

SUNSET PARK
2205 - 2221 SUNSET BLVD
ROCKLIN, CA
FOR LEASE
2,017 SF SALON SUITE AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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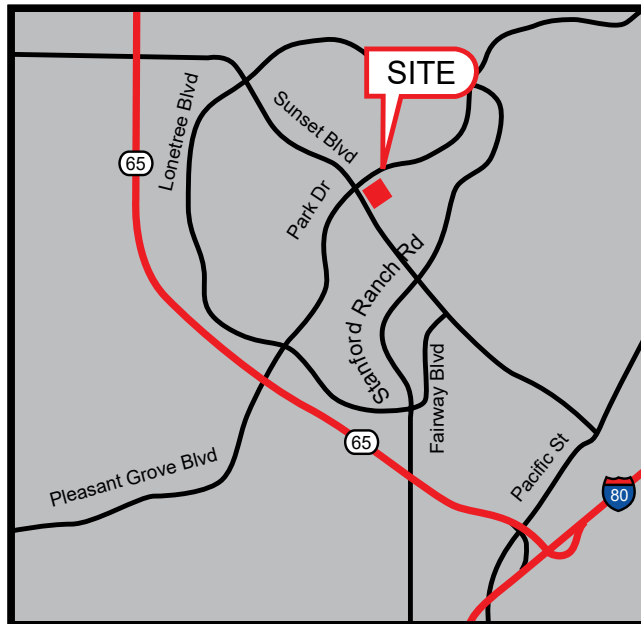
Joey Chiurazzi
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joey@ethanconradprop.com

VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Salon suite with tenant improvements
- 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.



KING
ENERGY

Tenants save up to
10% vs traditional
electricity costs.

LEASE RATE:

2221 Sunset Blvd
 Suite 105* 2,017 SF \$4,215.00 (\$2.09 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		

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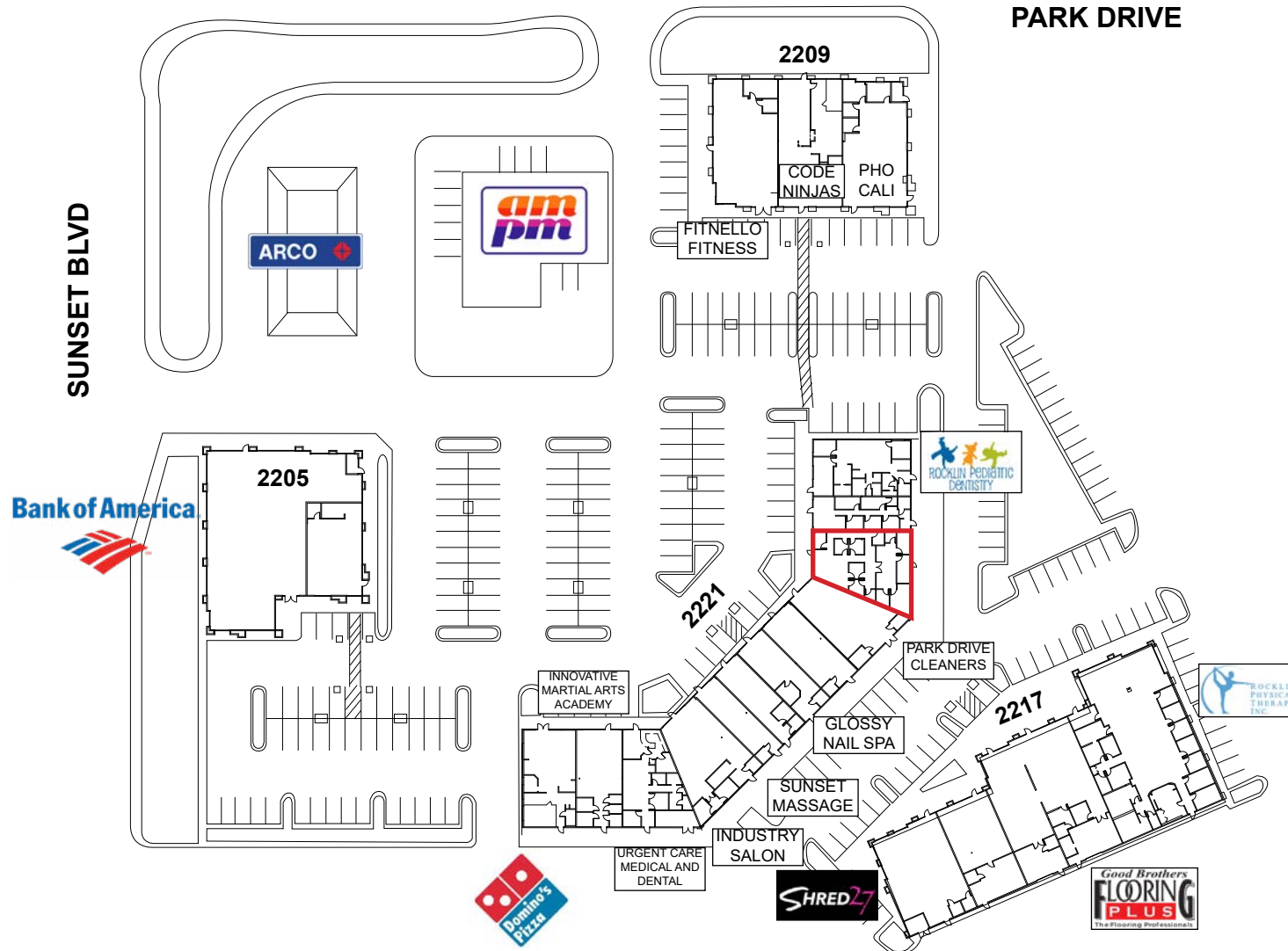
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

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.

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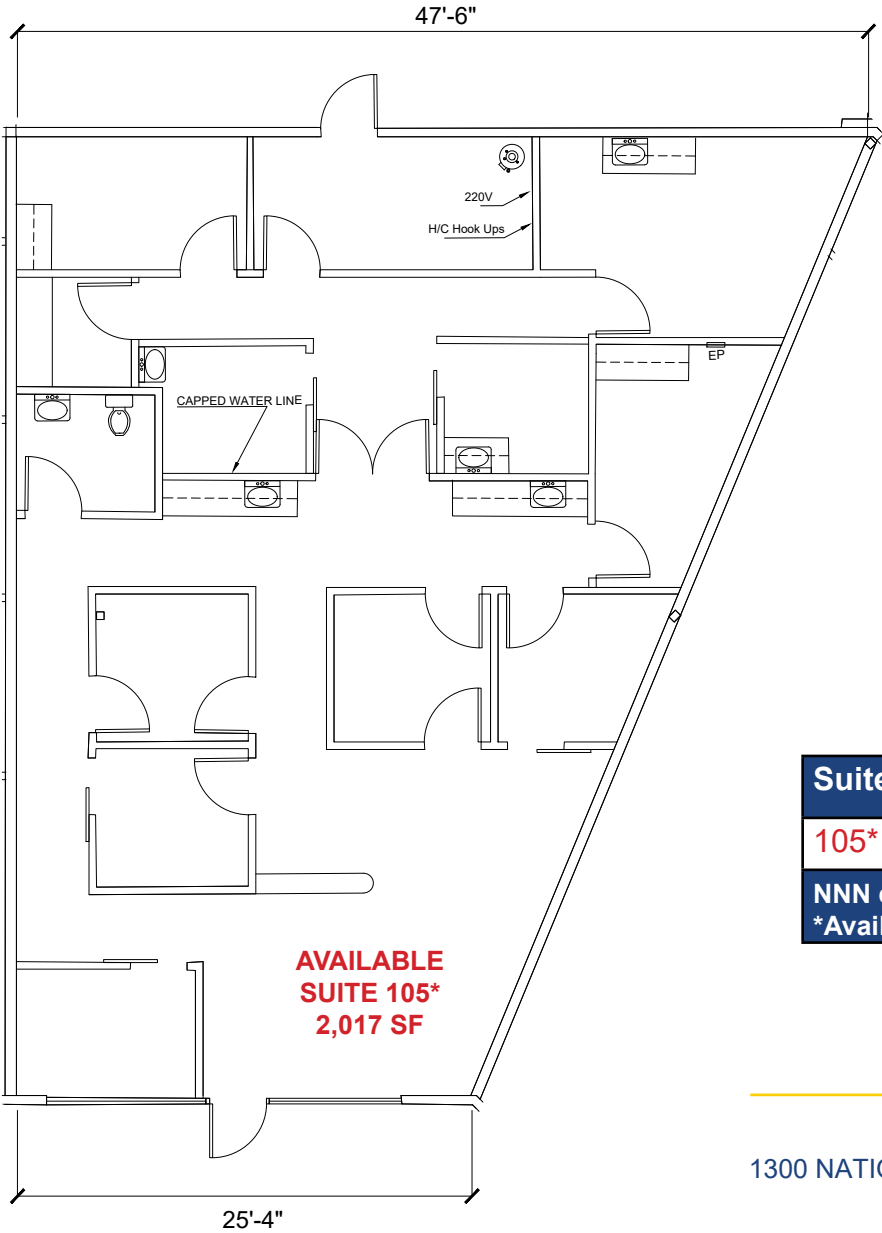
SITE PLAN



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FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
105*	2,017	\$2.09 PSF, NNN	\$4,215.00
NNN costs are approximately \$0.52 PSF. *Available with 15 days' notice.			

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