

SUNSET POINTE
1230-1240 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
1,205 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Chase Burke
DRE: #01879336
chase@romecre.com
916-705-8132

Andy Jonsson
DRE: #02076108
andy@romecre.com
916-813-8409

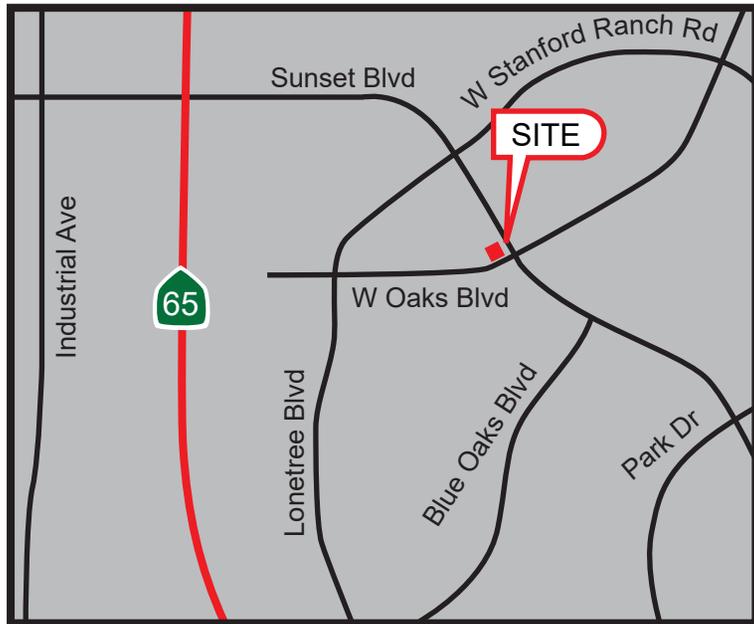
ROME
REAL ESTATE GROUP

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Easy access from Sunset Blvd/Hwy 65 interchange
- At signalized intersection of Sunset Blvd and West Oaks Blvd
- Center is strategically located to attract customers from surrounding commercial, industrial, office & residential traffic generators



PROPERTY DETAILS:

Major employers in the trade area are Oracle, Stanford Ranch Business Park and United Natural Foods, Esurance, William Jessup University (Over +1,200 students).

Rocklin offers a high quality of life with excellent schools and a well-planned, community. Surrounded by several residential communities and developments.

LEASE RATE:

1240 SUNSET BLVD:

Suite 400 - 1,205 SF: \$2,109.00, NNN (\$1.75 PSF)

NNN costs are \$0.57 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	15,803	90,242	215,061
2023 Average HH Income:	\$138,759	\$130,389	\$121,899
Traffic Count @ Sunset Blvd:	31,097		

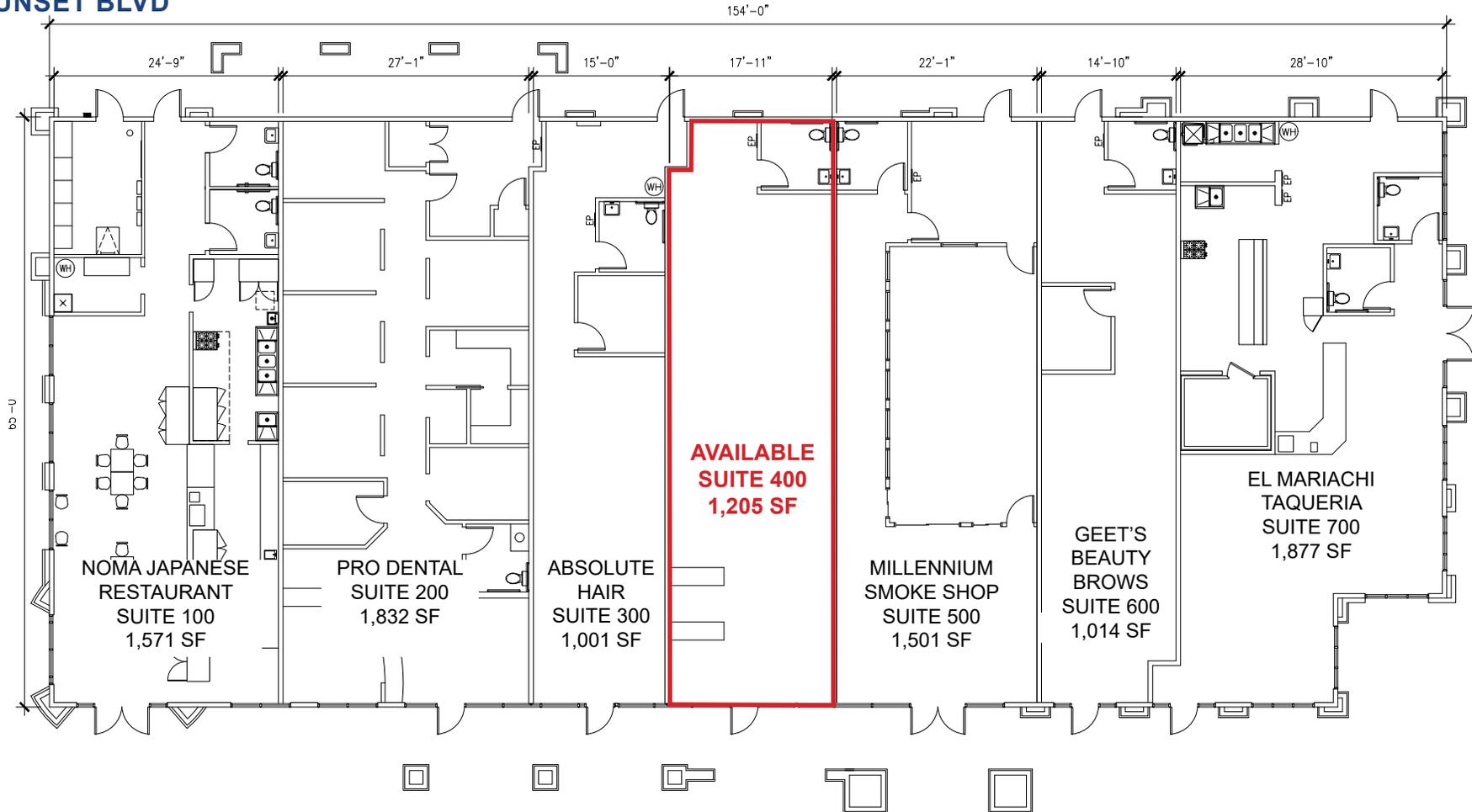
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1240 SUNSET BLVD



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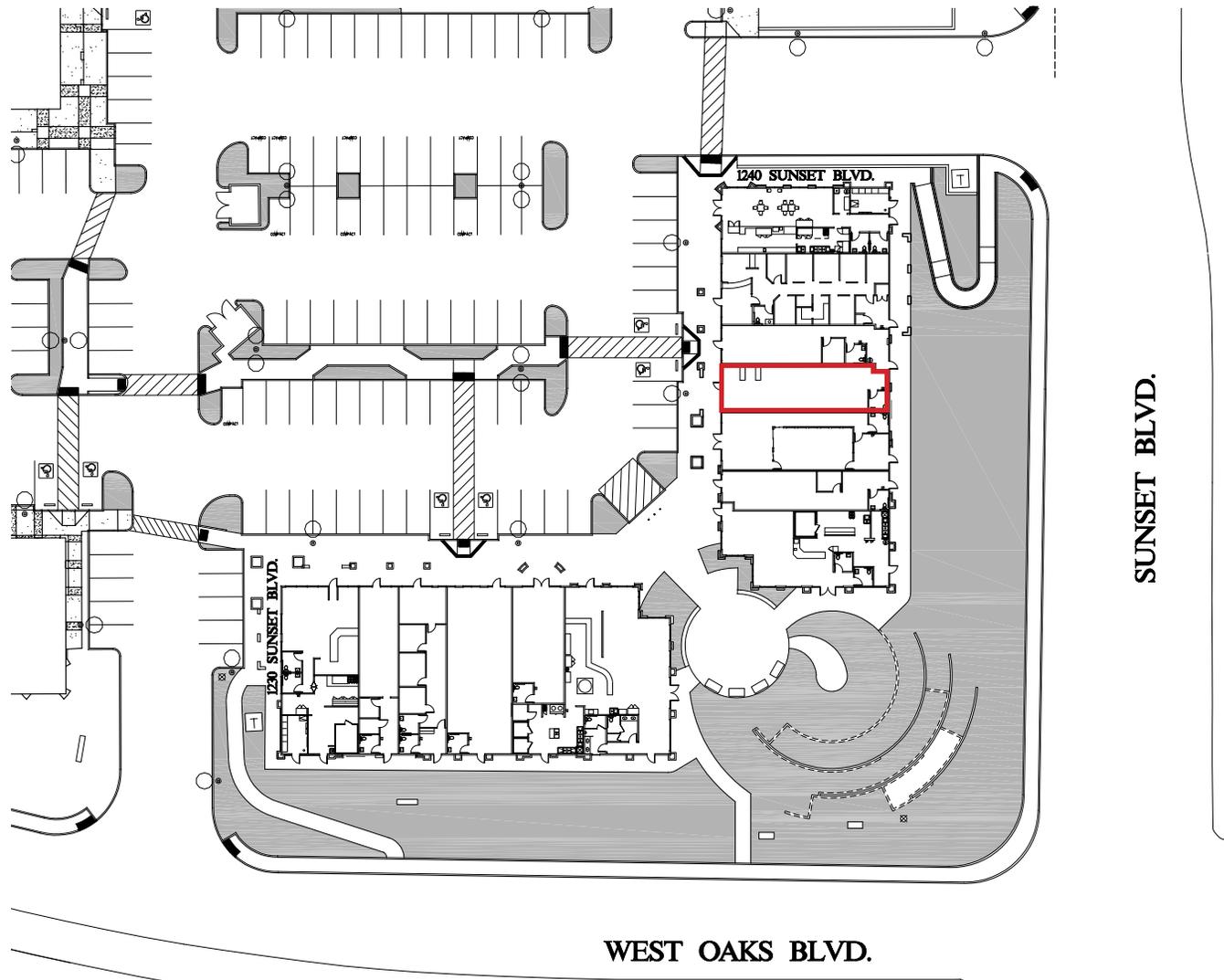
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SITE PLAN



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