

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) | Tenant Improvement Allowance  
\$5/SF with new 3-Year Term\*

1150-153 (±1,946 SF) | Recently renovated and  
move-in ready

Asking Rent: Please call agent for rate

\*Subject to credit approval

**KATIE KARKAZIS**

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LIC N° 02092842



1140 SUNSET BOULEVARD



1150 SUNSET BOULEVARD

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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 - ±13,652/Day
- Sunset Blvd/W Stanford Ranch Rd NW - ±13,216/Day
- W Oaks Blvd/Sunset Blvd NE - ±3,057/Day
- W Oaks Blvd/Sunset Blvd SW - ±6,544/Day

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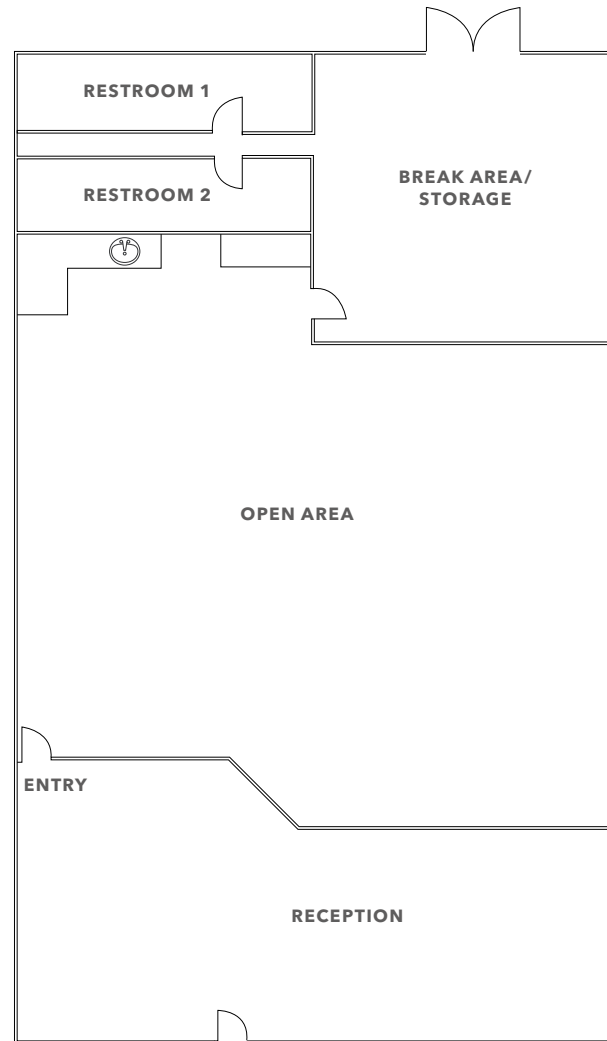
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# 1140 - SUITE 144 FLOOR PLAN

***±1,539 SF***

AVAILABLE



FLOOR PLAN NOT TO SCALE

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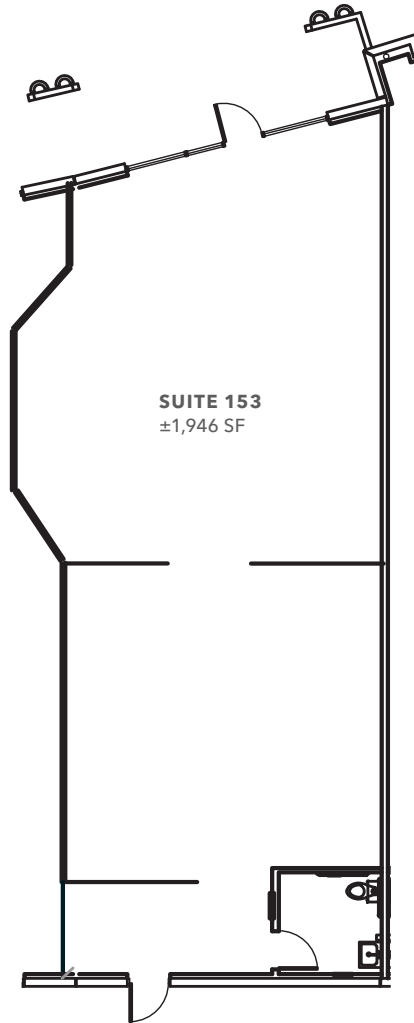
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# 1150 - SUITE 153 FLOOR PLAN

*±1,946 SF*

AVAILABLE



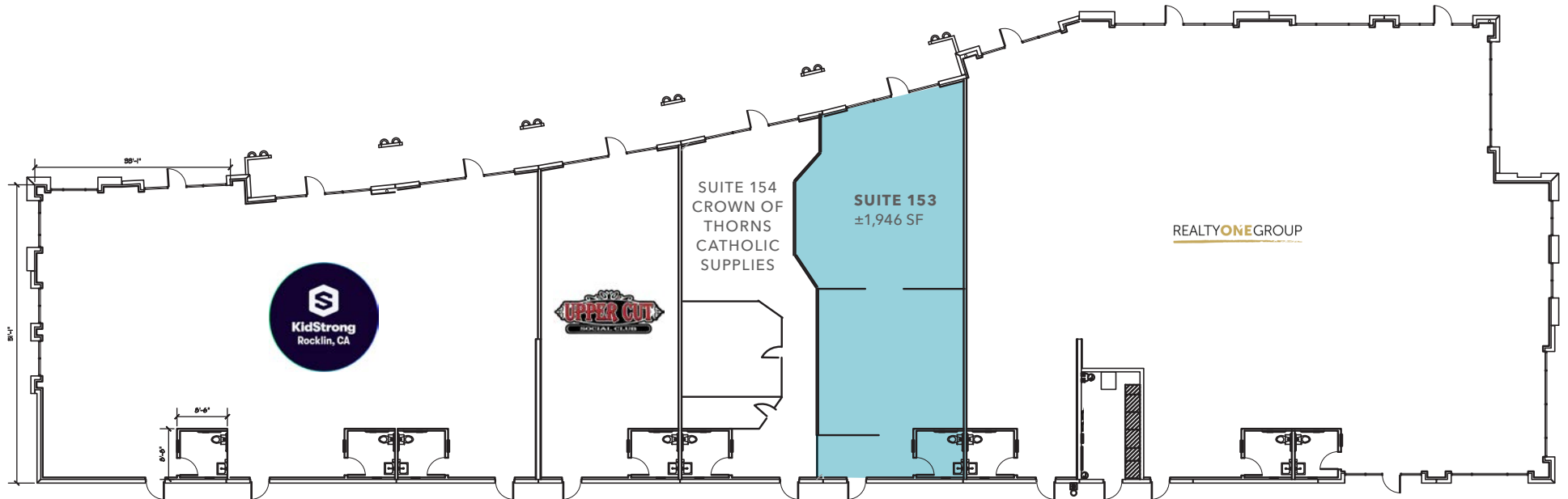
FLOOR PLAN NOT TO SCALE

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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 |

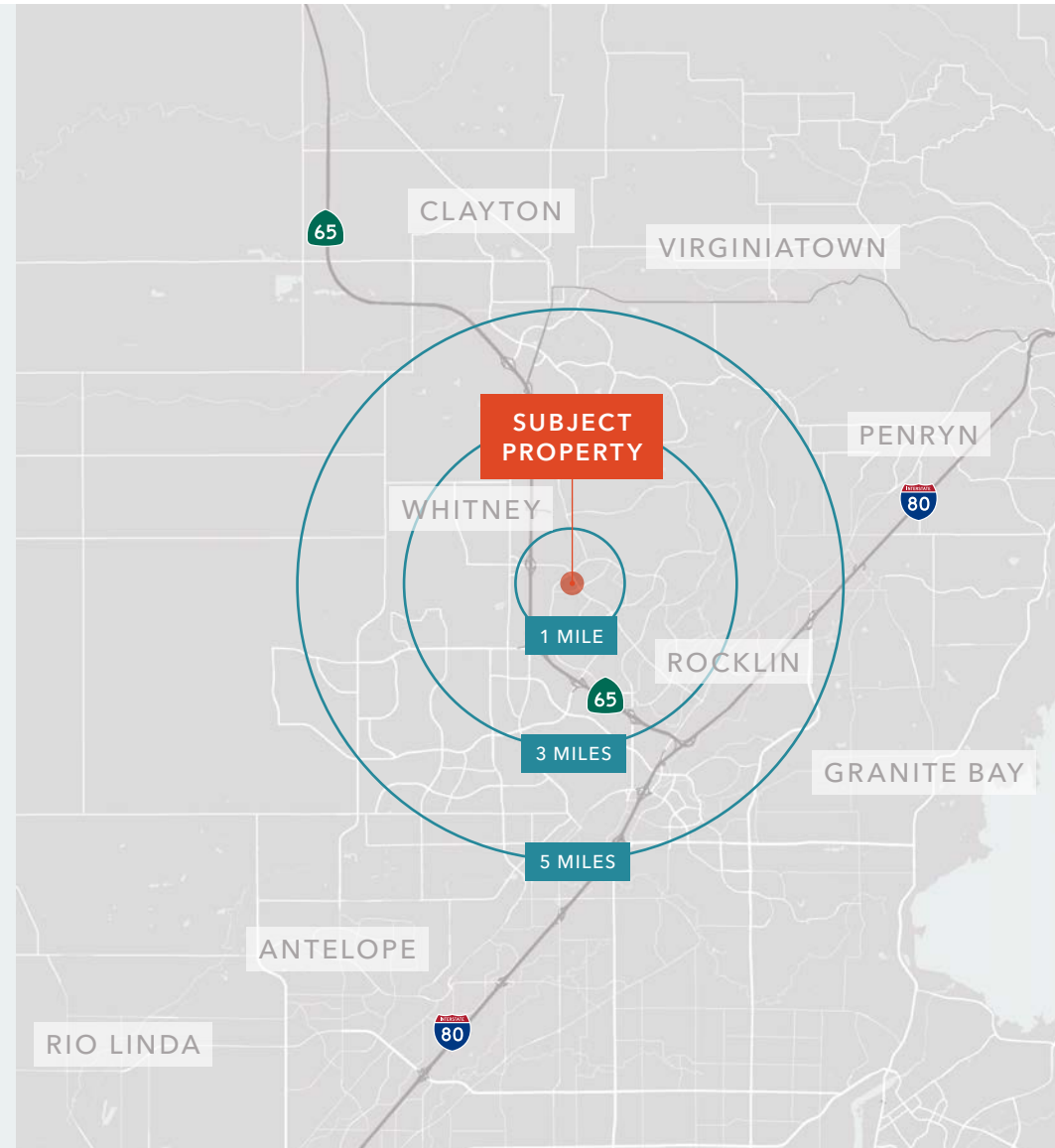
## MEDIAN AGE & GENDER

|            | 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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# 1140-1150 SUNSET BLVD



*Exclusively leased by*

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