

SUNSET PARK
2205 - 2221 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
1,558 SF TURN-KEY MEDICAL SUITE

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

SALLY BEAUTY

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt

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Joey Chiurazzi

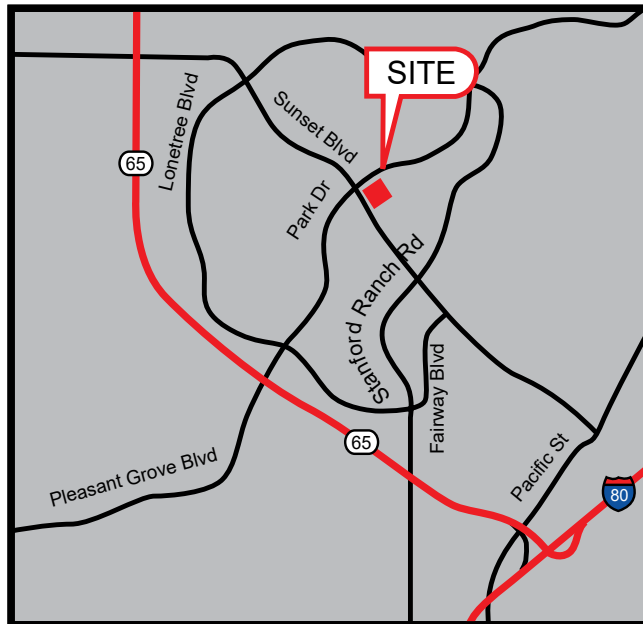
DRE: #02123466

joey@ethanconradprop.com

916.779.1000

FEATURES:

- Turn-key Medical suite with full FF&E available
- Situated at the major intersection of Sunset Blvd and Park Drive
- Located in the Stanford Ranch community
- Tenants in the center include Bank of America and Domino's Pizza
- Sally Beauty Supply lease signed!

**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 RATE:

2221 Sunset Blvd
 Suite 119 1,558 SF \$3,506.00 (\$2.25 PSF, NNN)

NNN costs are approximately \$0.51 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
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		

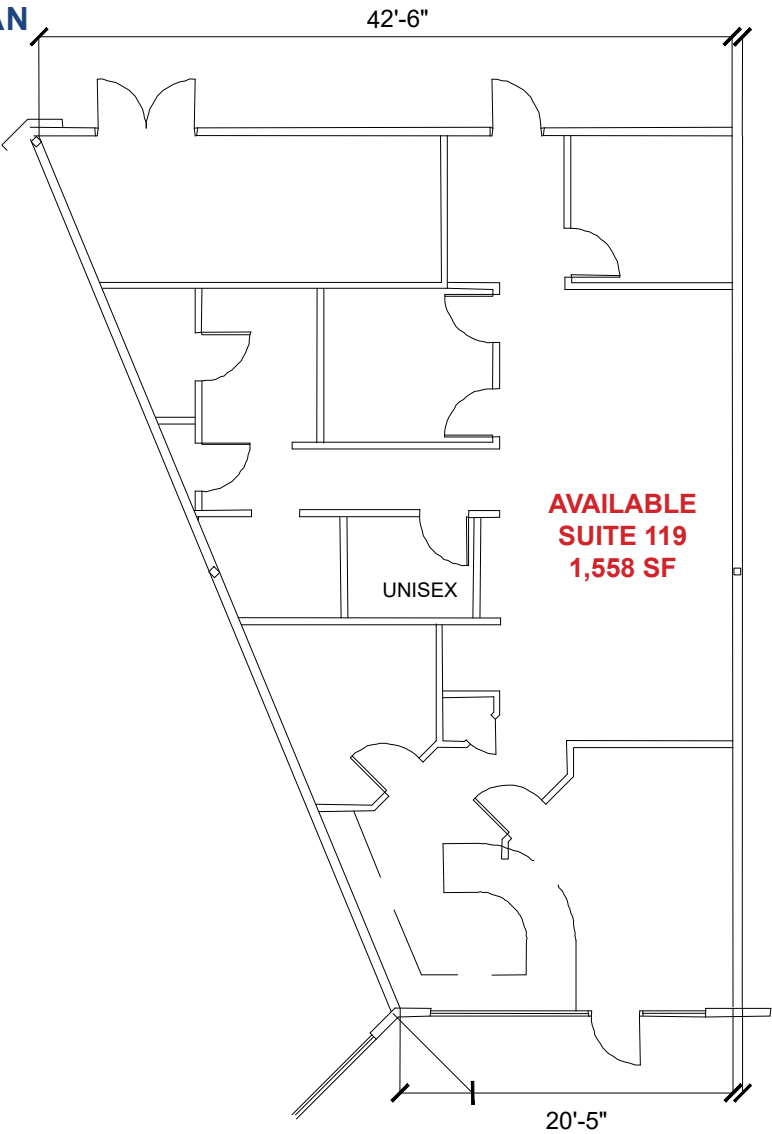
ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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2221 SUNSET BLVD
FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
119	1,558	\$2.25 PSF, NNN	\$3,506.00
NNN costs are approximately \$0.52 PSF.			

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SITE PLAN



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