

SUNSET PARK

2205 - 2221 SUNSET BLVD

ROCKLIN, CA

FOR LEASE

1,879 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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Joey Chiurazzi

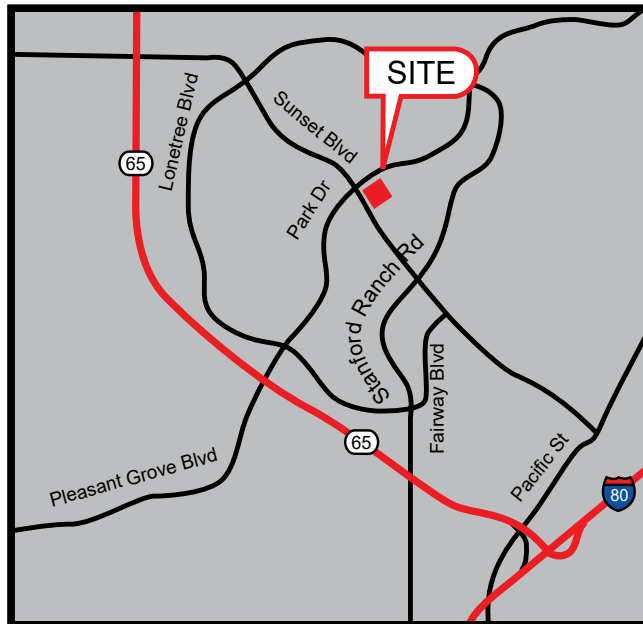
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916.779.1000

FEATURES:

- Situated at the major intersection of Sunset Blvd and Park Drive
- Located in the Stanford Ranch community
- Abundant on-site parking
- Tenants in the center include Bank of America and Domino's Pizza



PROPERTY DETAILS:

Center is visible to more than 61,000 cars at the intersection per day. Strong daytime populations for mixed use, service, food and retail tenants.

Surrounded by some of Placer County's more affluent neighborhoods. Benefits from strong demographics.



Tenants save up to 10% vs traditional electricity costs.

LEASE RATE:

2217 Sunset Blvd
 Suite 703 1,879 SF \$2,800.00 (\$1.49 PSF, NNN)

NNN costs are approximately \$0.51 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	22,347	96,319	225,506
2025 Average HH Income:	\$153,280	\$170,030	\$162,388
Traffic Count @ Sunset Blvd & Park Dr:	61,183		

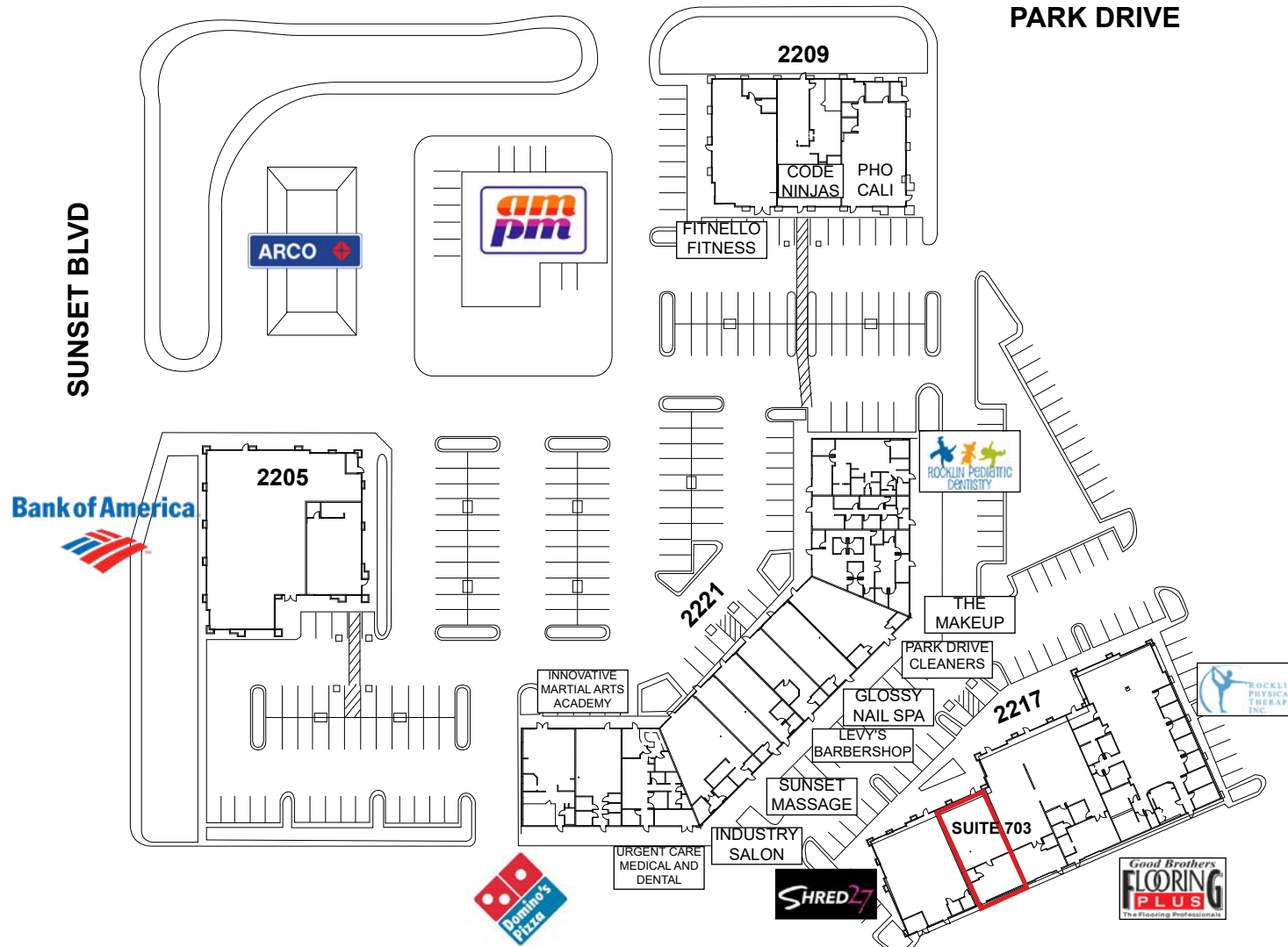
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE PLAN



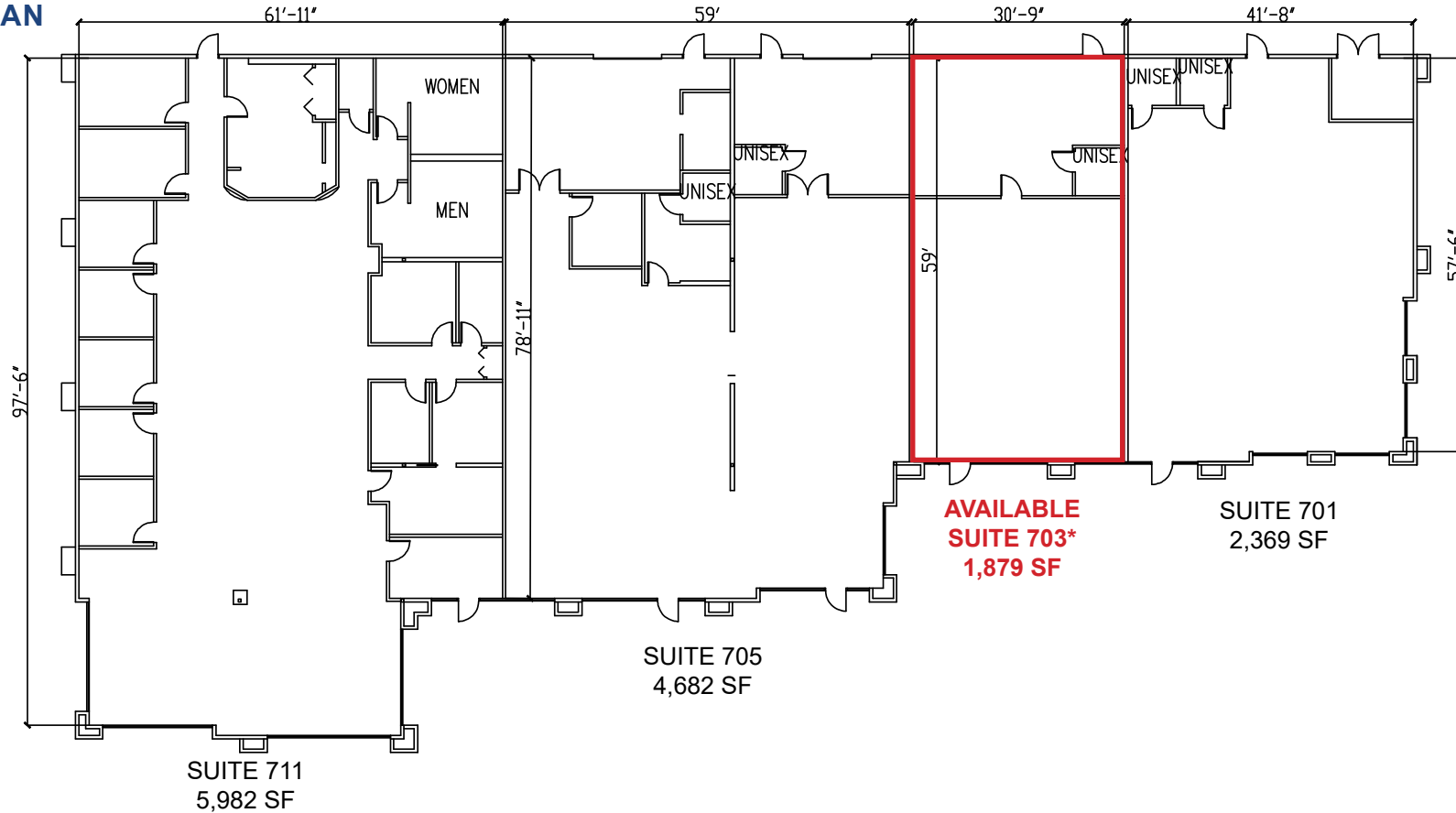
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2217 SUNSET BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
703*	1,879	\$1.49 PSF, NNN	\$2,800.00
NNN costs are approximately \$0.52 PSF. *Available with 30 days' notice.			

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