

**SUNSET PARK**  
**2205 - 2221 SUNSET BLVD**  
**ROCKLIN, CA**  
FOR LEASE  
1,201 SF - 2,017 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

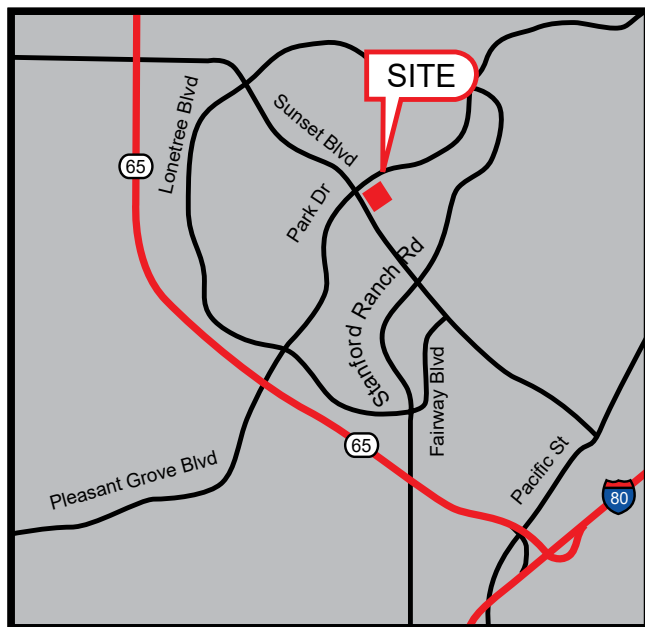
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**FEATURES:**

- 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.



**KING**  
ENERGY

Tenants save up to  
10% vs traditional  
electricity costs.

**LEASE RATES:**

2217 Sunset Blvd			
Suite 703	1,879 SF	\$2,800.00	(\$1.49 PSF, NNN)
2221 Sunset Blvd			
Suite 105*	2,017 SF	\$4,215.00	(\$2.09 PSF, NNN)
Suite 109*	1,201 SF	\$2,630.00	(\$2.19 PSF, NNN)

NNN costs are approximately \$0.51 PSF. \*Available with 15 days' notice.

**DEMOGRAPHICS:**

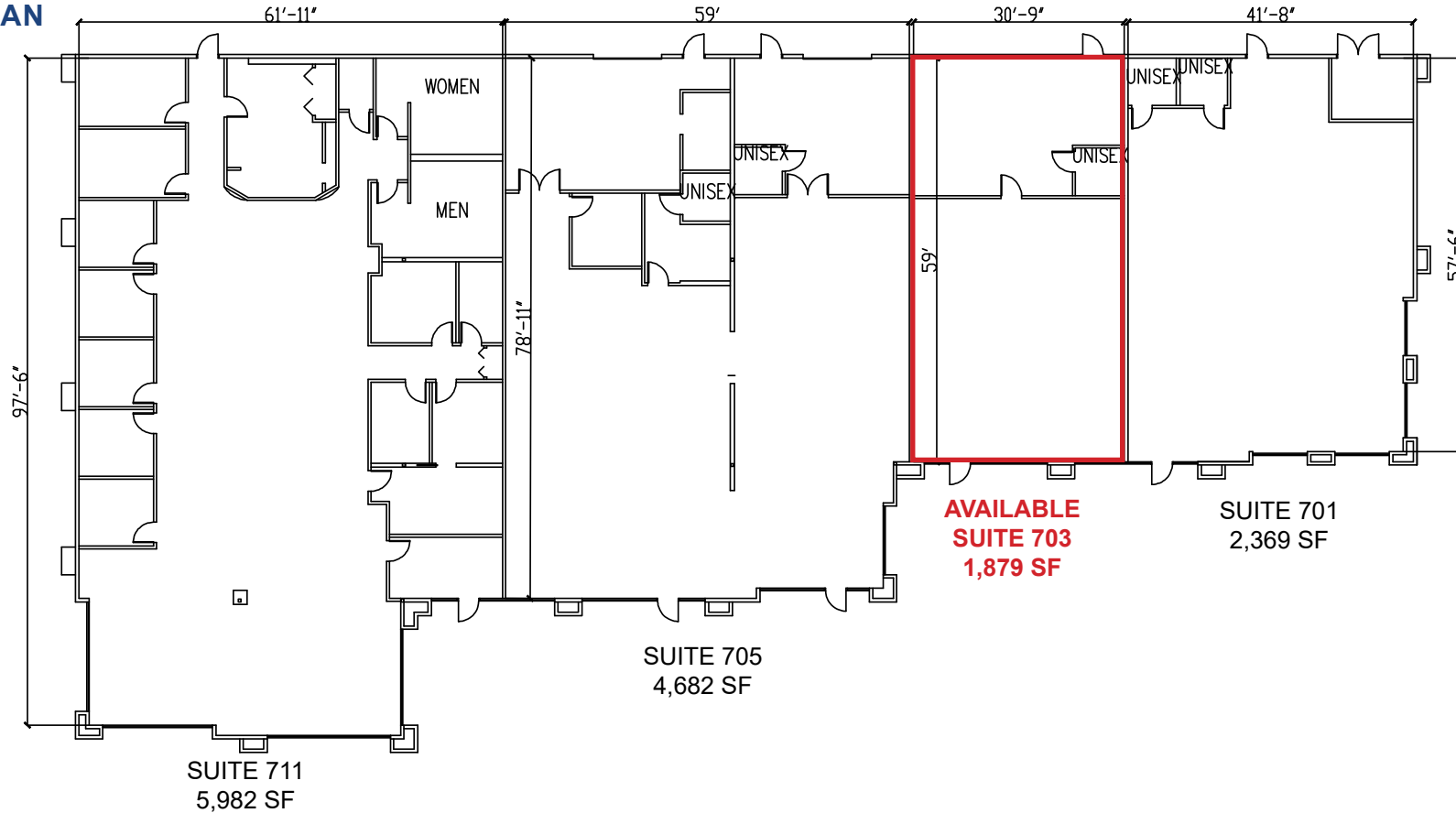
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	22,347	96,319	225,506
2025 Average HH Income:	\$153,280	\$170,030	\$162,388
Traffic Count @ Sunset Blvd & Park Dr:	61,183		

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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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.

**2217 SUNSET BLVD**  
**FLOOR PLAN**

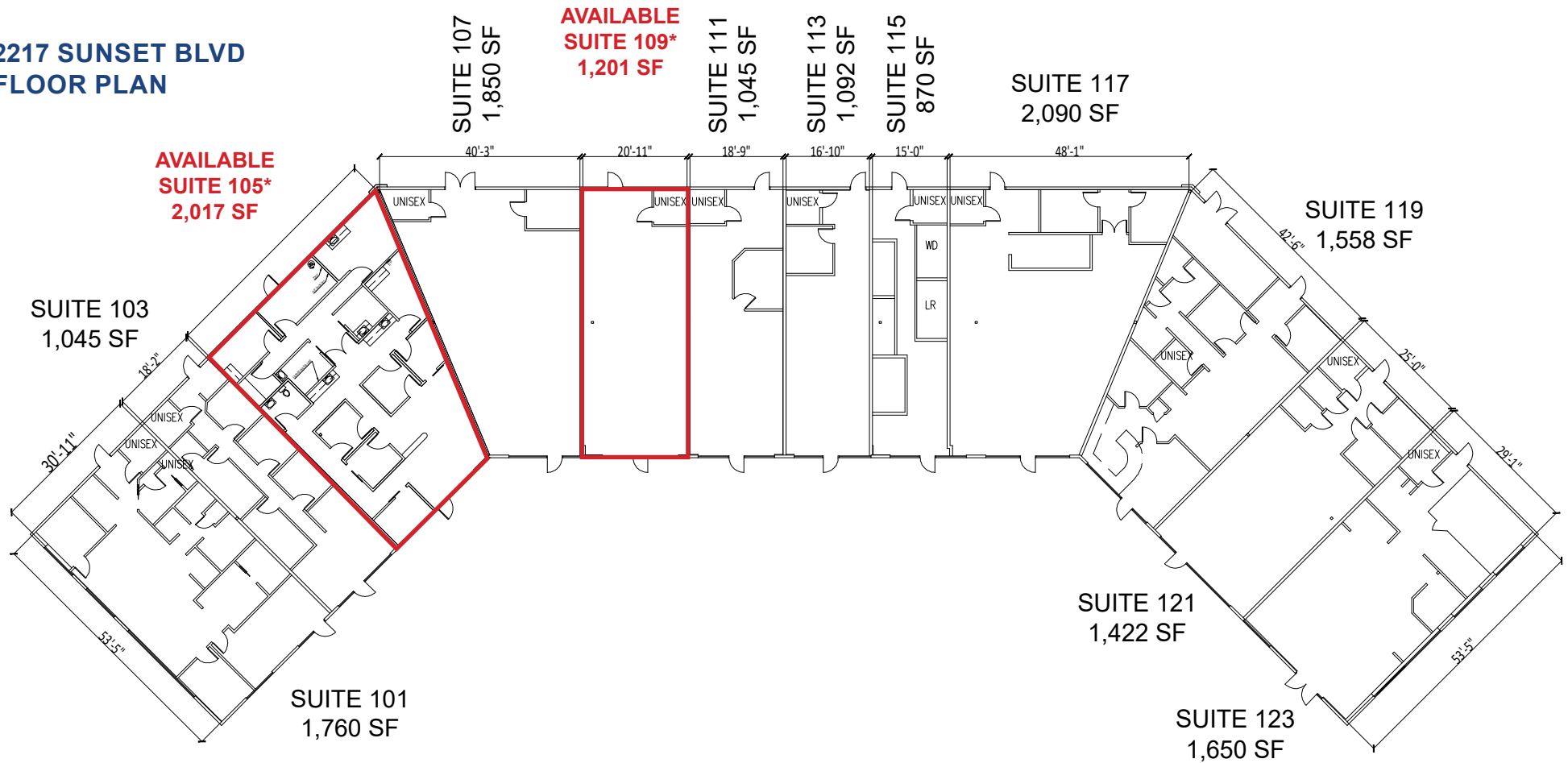


Suite	SF	Lease Rate	Monthly Rent
703	1,879	\$1.49 PSF, NNN	\$2,800.00
NNN costs are approximately \$0.52 PSF.			

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**2217 SUNSET BLVD  
 FLOOR PLAN**



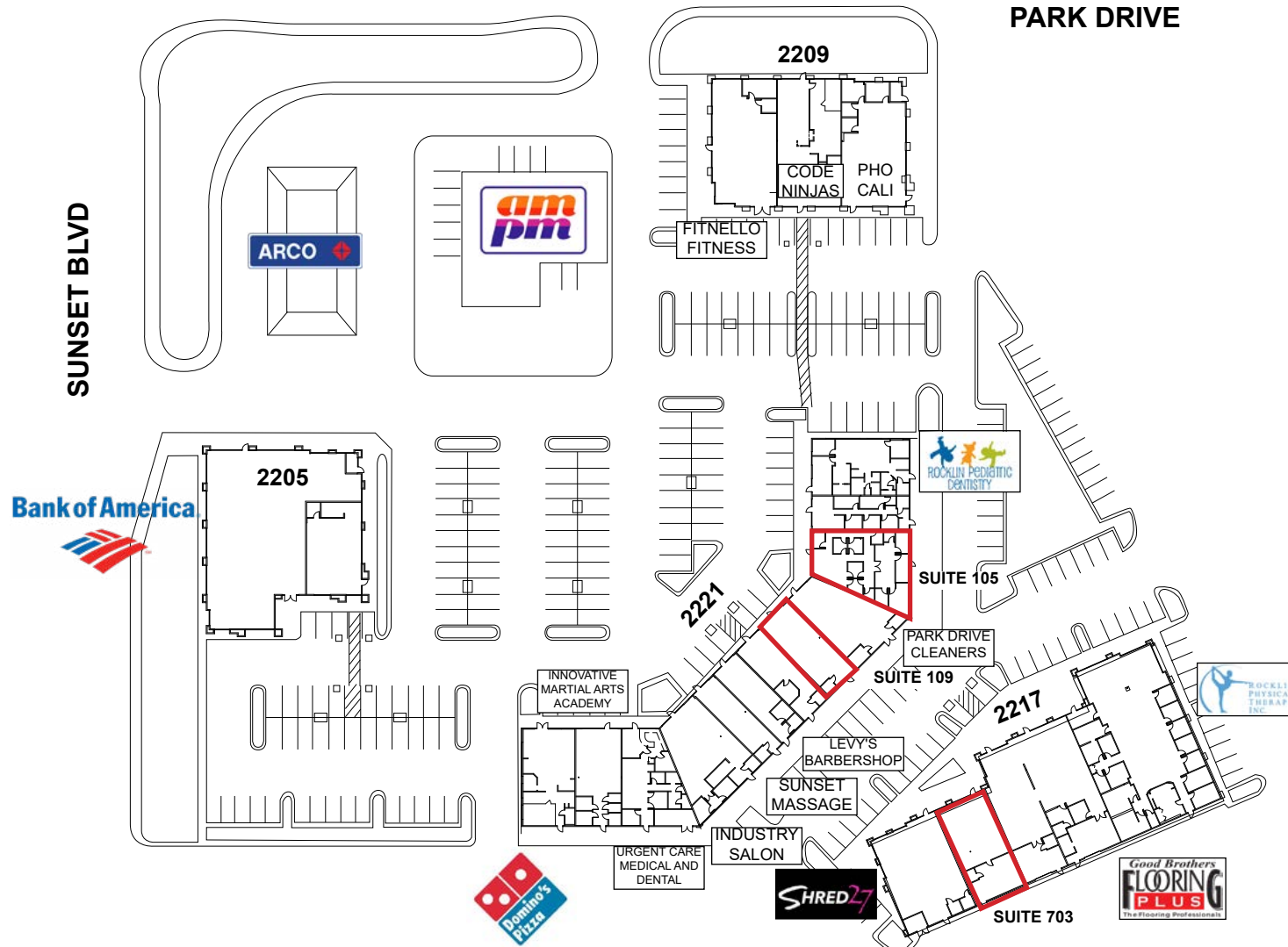
Suite	SF	Lease Rate	Monthly Rent
105*	2,017	\$2.09 PSF, NNN	\$4,216.00
109*	1,201	\$2.19 PSF, NNN	\$2,630.00

NNN costs are approximately \$0.52 PSF.  
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SITE PLAN



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