

**SUNSET PLAZA**  
**5905-6015 PACIFIC ST**  
**ROCKLIN, CA**

1,211 SF - 3,633 SF AVAILABLE

**ETHAN CONRAD**  
PROPERTIES INC.

**MAJOR REMODEL COMPLETED**

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ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200

www.ethanconradprop.com

**FEATURES:**

- Located 1/4 of a mile from I-80 and within 2 miles of the Galleria Mall in Roseville
- Excellent visibility on the prominent corner of Pacific St and Sunset Blvd
- Strong traffic counts totaling 41,000 cars per day
- Surrounded by dense residential neighborhoods with outstanding demographics



**COMMENTS:**

Sunset Plaza is an established neighborhood shopping center located on a prominent corner in Rocklin, CA. This center has excellent visibility and a strong tenant mix including: Roseville Autosports, Carquest Auto Parts, Rocklin Dance Center, 7-Eleven, Jasmine Donuts and Sam’s Barbershop.

This center is located in a retail hub with strong daily traffic and other prominent national retailers such as Walmart, Les Schwab, Sherwin Williams and Dutch Bros.

**LEASE RATES:**

\$1.19 - \$1.49 PSF, NNN

NNN costs are approximately \$0.35 PSF

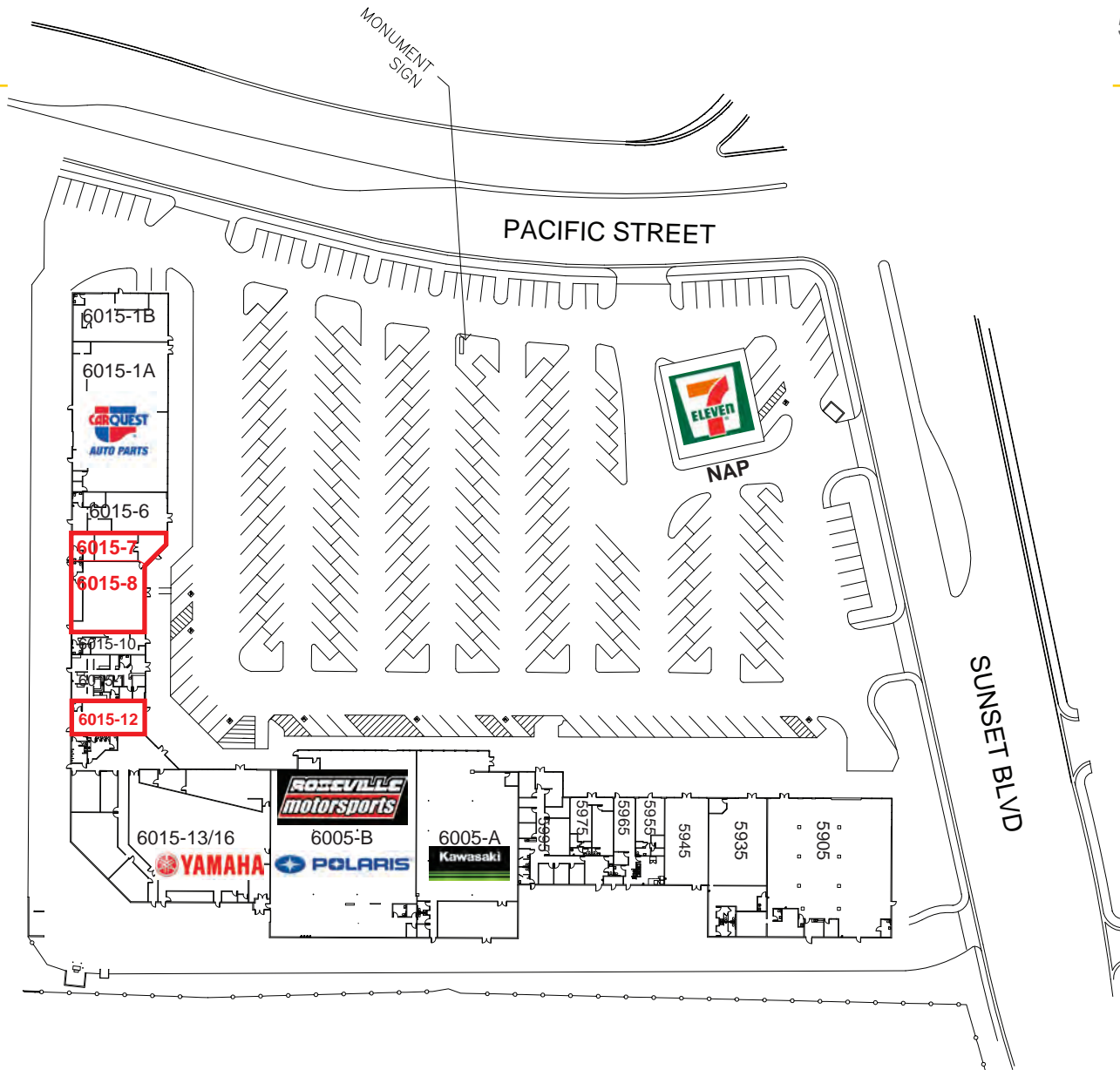
**DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
2018 Est Population:	10,922	86,097	202,234
2018 Avg. HH Income:	\$81,211	\$111,463	\$114,816
Daily Traffic Count:	Pacific St 16,614 & Sunset Blvd 25,808		

FOR LEASE

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SITE PLAN



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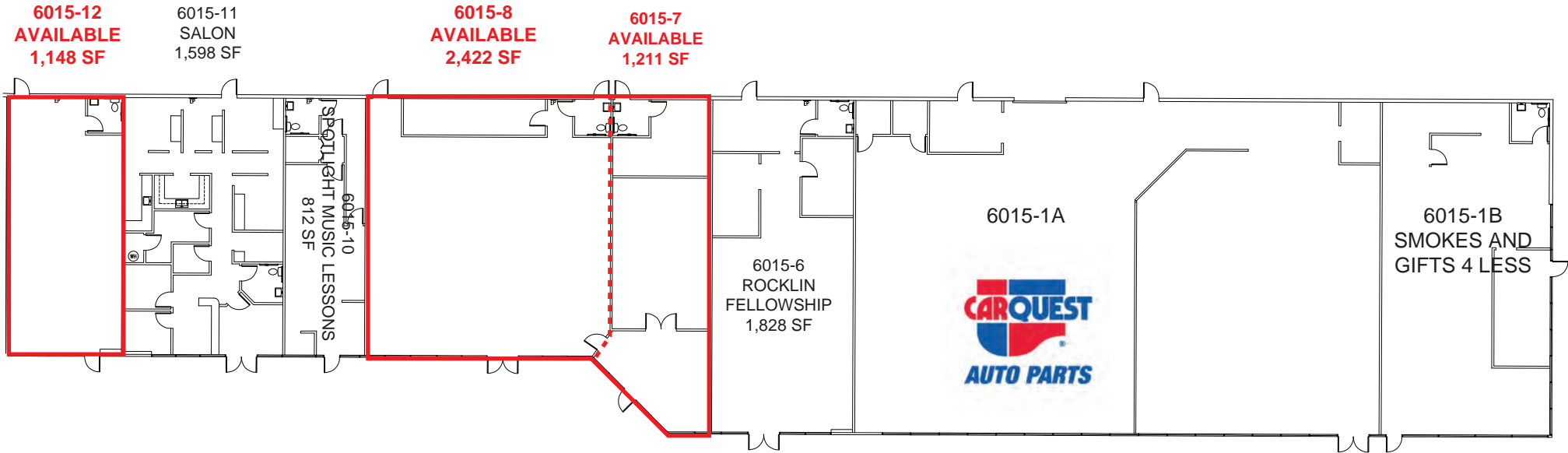
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SUITE	SUITE SIZE	LEASE RATES	RENT
6015-7	1,211 SF	\$1.49 PSF, NNN	\$1,804.00
6015-8	2,422 SF	\$1.35 PSF, NNN	\$3,270.00
6015-7/8	3,633 SF	\$1.29 PSF, NNN	\$4,687.00
6015-12	1,148 SF	\$1.49 PSF, NNN	\$1,711.00

**NNN costs are approximately \$0.35 PSF.**

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