SAFEWAY
ExtraSpace Storage
JIMBOY'S TACOS
SALLY BEAUTY SUPPLY

7 ELEVEN
STARBUCKS
DONATION EXPRESS

HYPER Rides
jiffy lube
Smog/Go
BANNER BANK
SAFE CREDIT UNION
Moo Moo's
Cha-Cha's COCINA MEXICANA

UMPQUA B·A·N·K
Quick Quack CAR WASH
AMERICA'S TIRE

DEMOGRAPHIC SUMMARY REPORT

2300 SUNSET BLVD, ROCKLIN, CA 95765



POPULATION 2023 ESTIMATE

1-MILE RADIUS	19,658
3-MILE RADIUS	95,385
5-MILE RADIUS	220,802

POPULATION 2028 PROJECTION

1-MILE RADIUS	20,393
3-MILE RADIUS	100,319
5-MILE RADIUS	231,593



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$124,261.00
3-MILE RADIUS	\$137,406.00
5-MILE RADIUS	\$128,468.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$101,913.00
3-MILE RADIUS	\$115,914.00
5-MILE RADIUS	\$104,782.00

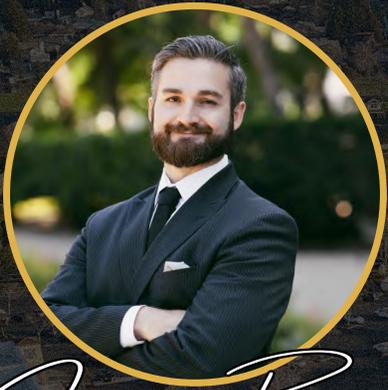


POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	15,305	75,051	176,581
BLACK	466	2,389	5,521
HISPANIC ORIGIN	2,980	13,924	34,808
AM.INDIAN & ALASKAN	184	865	2,222
ASIAN	2,468	11,224	23,730
HAWAIIAN/PACIFIC ISLAND	93	339	819
OTHER	1,141	5,517	11,929

CONTACT US!

FOR MORE INFORMATION ABOUT
THIS OPPORTUNITY



Chase Burke

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