

# SUNSET MEDICAL & PROFESSIONAL PLAZA

3706 & 3736 ATHERTON ROAD | ROCKLIN, CA

±1,371 - ±10,225 SF

-OFFICE BUILDOUT SPEC OR BUILD TO SUIT



AVAILABLE FOR LEASE

CBRE



## SUNSET MEDICAL & PROFESSIONAL PLAZA

AVAILABLE FOR LEASE

### Lease Availability:

- » 3736 Atherton Road  
±1,371 - ±10,225 SF
- » 3706 Atherton Road ±2,604 SF  
2nd Generation Suite  
Available April 2025

Lease Rates: \$1.85 PSF, Modified Gross



## BUILDING HIGHLIGHTS



SUNSET MEDICAL & PROFESSIONAL PLAZA – LOCATED WITHIN THE ATHERTON TECH CENTER



EXCELLENT LOCATION NEAR THE INTERSECTION OF HIGHWAY 65 AND SUNSET BOULEVARD



HIGH VISIBILITY ALONG ATHERTON ROAD



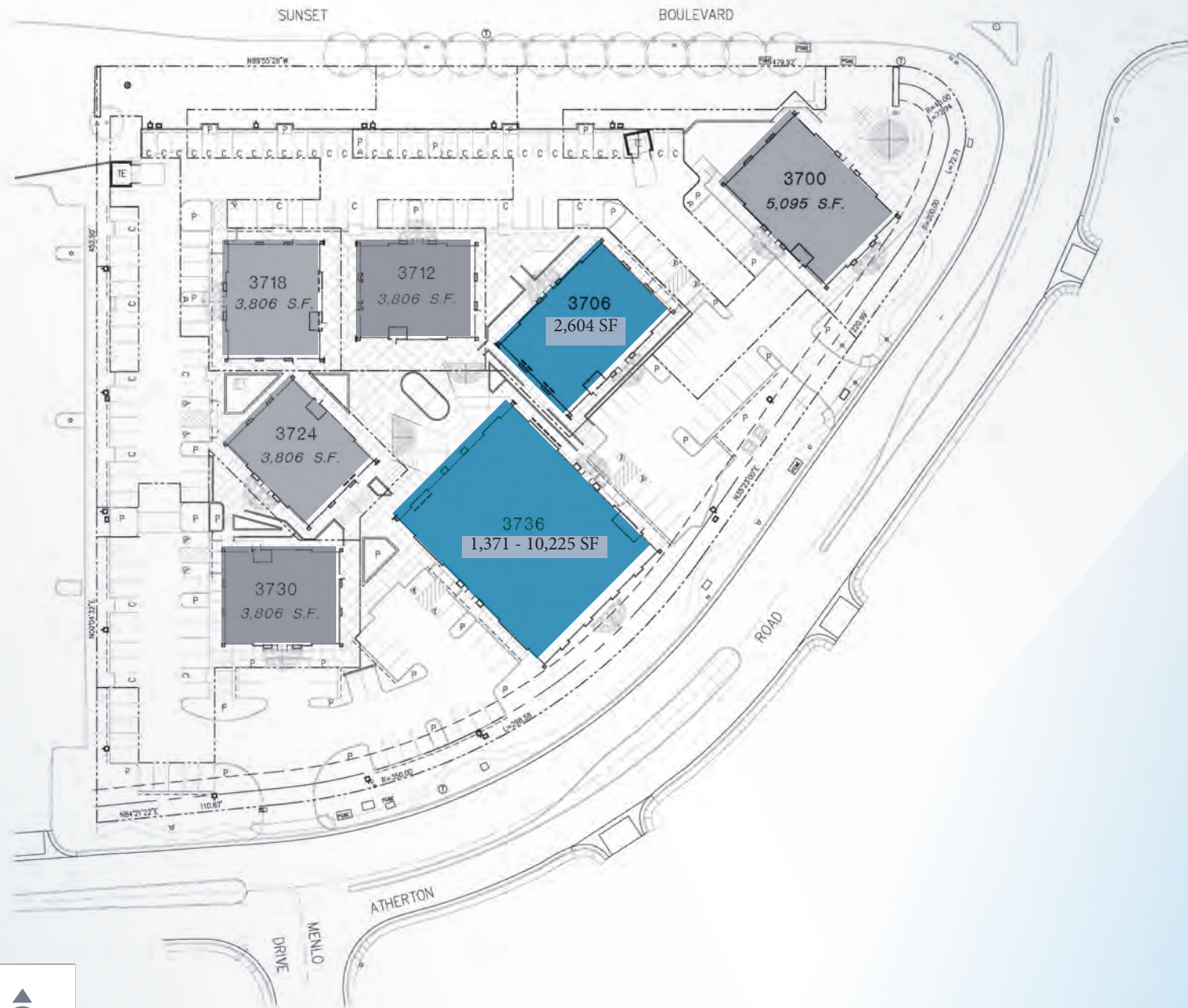
CLOSE TO MANY AMENITIES INCLUDING RESTAURANTS AND SHOPPING





STRONG DEMOGRAPHIC AREA AND PROXIMITY TO AFFORDABLE HOUSING

# SITE PLAN

## SUNSET MEDICAL & PROFESSIONAL PLAZA



 FOR LEASE  
 UNAVAILABLE



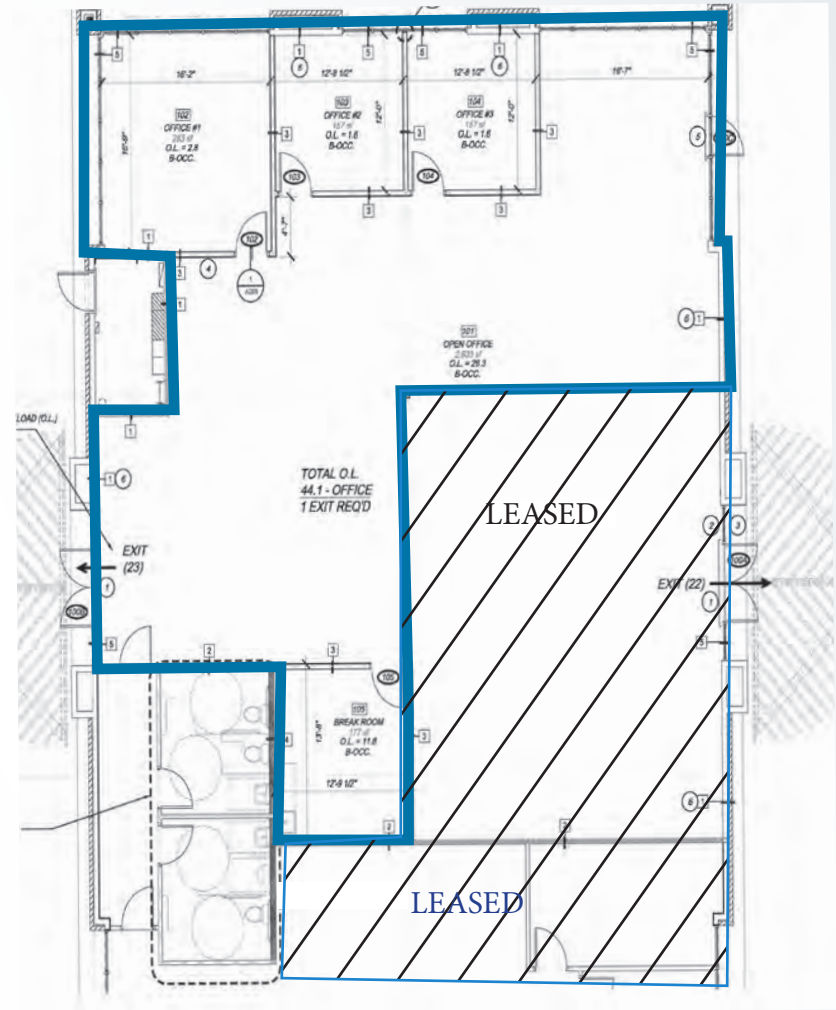




# SUNSET MEDICAL & PROFESSIONAL PLAZA

## 3706 ATHERTON

- » ±2,604 SF AVAILABLE
- » 2nd GENERATION SPACE
- » AVAILABLE APRIL 2025
- » \$1.85 PSF, MODIFIED GROSS





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3706 AND 3736 ATHERTON ROAD |  
ROCKLIN, CA

ORACLE

TRACTOR  
SUPPLY CO.

Stark's  
UNLIMITED

Placer County Dept  
of Child Services

Placer County  
Offices

William Jessup  
University

University Square:  
Proposed Retail & Hotel  
Development

SUNSET BLVD

ATHERTON RD

MENLO DR

LONE TREE BLVD

65

TO ROSEVILLE →  
WEST GALLERIA - 4 MILES  
TOPGOLF - 3 MILES

## CONTACTS

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