FOR SALE OR LEASE

2300 SUNSET BLVD, ROCKLIN, CA

+/- 0.97 Acre Retail Parcel Available
For Sale or Ground Lease or Built to Suit



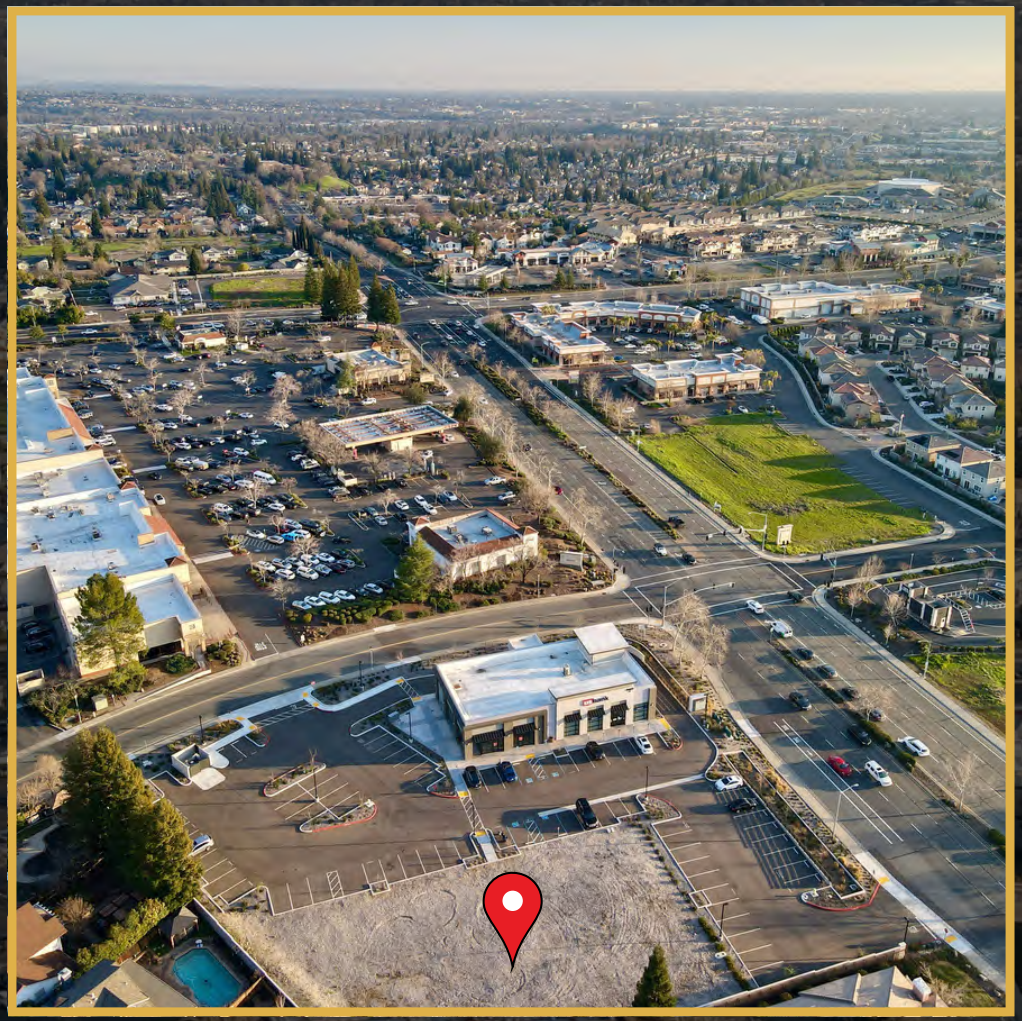
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ROME
REAL ESTATE GROUP

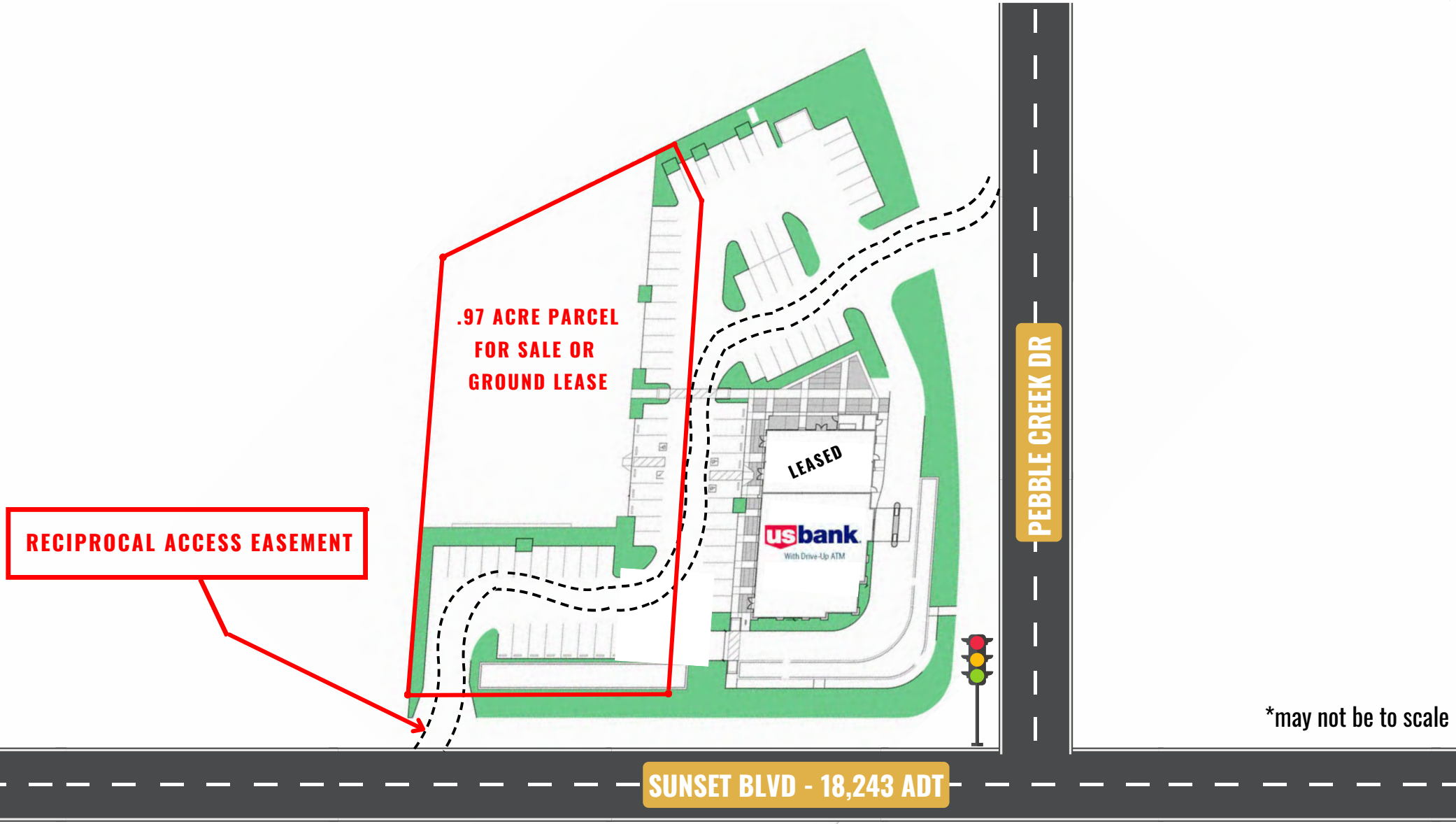
RETAIL DRIVE THRU PAD

- Zoning: PD-C zoning approved via Stanford Ranch General Development Plan
- Surrounded by a dense residential area that is close to Highway 65 and Interstate 80
- Traffic Counts: 18,243 ADT: Sunset Blvd & Pebble Creek Dr
- Over 92,664 people live within 3 miles
- Major National Retailers and Restaurants such as:
  - Safeway, Bel-Air, Starbucks, Round Table, Taco Bell
  - SAFE Credit Union, 9Round, Concentra Urgent Care
- Major employers nearby:
  - Oracle, Esurance, JASQ Technologies, Ace Hardware Distribution Center, & William Jessup University



SITE PLAN

OPPORTUNITIES	SIZE	PRICING	CONDITION
Parcel for Ground Lease or For Sale	+/- 0.97 AC	Sales Price: $971,819.00 ($23 PSF)	Utilities stubbed to the parcel, Flat, Graded Parcel, All on-site/off-site improvements completed.



*may not be to scale

BUILD TO SUIT OPPORTUNITY FOR BUILDING A

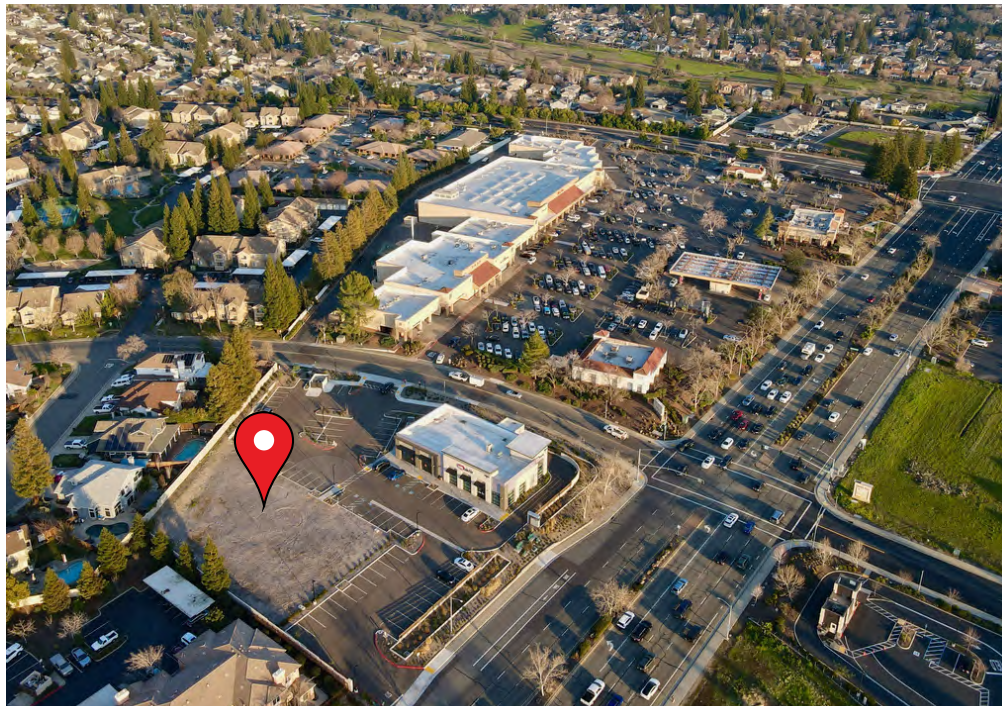




EXTERIOR PICTURES







IMMEDIATE VICINITY AERIAL



DEMOGRAPHIC SUMMARY REPORT

2300 SUNSET BLVD, ROCKLIN, CA 95765



POPULATION
2023 ESTIMATE

1-MILE RADIUS	19,658
3-MILE RADIUS	95,385
5-MILE RADIUS	220,802

POPULATION
2028 PROJECTION

1-MILE RADIUS	20,393
3-MILE RADIUS	100,319
5-MILE RADIUS	231,593



HOUSEHOLD INCOME
2023 AVERAGE

1-MILE RADIUS	$124,261.00
3-MILE RADIUS	$137,406.00
5-MILE RADIUS	$128,468.00

HOUSEHOLD INCOME
2023 MEDIAN

1-MILE RADIUS	$101,913.00
3-MILE RADIUS	$115,914.00
5-MILE RADIUS	$104,782.00



POPULATION
2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	15,305	75,051	176,581
BLACK	466	2,389	5,521
HISPANIC ORIGIN	2,980	13,924	34,808
AM.INDIAN & ALASKAN	184	865	2,222
ASIAN	2,468	11,224	23,730
HAWAIIAN/PACIFIC ISLAND	93	339	819
OTHER	1,141	5,517	11,929

CONTACT US!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY



Chase Burke

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