

SUNSET POINTE
1230-1240 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
1,205 SF - 2,889 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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ROME
REAL ESTATE GROUP

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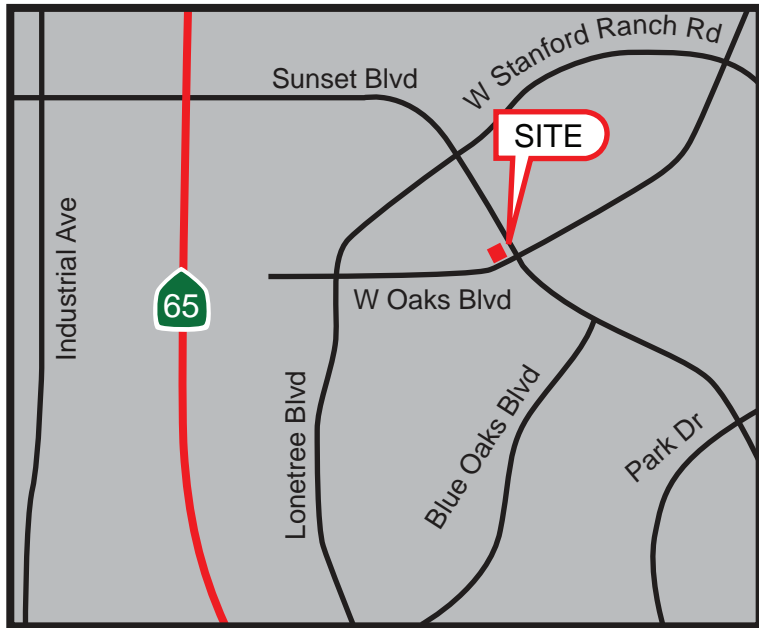
916.779.1000

ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
www.ethanconradprop.com

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 1,679 SF \$2,854.00, NNN (\$1.70 PSF)
 Suite 400 1,210 SF \$2,360.00, NNN (\$1.95 PSF)

1240 SUNSET BLVD:
 Suite 400 - 1,205 SF: \$2,109.00, NNN (\$1.75 PSF)

NNN costs are \$0.57 PSF.

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
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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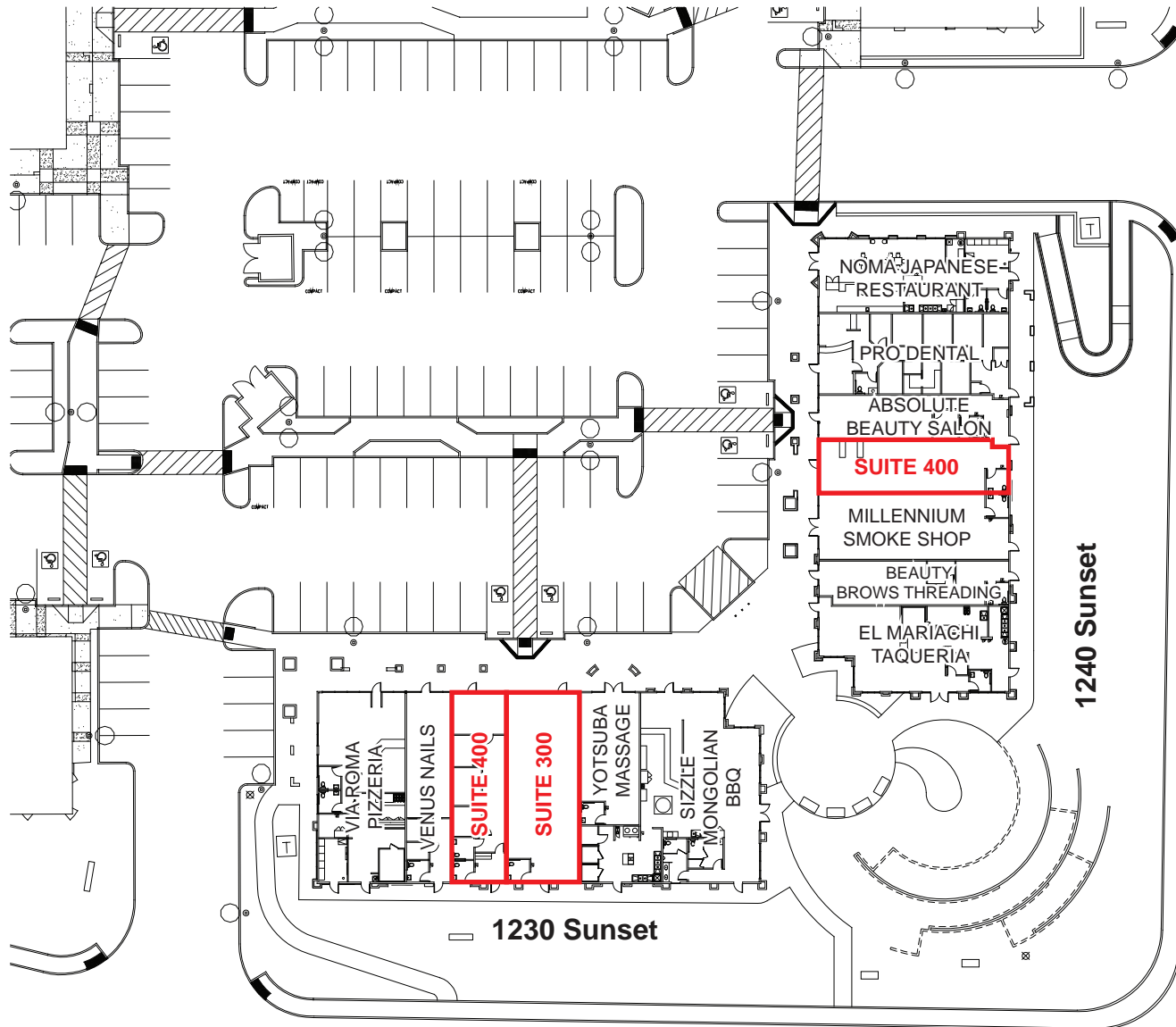
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SITE PLAN

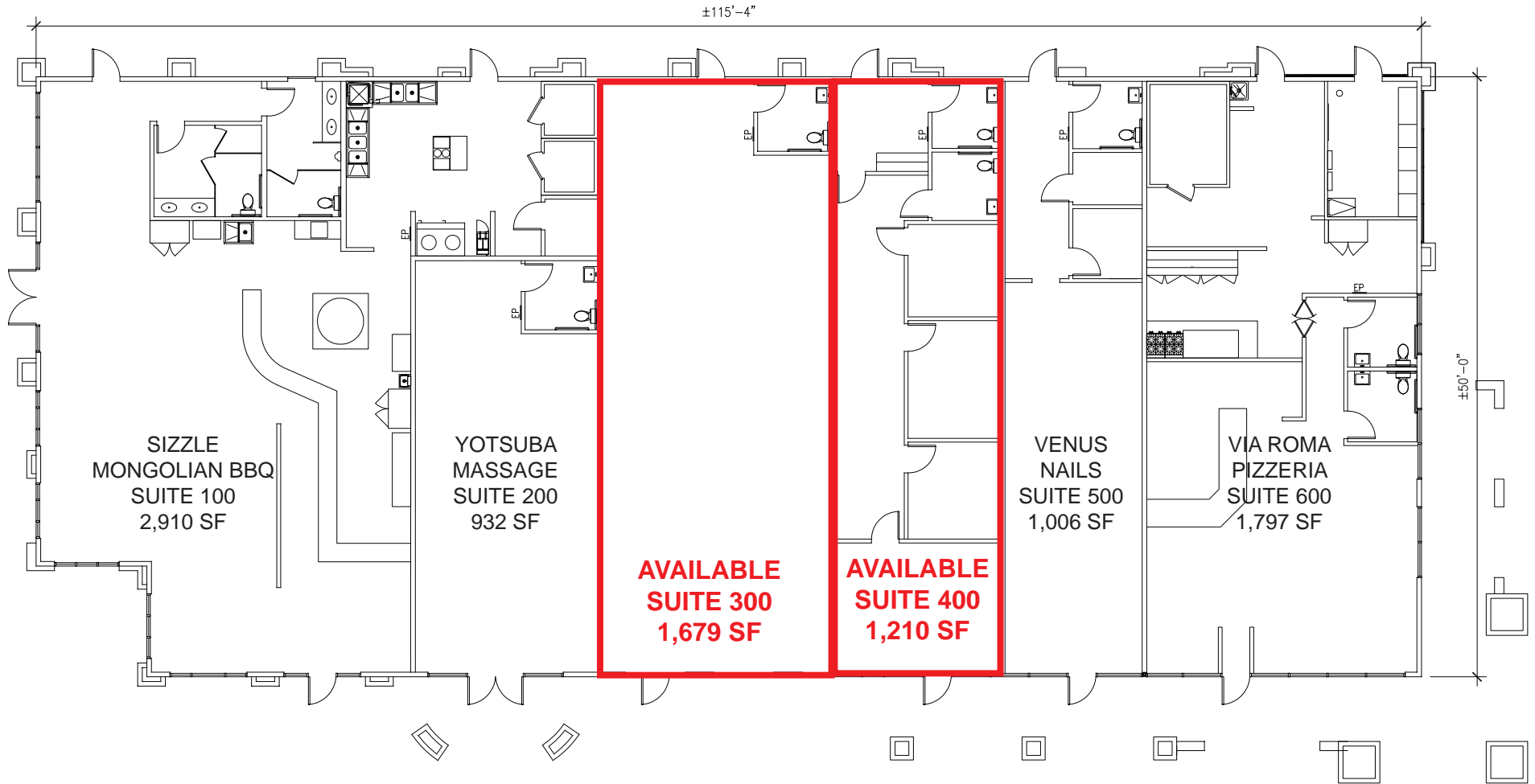


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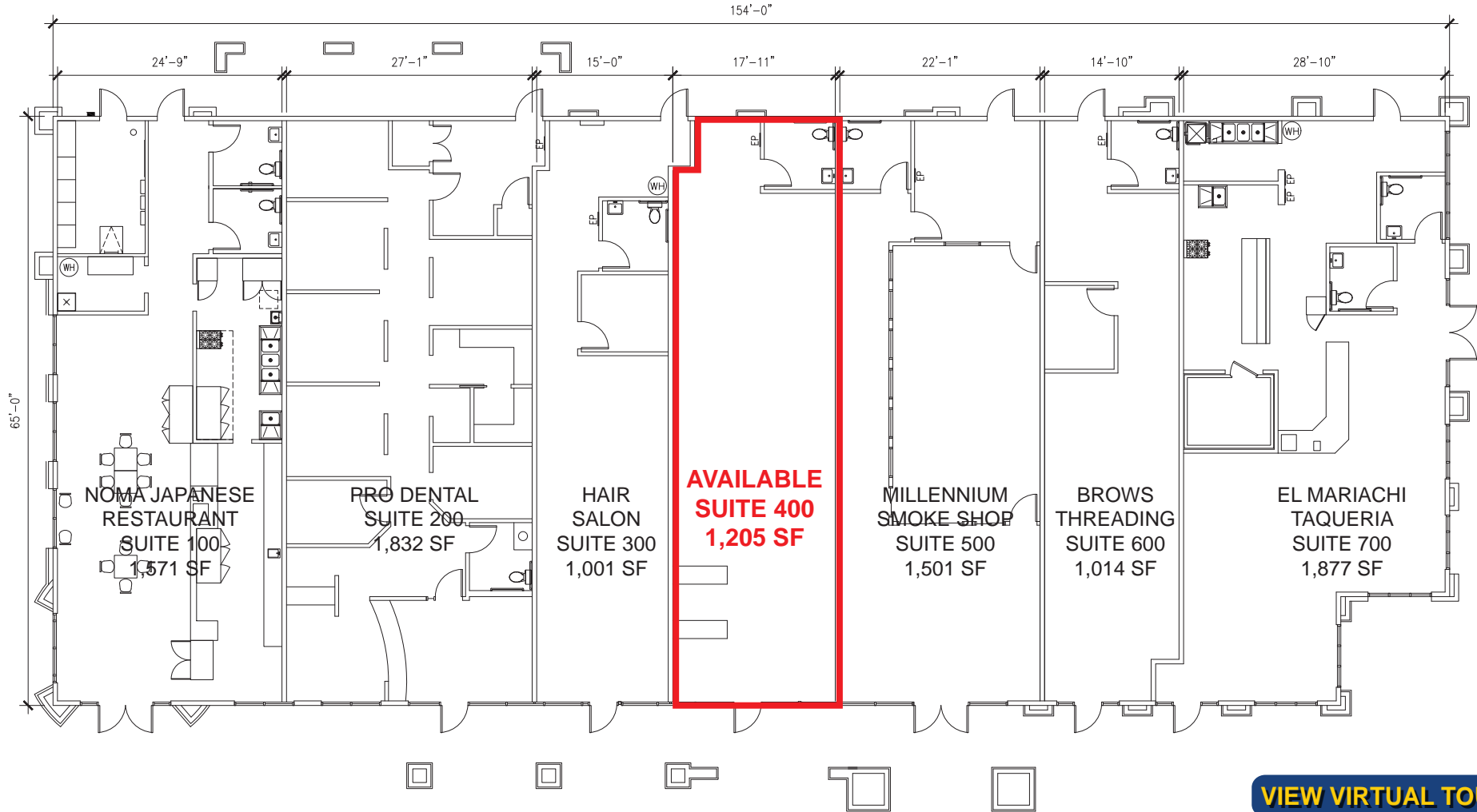
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