

STANFORD PLAZA
2330 & 2340 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
1,227 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



REMODEL COMPLETE

FOR MORE INFORMATION CONTACT:

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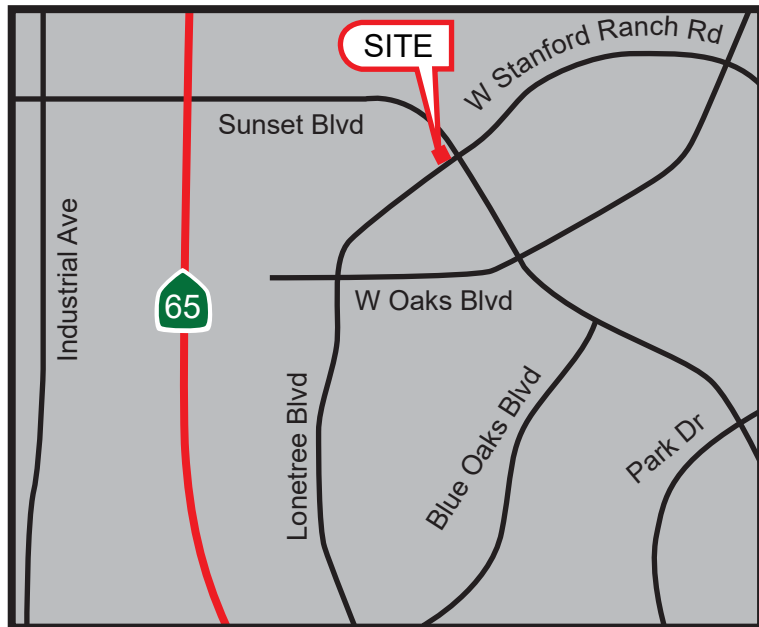
Austin Barron
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abarron@ethanconradprop.com

VIEW VIRTUAL TOUR

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 RATE:

\$2.09 PSF, NNN

NNN costs are approximately \$0.51 PSF.

DEMOGRAPHICS:

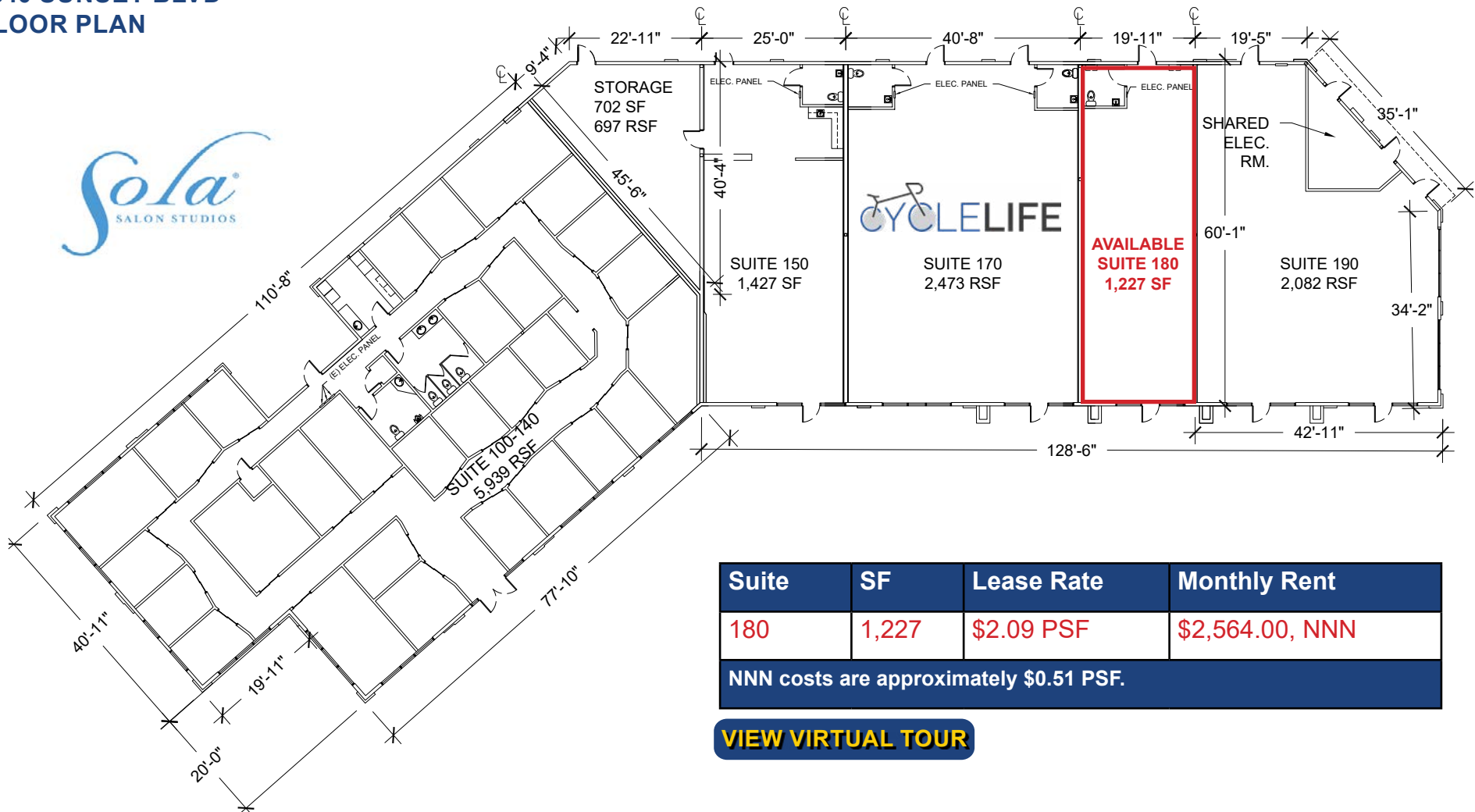
	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	19,672	100,441	229,024
2025 Average HH Income:	\$144,623	\$165,236	\$160,541
Traffic Count @			
Sunset Blvd:			14,213
Stanford Ranch Rd:			16,822

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2340 SUNSET BLVD
FLOOR PLAN



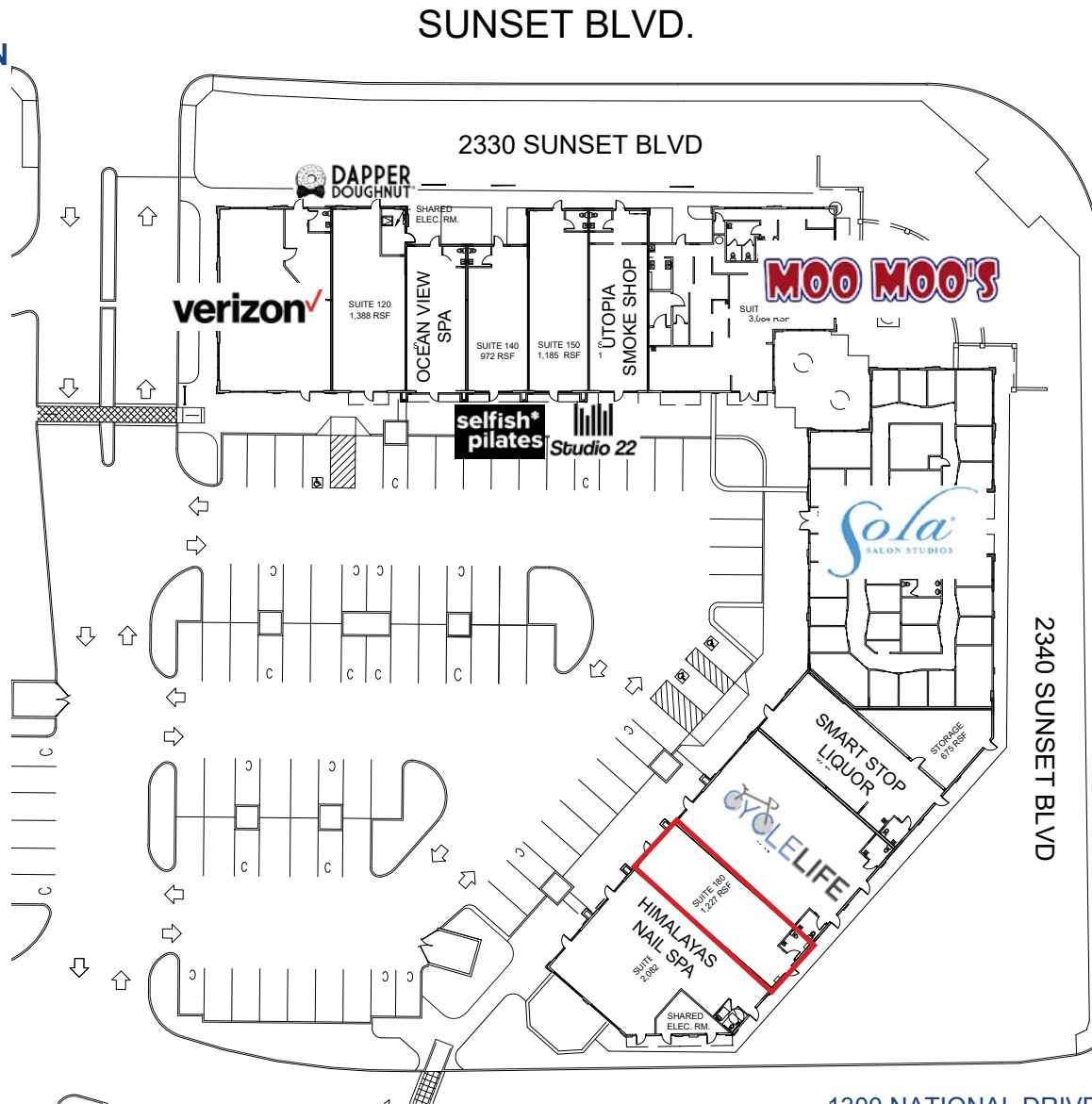
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SITE PLAN



STANFORD RANCH RD.



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