

**STANFORD PLAZA**  
**2330 & 2340 SUNSET BLVD**  
**ROCKLIN, CA**  
FOR LEASE  
972 SF - 1,388 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**MAJOR REMODEL COMPLETE**

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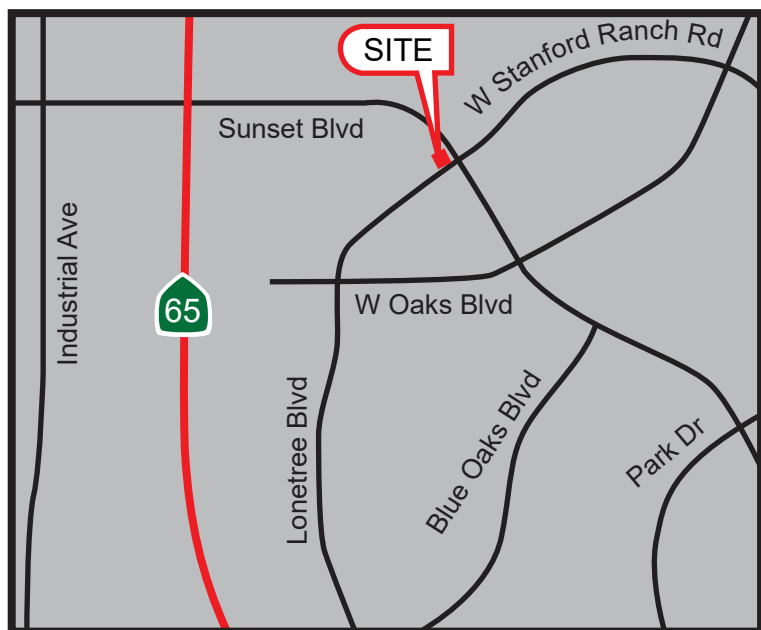
**ROME**  
REAL ESTATE GROUP

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**916.779.1000**

**FEATURES:**

- Located at the intersection of Sunset Blvd & Stanford Ranch Rd in Rocklin with strong traffic counts
- In close proximity to Hwy 65 & I-80
- Surrounded by dense residential population with excellent demographics
- Adjacent to Bel-Air anchored Stanford Ranch shopping center



**PROPERTY DETAILS:**

Well-located shopping center on a signalized intersection along a major thoroughfare in Rocklin, CA. Major employers in the trade area are Oracle, Stanford Ranch Business Park and United Natural Foods, Esurance, Ace Hardware Distribution Center, JASQ Technologies, Prima Publishing, and 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 RATES:**

\$1.79 - \$1.89 PSF, NNN

NNN costs are approximately \$0.47 PSF.

**DEMOGRAPHICS:**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2023 Total Population (est):	20,898	97,299	218,455
2023 Average HH Income:	\$108,681	\$124,015	\$121,027
Traffic Count @			
	Sunset Blvd:		14,213
	Stanford Ranch Rd:		16,822

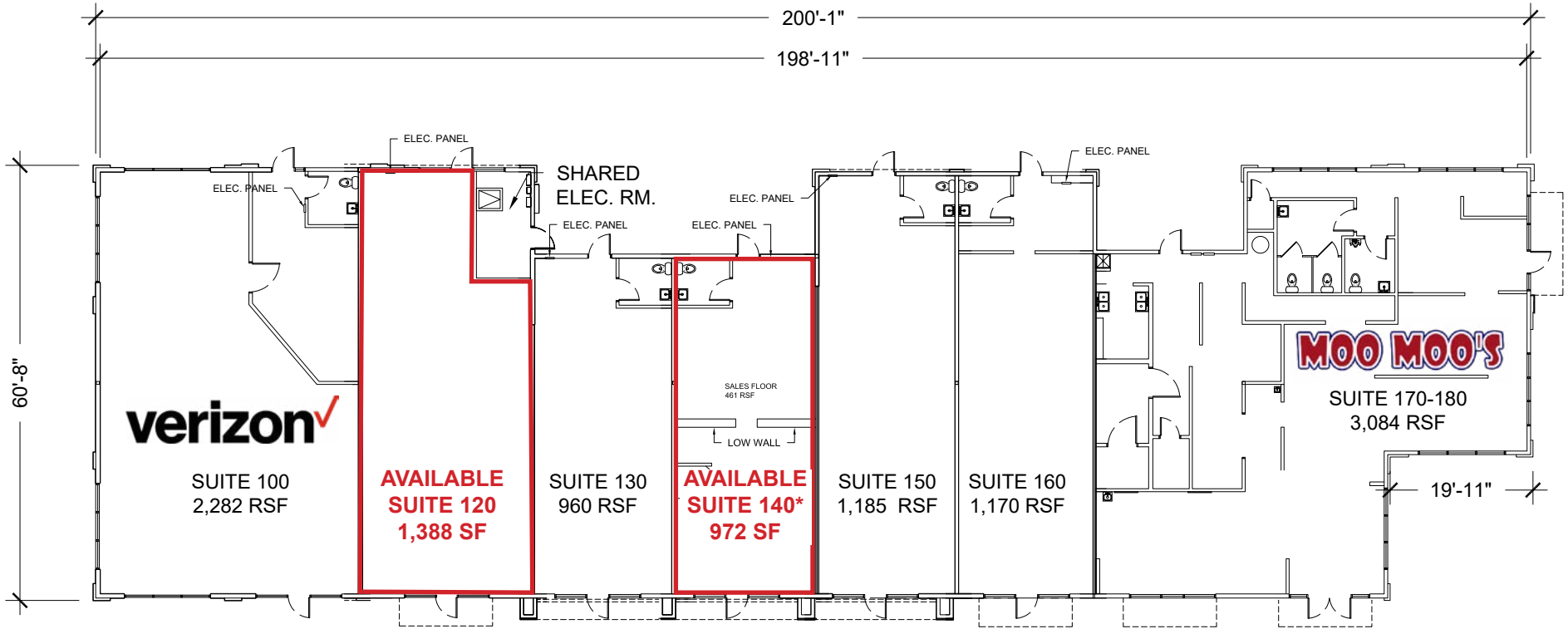
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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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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.

2330 SUNSET BLVD  
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
120	1,388	\$1.79 PSF	\$2,485.00, NNN
140*	972	\$1.89 PSF	\$1,837.00, NNN

NNN costs are approximately \$0.47 PSF.  
\*Available with 30 days' notice.

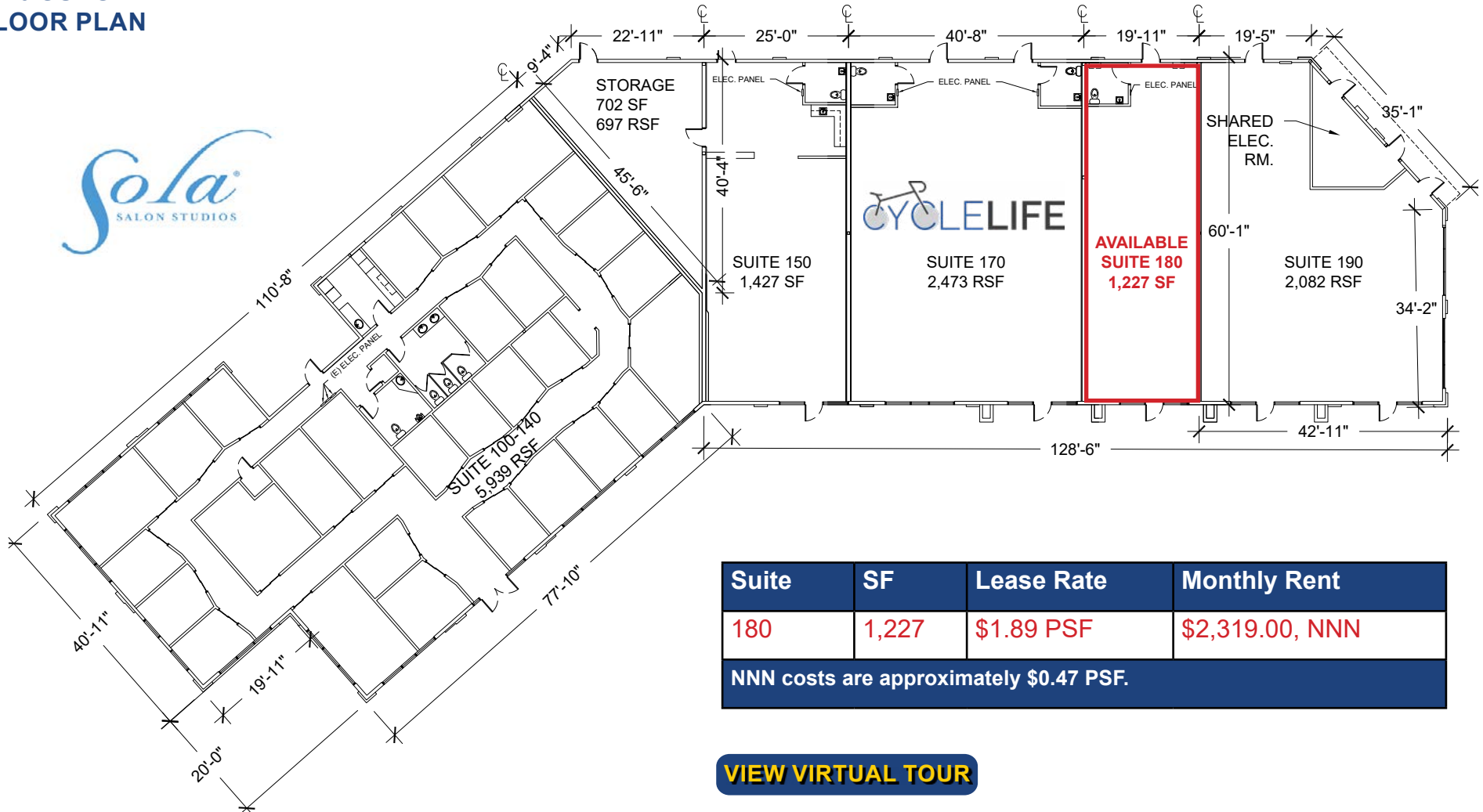
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2340 SUNSET BLVD  
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
180	1,227	\$1.89 PSF	\$2,319.00, NNN
NNN costs are approximately \$0.47 PSF.			

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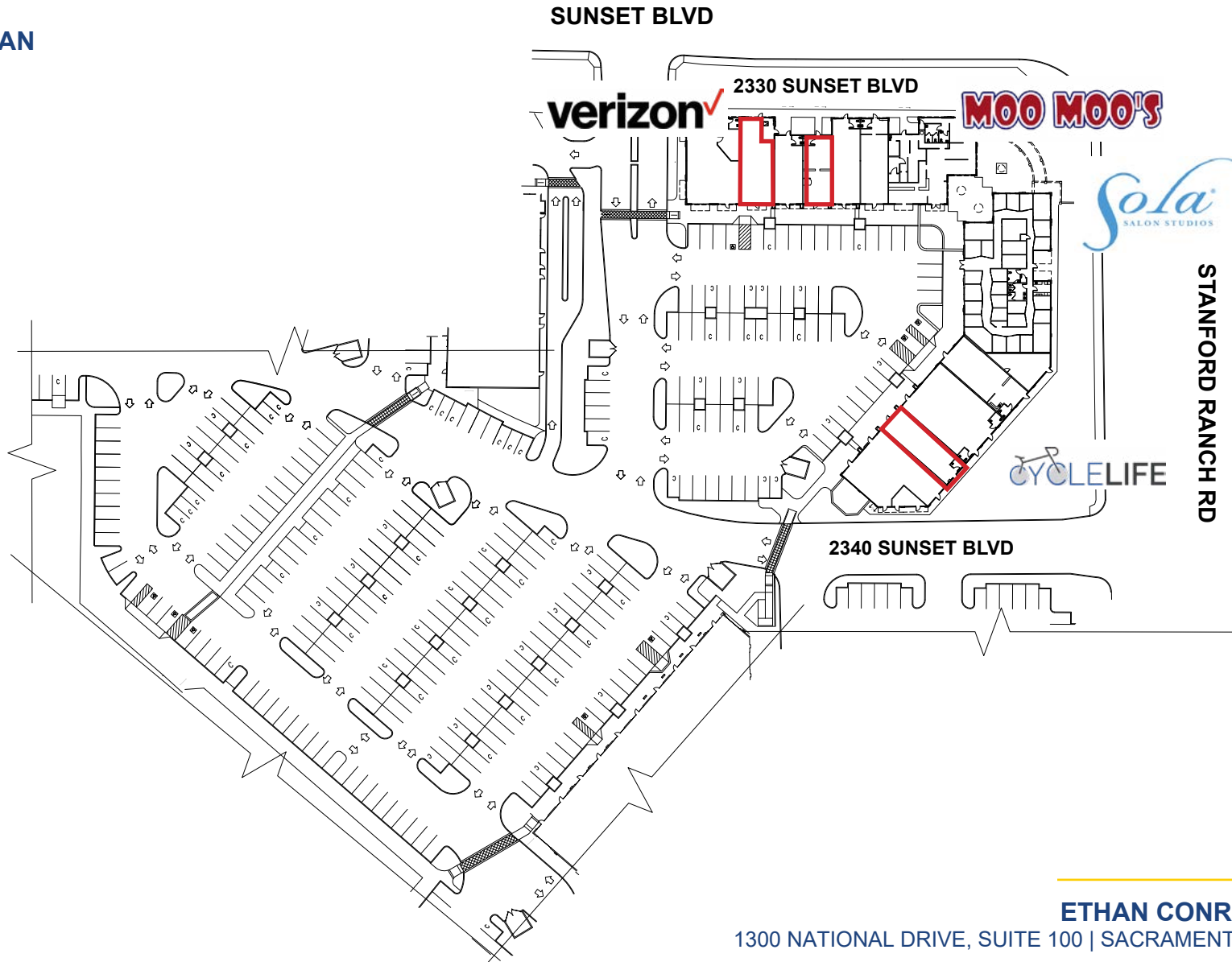
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SITE PLAN



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