



**Parker  
Stevenson**

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*BROKERAGE CORP.*

**Rocklin Park Plaza - Now Leasing**

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

**Ground Lease Pad Available  
+/-4,500 SF Pad with drive-thru ability**

**Small Office/Retail Space Available:  
+/-1,238 SF—Vanilla Shell**

**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  
Tresor Nails Spa  
Langley's Karate  
Save ON Cleaners**

**Kabloom  
Little Caesars  
Thai Chili  
Origin Coffee & Tea  
Boneshaker Brewery**

**DND Hair Salon  
Big Spoon Yogurt  
PK Sushi  
Sunshine Natural Healing**

For more information,  
please contact:

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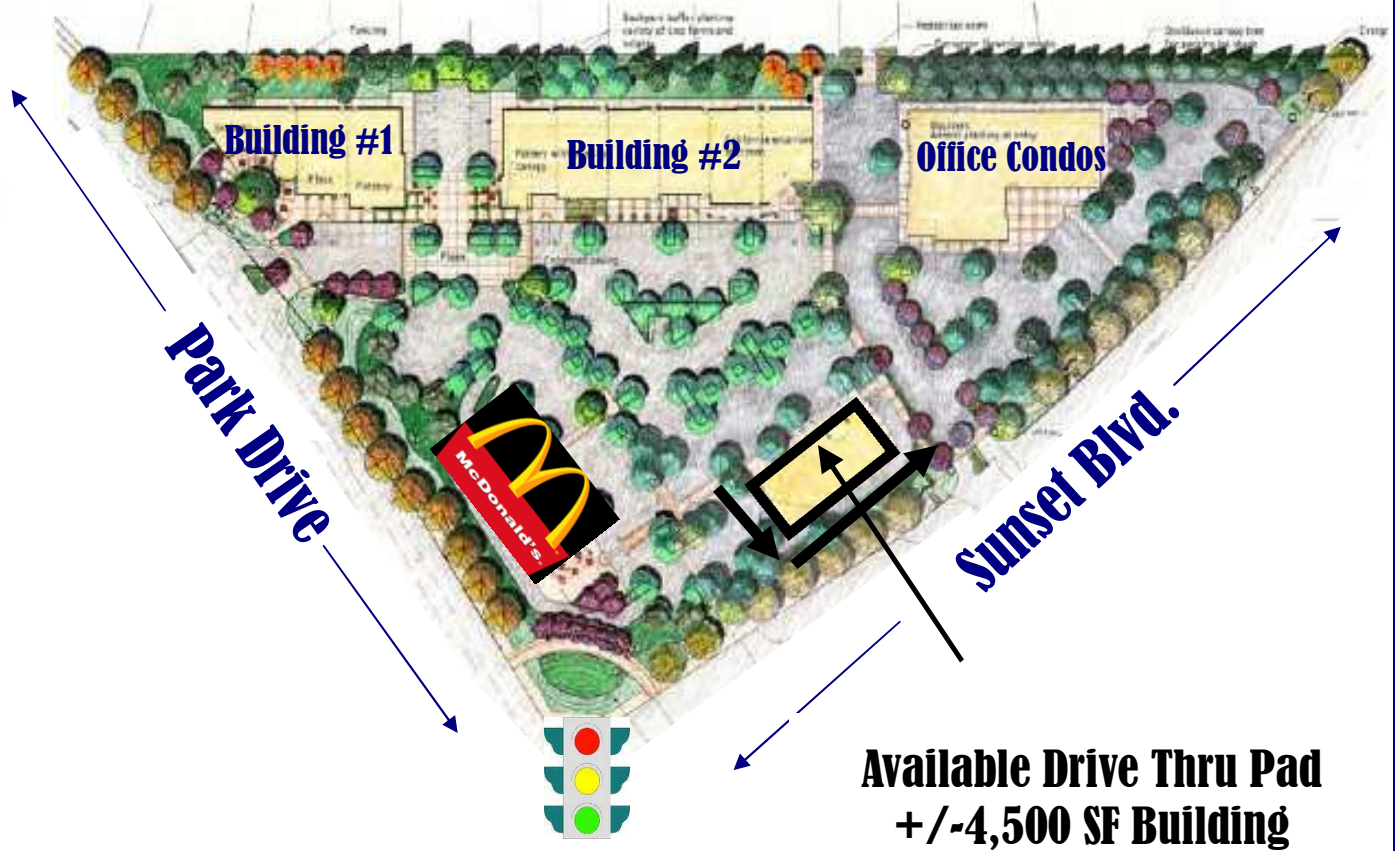
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## Rocklin Park Plaza Site Plan with Available Pad Building



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.

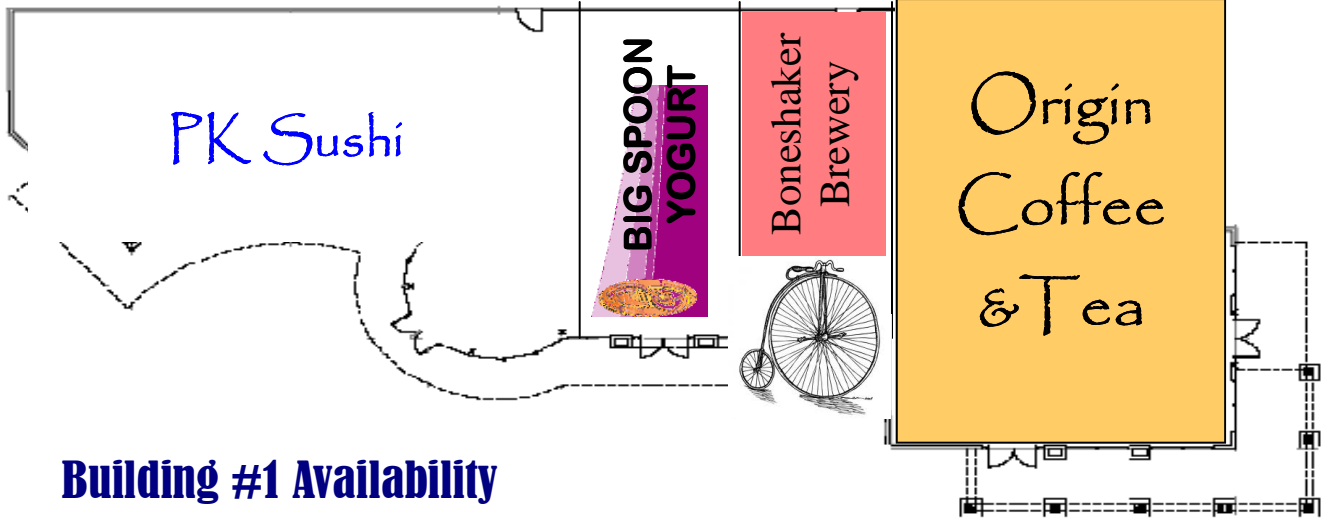
For more information, please contact:  
**Andrew Skinner or Mindee Menigoz 916-928-3800**



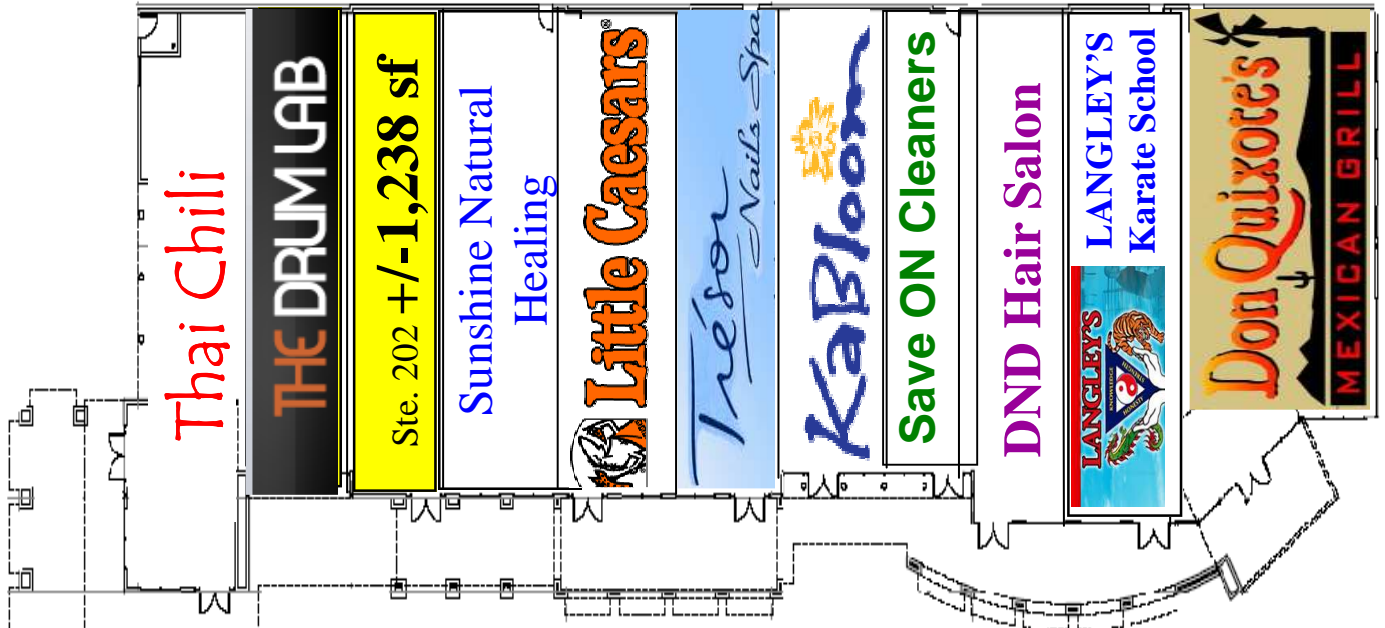


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**Building #1 Availability**



**Building #2 Availability**

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**Demographics:**

	<u>Population (2009)</u>	<u>Avg. HH Income (2009)</u>
1 mile	15,988	\$86,825
3 mile	70,530	\$84,061
5 mile	178,264	\$85,044

**Average Daily Traffic Count:**

**Sunset Blvd and Park Dr (2007) - 43,200 Vehicles per Day**

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