

**SUNSET PARK**  
**2205 - 2221 SUNSET BLVD**  
**ROCKLIN, CA**  
FOR LEASE  
1,201 SF - 2,017 SF RETAIL SUITES

**ETHAN CONRAD**  
PROPERTIES INC.



**COMPLETELY REMODELED**

FOR MORE INFORMATION CONTACT:

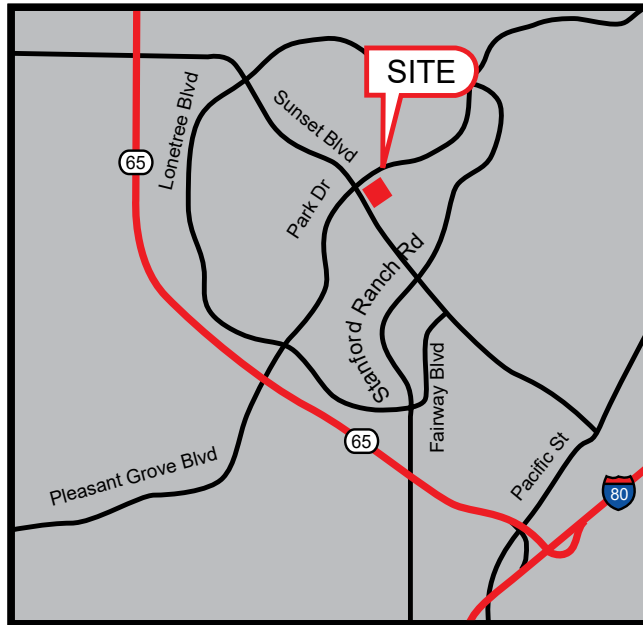
**Race Merritt**  
DRE: #01700659  
race@ethanconradprop.com

**Joey Chiurazzi**  
DRE: #02123466  
joey@ethanconradprop.com

**916.779.1000**

**FEATURES:**

- Situated at the major intersection of Sunset Blvd and Park Drive
- Located in the Stanford Ranch community
- Abundant on-site parking
- Tenants in the center include Bank of America and Domino's Pizza



**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.



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	\$2,510.00	(\$2.09 PSF, NNN)

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

**DEMOGRAPHICS:**

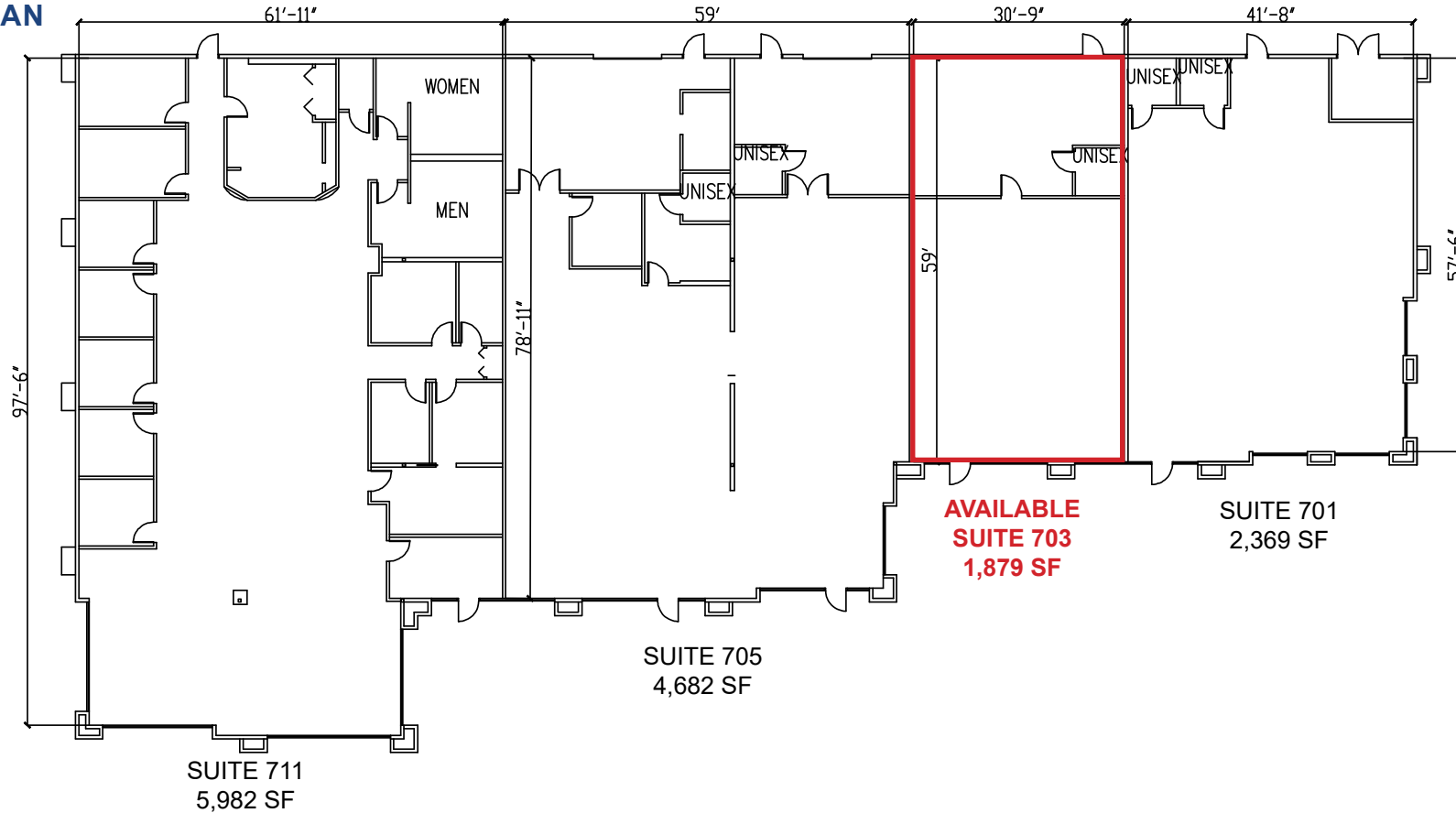
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2025 Total Population (est):	22,347	96,319	225,506
2025 Average HH Income:	\$153,280	\$170,030	\$162,388
Traffic Count @ Sunset Blvd & Park Dr:	61,183		

**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
 www.ethanconradprop.com

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**

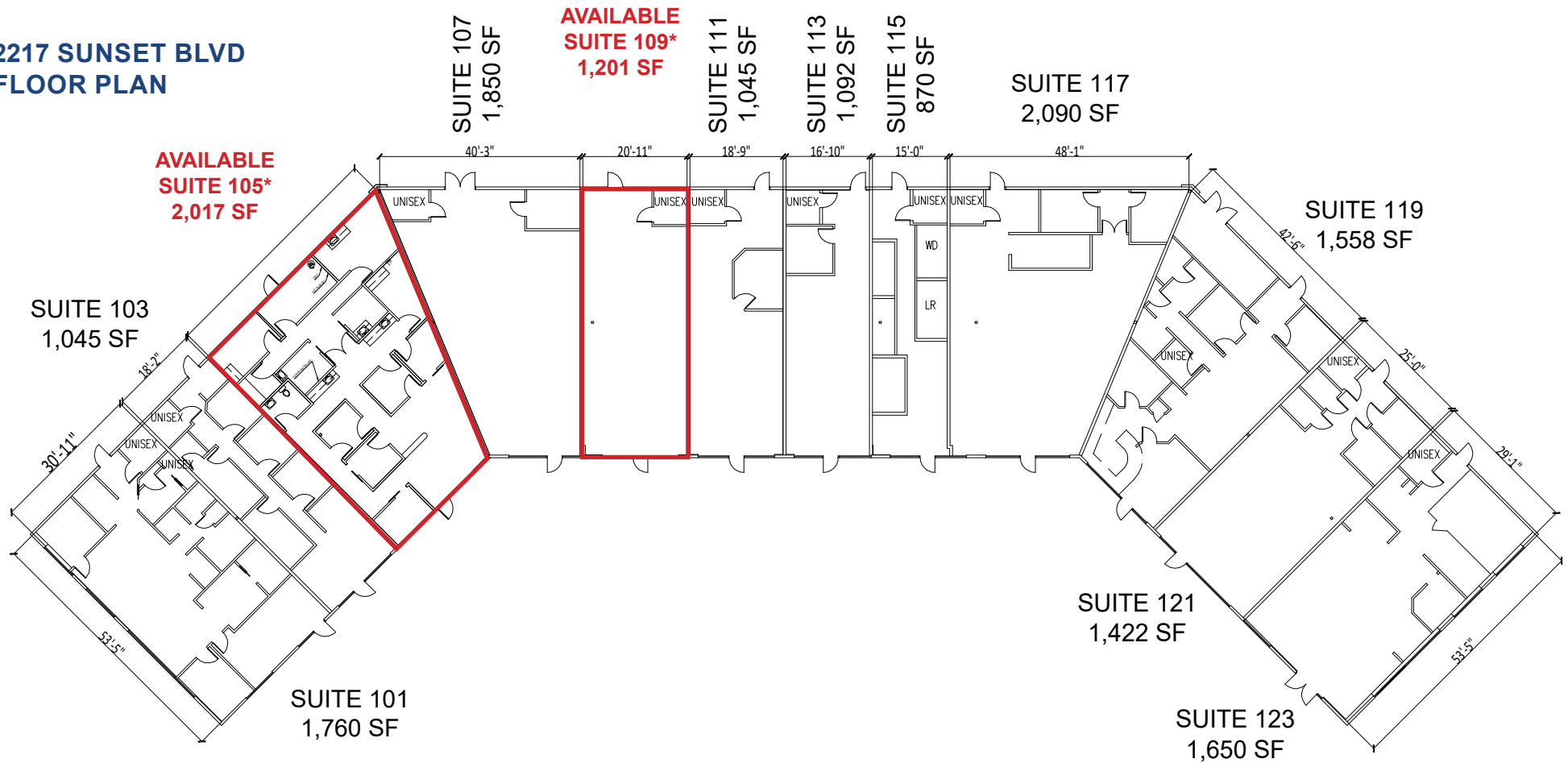


Suite	SF	Lease Rate	Monthly Rent
703	1,879	\$1.49 PSF, NNN	\$2,800.00
NNN costs are approximately \$0.52 PSF.			

**ETHAN CONRAD PROPERTIES, INC.**  
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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**



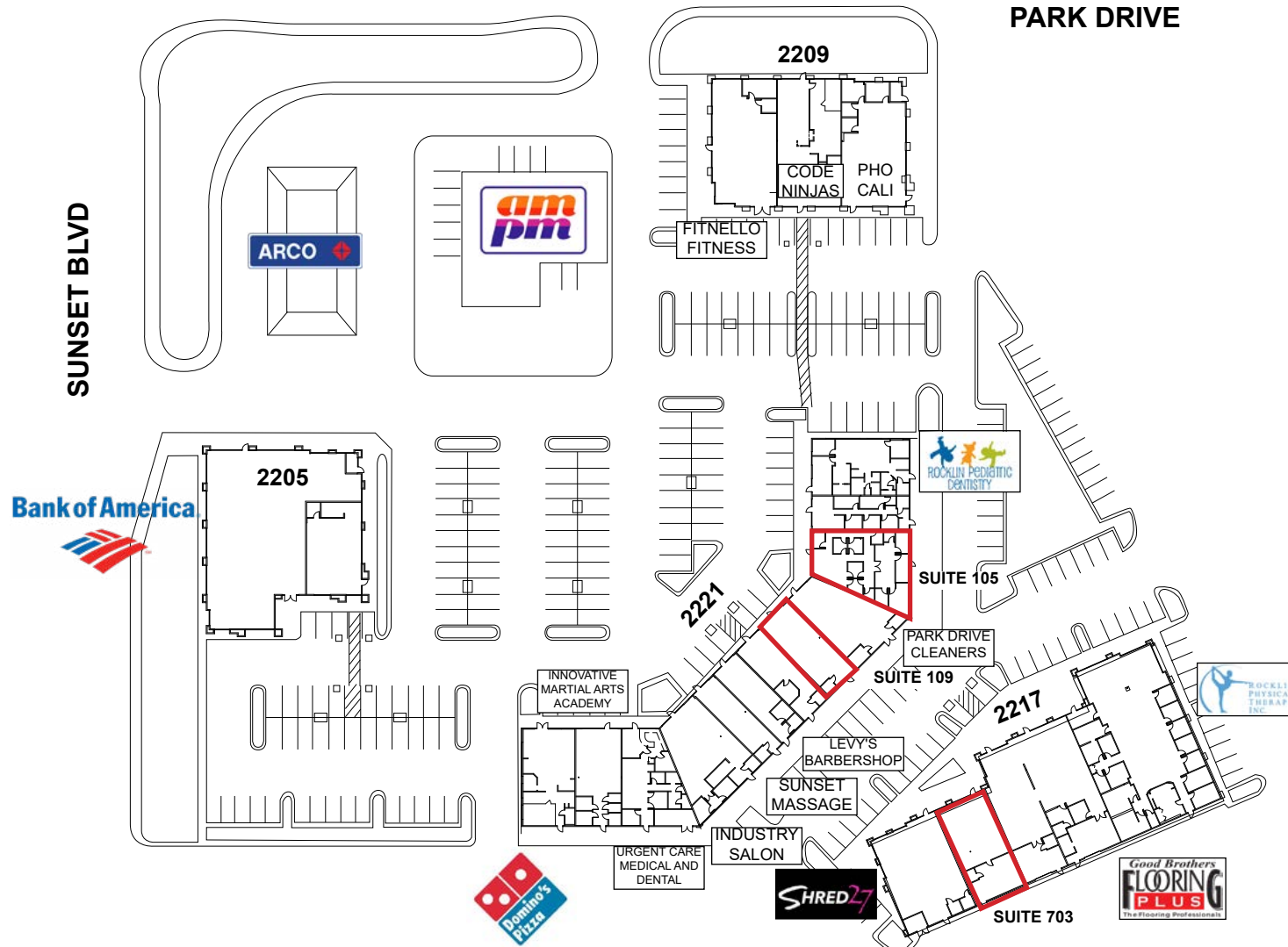
Suite	SF	Lease Rate	Monthly Rent
105*	2,017	\$2.09 PSF, NNN	\$4,216.00
109*	1,201	\$2.09 PSF, NNN	\$2,510.00

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

**ETHAN CONRAD PROPERTIES, INC.**  
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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.



**ETHAN CONRAD PROPERTIES, INC.**  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

FOR LEASE

SUNSET PARK  
2205 - 2221 SUNSET BLVD  
ROCKLIN, CA



**ETHAN CONRAD PROPERTIES, INC.**

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

[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.