

FOR LEASE

SUNSET WEST

1140-1150 SUNSET BLVD
ROCKLIN, CA 95765

*Two Building Retail Complex near
the corner of Sunset Boulevard & W
Oaks Boulevard in Rocklin, CA*

AVAILABLE SUITES

1140-144 (±1,539 SF)

1150-153 (±1,946 SF)

Asking Rent: Please call agent for rate

KATIE KARKAZIS

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LIC N° 02092842

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OTHER TENANTS IN THE COMPLEX

KidStrong Rocklin (Physical Fitness)

Uppercut Social Club (Barber)

RealtyOne (Real Estate)

ADL (Medical Equipment Supplier)

Reach Adult Development (Adult Daycare)

Crown of Thorns Catholic Supply

PARKING

1140: 25 Surface Spaces, 5/1,000

1150: 45 Surface Spaces, 5/1,000

TRAFFIC COUNTS

Sunset Blvd/W Oaks Blvd SE - $\pm 13,652/\text{Day}$

Sunset Blvd/W Stanford Ranch Rd NW - $\pm 13,216/\text{Day}$

W Oaks Blvd/Sunset Blvd NE - $\pm 3,057/\text{Day}$

W Oaks Blvd/Sunset Blvd SW - $\pm 6,544/\text{Day}$

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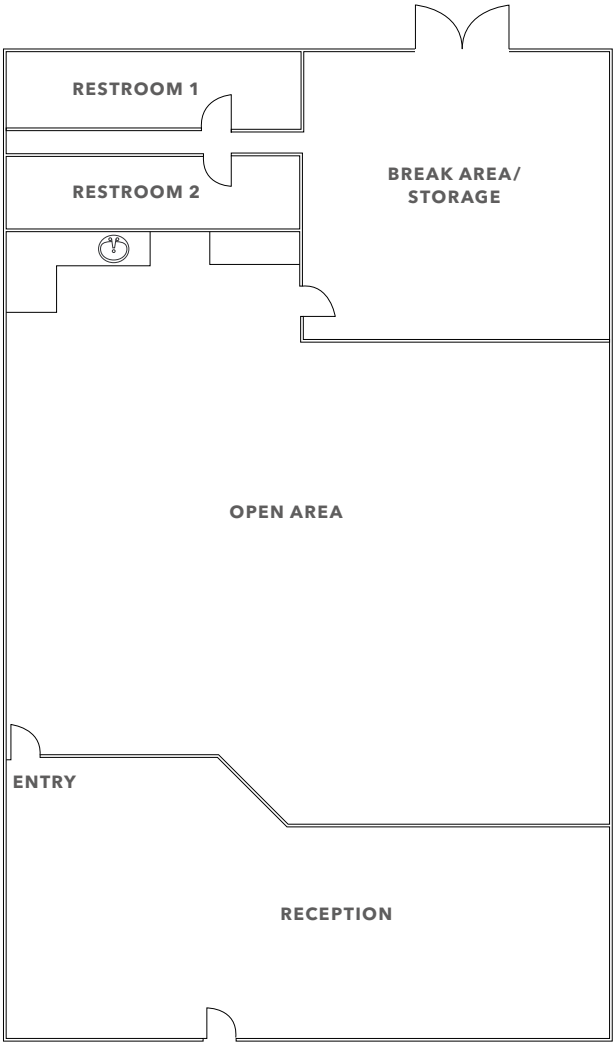
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1140 - SUITE 144 FLOOR PLAN

±1,539 SF

AVAILABLE



FLOOR PLAN NOT TO SCALE

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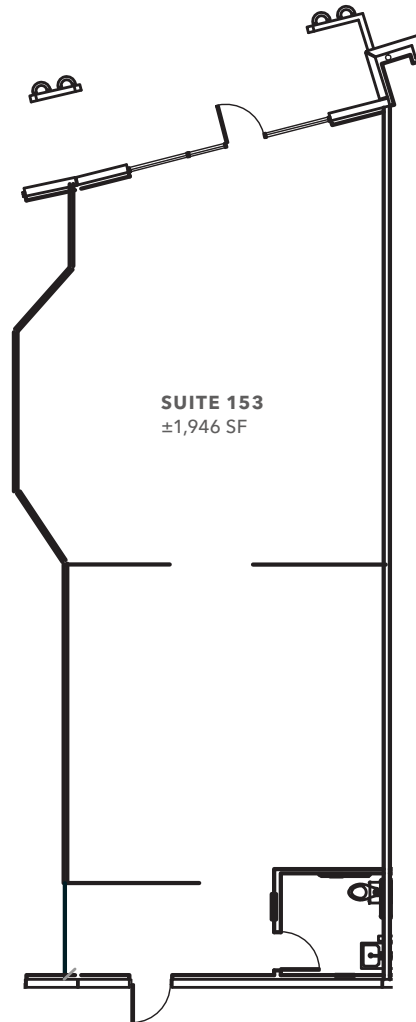
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1150 - SUITE 153 FLOOR PLAN

±1,946 SF

AVAILABLE



FLOOR PLAN NOT TO SCALE

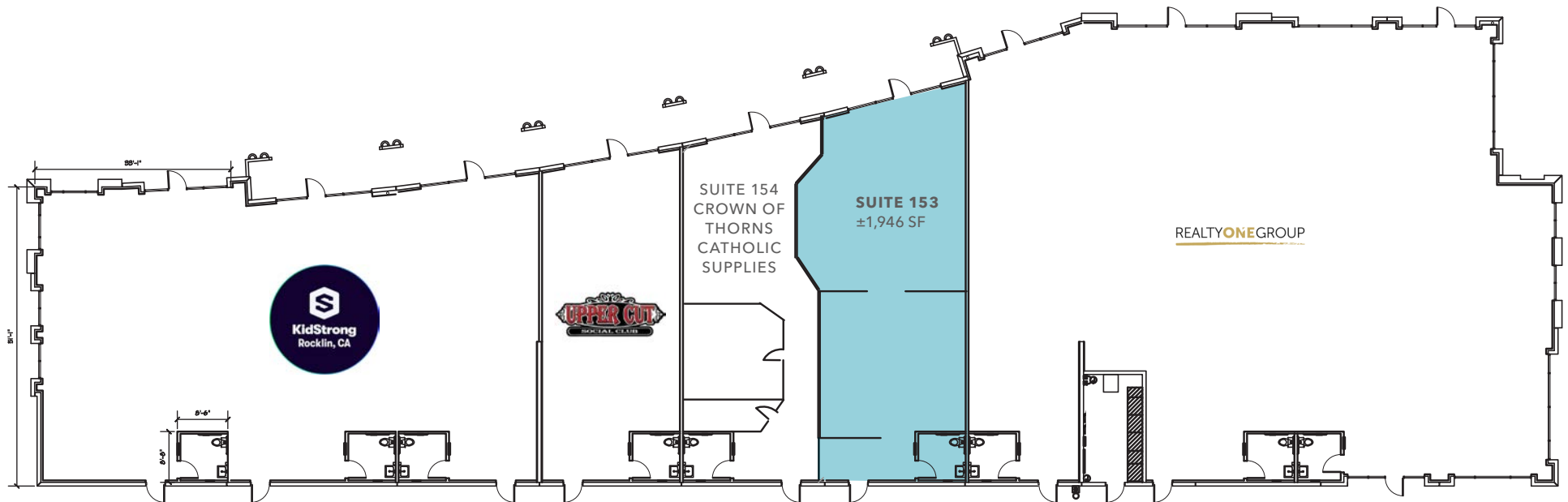
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1150 SUNSET BLVD SITE PLAN



FLOOR PLAN NOT TO SCALE

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	13,041	87,789	202,434
2029 PROJECTED	13,708	94,979	217,646
2020 CENSUS	14,174	89,619	205,105
2010 CENSUS	10,669	73,730	168,636

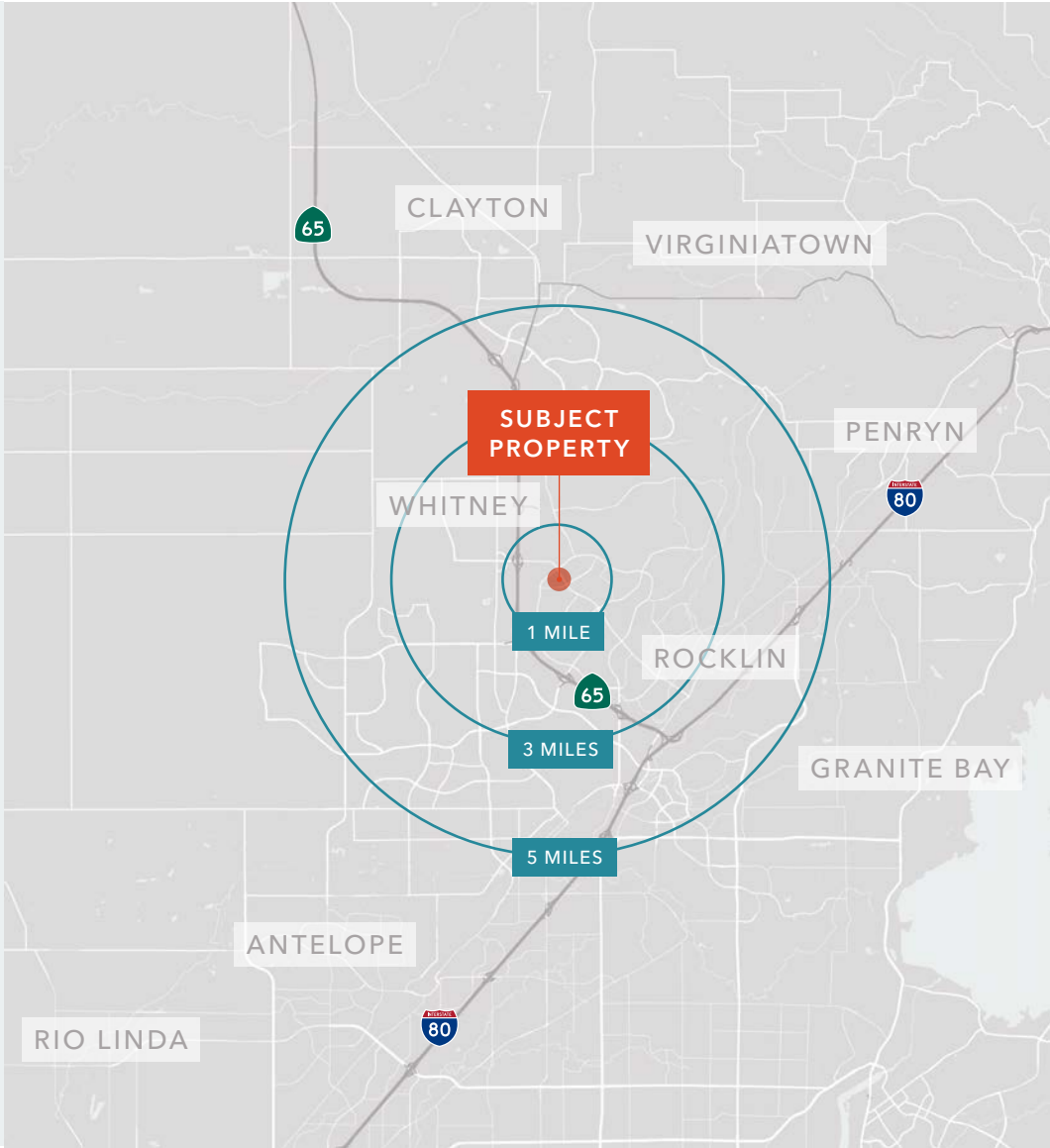
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	36.0	39.4	41.1
% FEMALE	48.8%	50.4%	51.3%
% MALE	51.2%	49.6%	48.7%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$137,826	\$136,644	\$127,855
2029 MEDIAN PROJECTED	\$140,555	\$140,531	\$131,703
2024 AVERAGE	\$164,536	\$163,632	\$153,577
2029 AVERAGE PROJECTED	\$170,347	\$170,117	\$159,952

Data Source: ©2025, Sites USA



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Exclusively leased by

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**km Kidder
Mathews**