

**FOR
OR SALE
LEASE**

2300 SUNSET BLVD,
ROCKLIN, CA

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

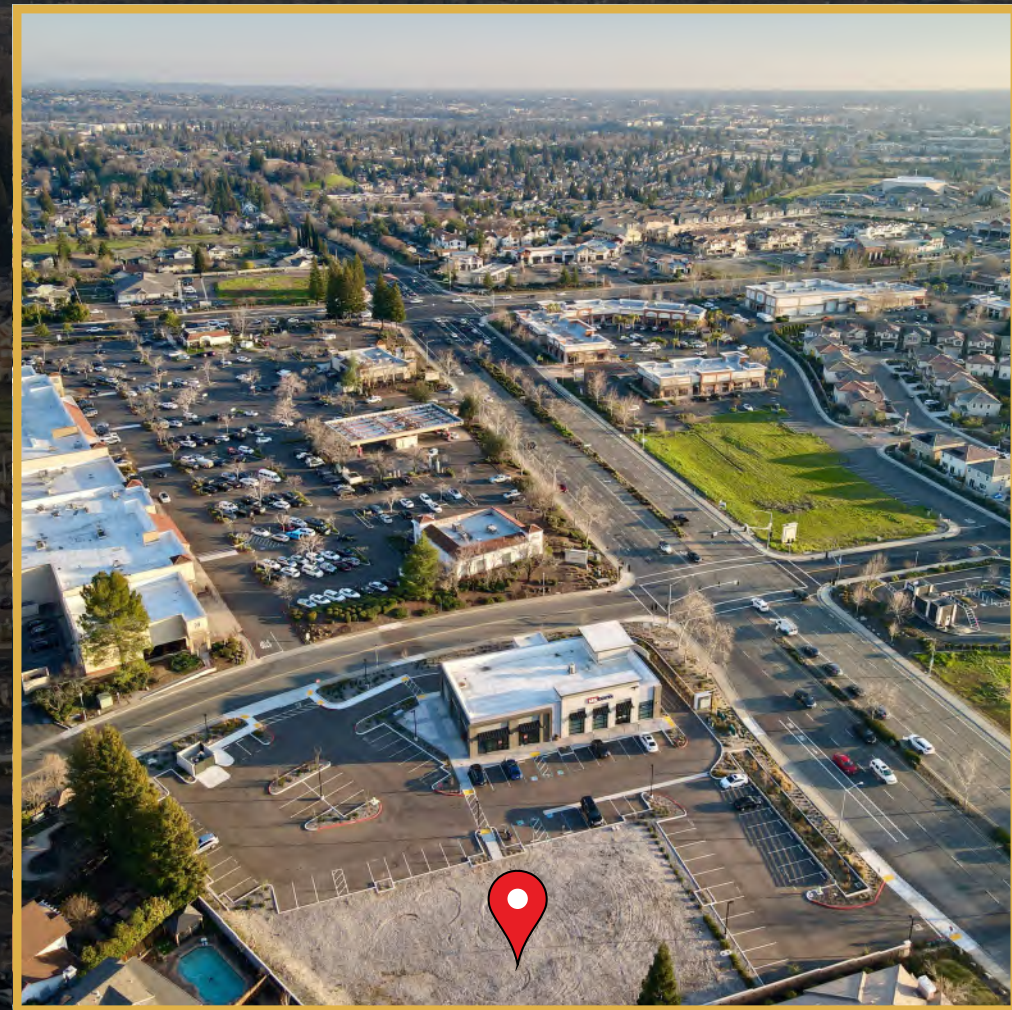
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ROME
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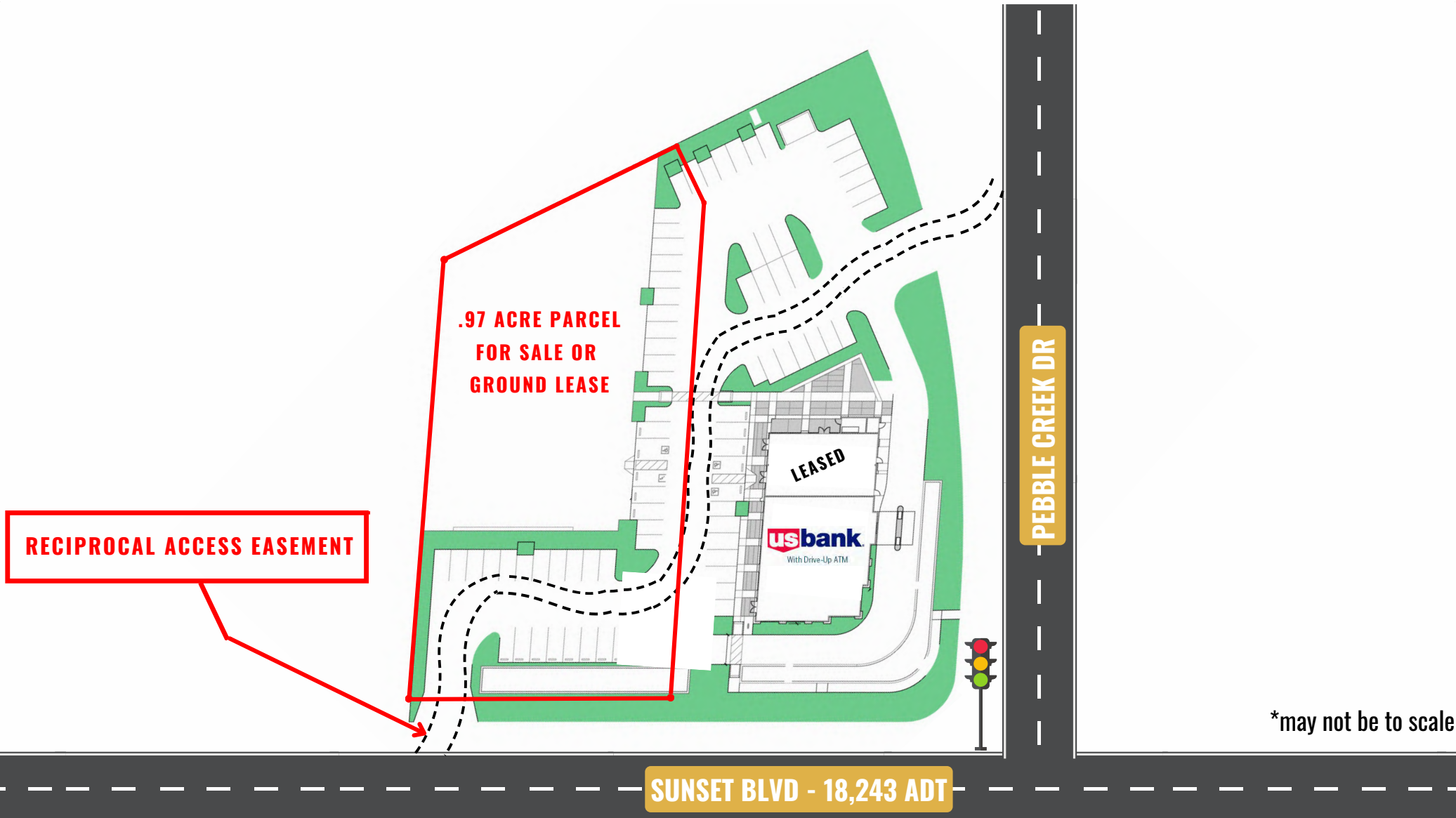
RETAIL DRIVE THRU PAD

- 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

OPPORTUNITIE	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

0.97 ACs
1.03 ACs

TRASH ENC.

120'

100'

5'

25'

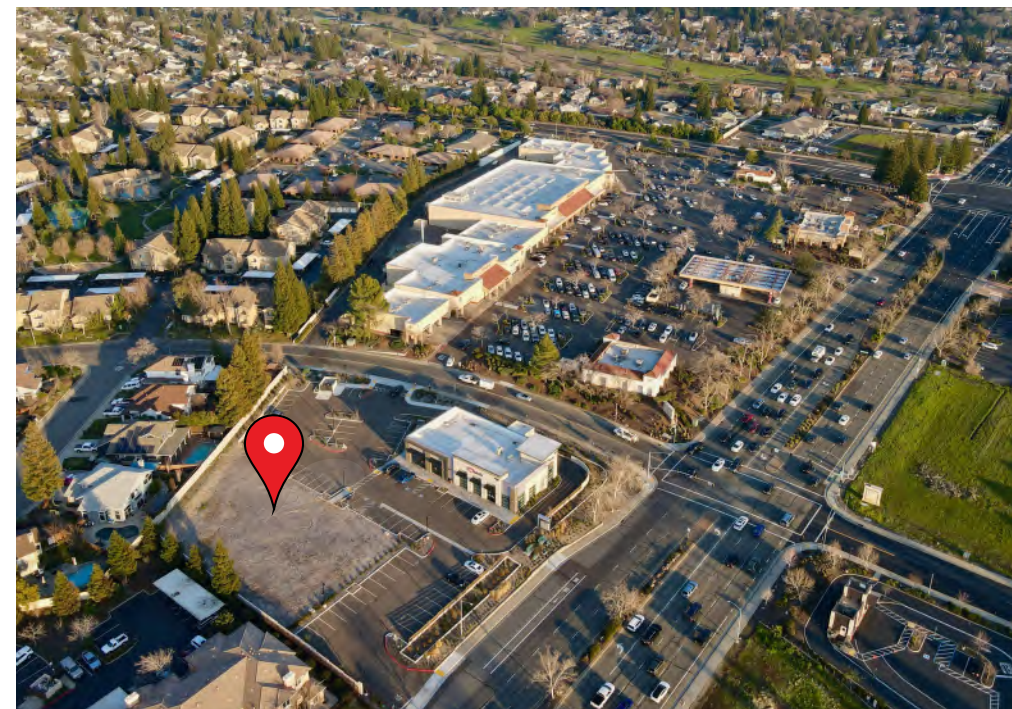
25'

20'

250'



EXTERIOR PICTURES



IMMEDIATE VICINITY AERIAL



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

PARK DR

SUNSET BLVD - 18,243 ADT

SITE

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

7 ELEVEN
Starbucks
DONATION EXPRESS

STANFORD RANCH RD

HYPER Rides
eBike | eScooter | eDirt Bike
jiffy lube
Smog/Vgo
SAFE CREDIT UNION
Moo Moo's
Banner Bank
Cha-Cha's COCINA MEXICANA

UMPQUA BANK
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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