

SUNSET PARK
2205 - 2221 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
1,201 SF - 1,879 SF RETAIL SUITES

ETHAN CONRAD
PROPERTIES INC.

LEASE SIGNED!

SALLY BEAUTY

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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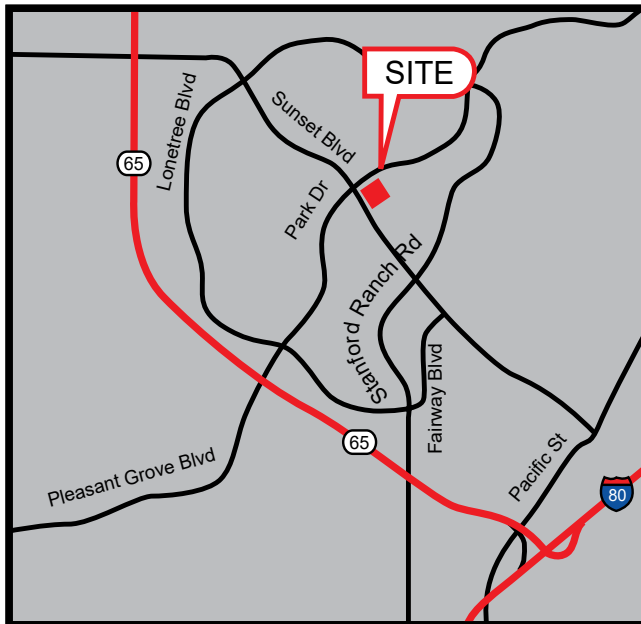
joey@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- 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
- Turn-key Salon and Medical suites available
- 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 RATES:

2217 Sunset Blvd		
Suite 703	1,879 SF	\$2,800.00 (\$1.49 PSF, NNN)
2221 Sunset Blvd		
Suite 105*	2,017 SF	\$4,215.00 (\$2.09 PSF, NNN)
Suite 109*	1,201 SF	\$2,630.00 (\$2.19 PSF, NNN)
Suite 119	1,558 SF	\$3,506.00 (\$2.25 PSF, NNN)

NNN costs are approximately \$0.51 PSF. *Available with 15 days' notice.

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		

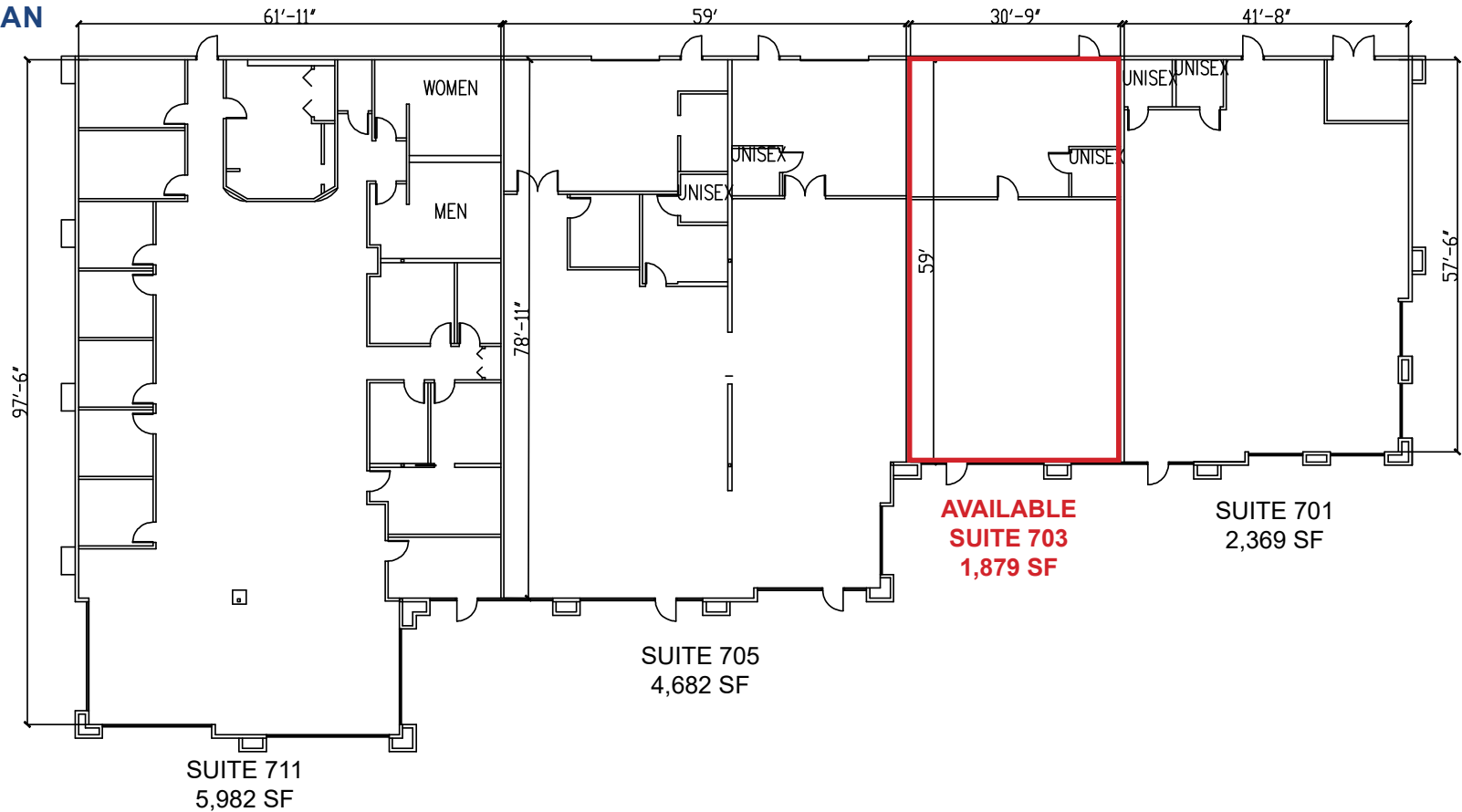
ETHAN CONRAD PROPERTIES, INC.

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

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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.

2217 SUNSET BLVD
FLOOR PLAN



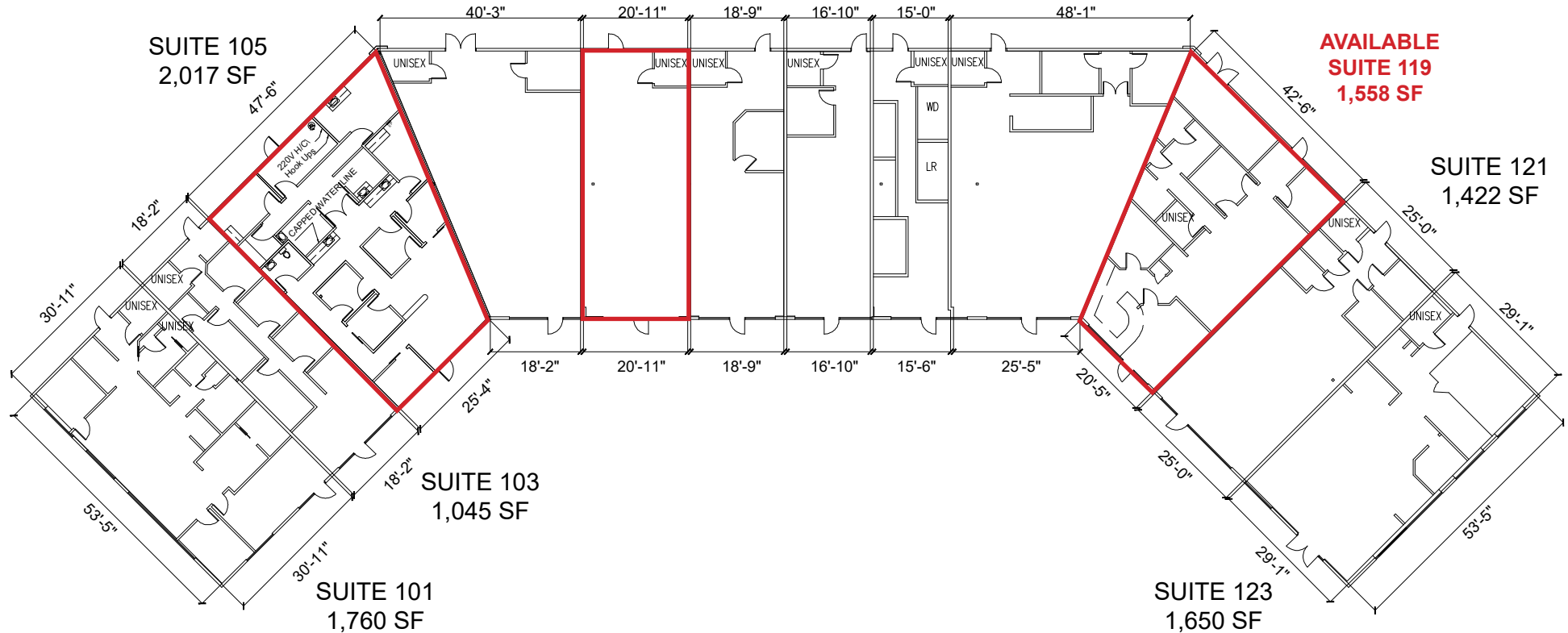
Suite	SF	Lease Rate	Monthly Rent
703	1,879	\$1.49 PSF, NNN	\$2,800.00
NNN costs are approximately \$0.52 PSF.			

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SUITE 107 1,850 SF	AVAILABLE SUITE 109* 1,201 SF	SUITE 111 1,045 SF	SUITE 113 1,092 SF	SUITE 115 870 SF	SUITE 117 2,090 SF
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Suite	SF	Lease Rate	Monthly Rent
109*	1,201	\$2.19 PSF, NNN	\$2,630.00
119	1,558	\$2.25 PSF, NNN	\$3,506.00

NNN costs are approximately \$0.52 PSF.
 *Available with 15 days' notice.

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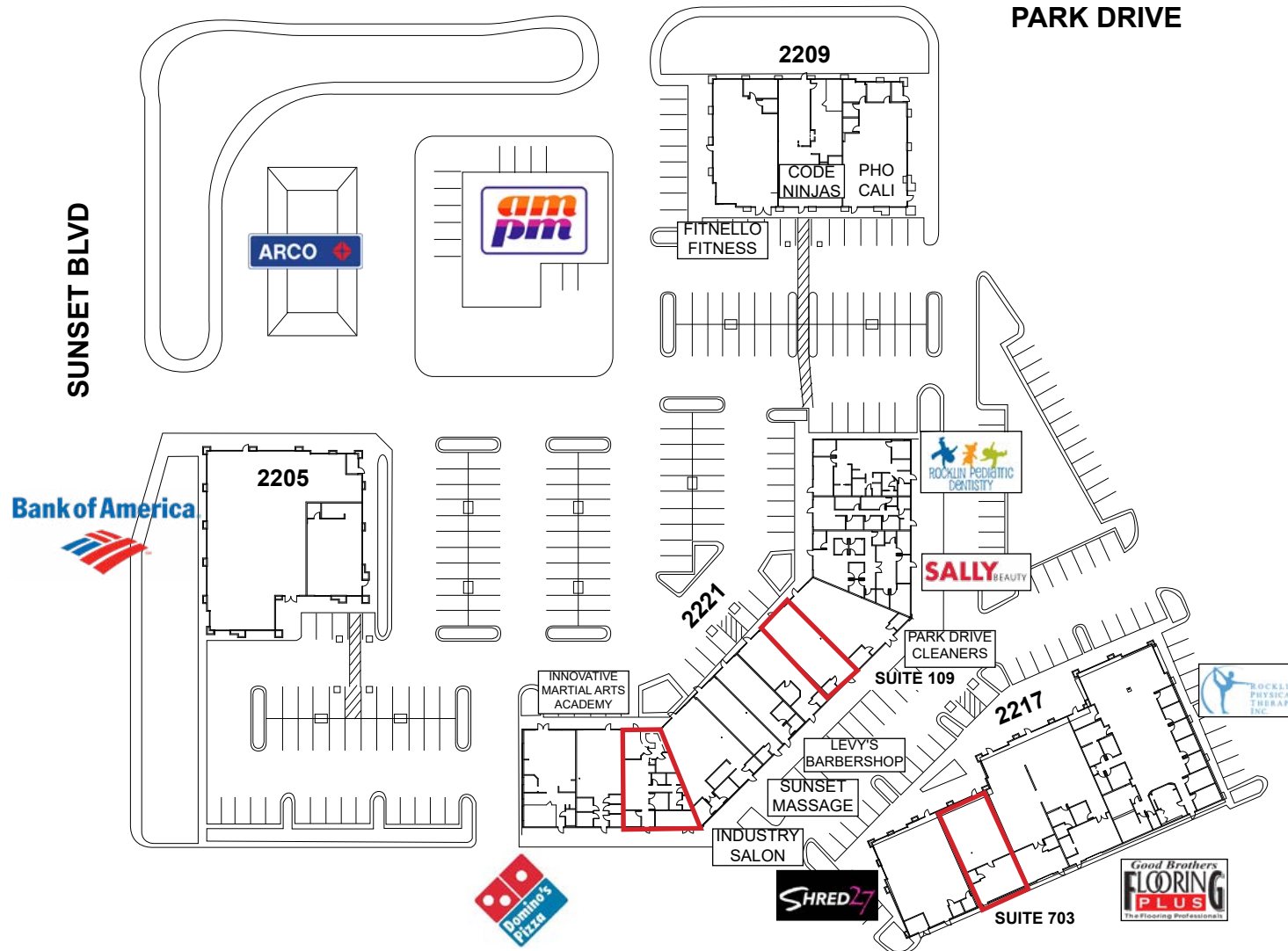
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SITE PLAN



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