



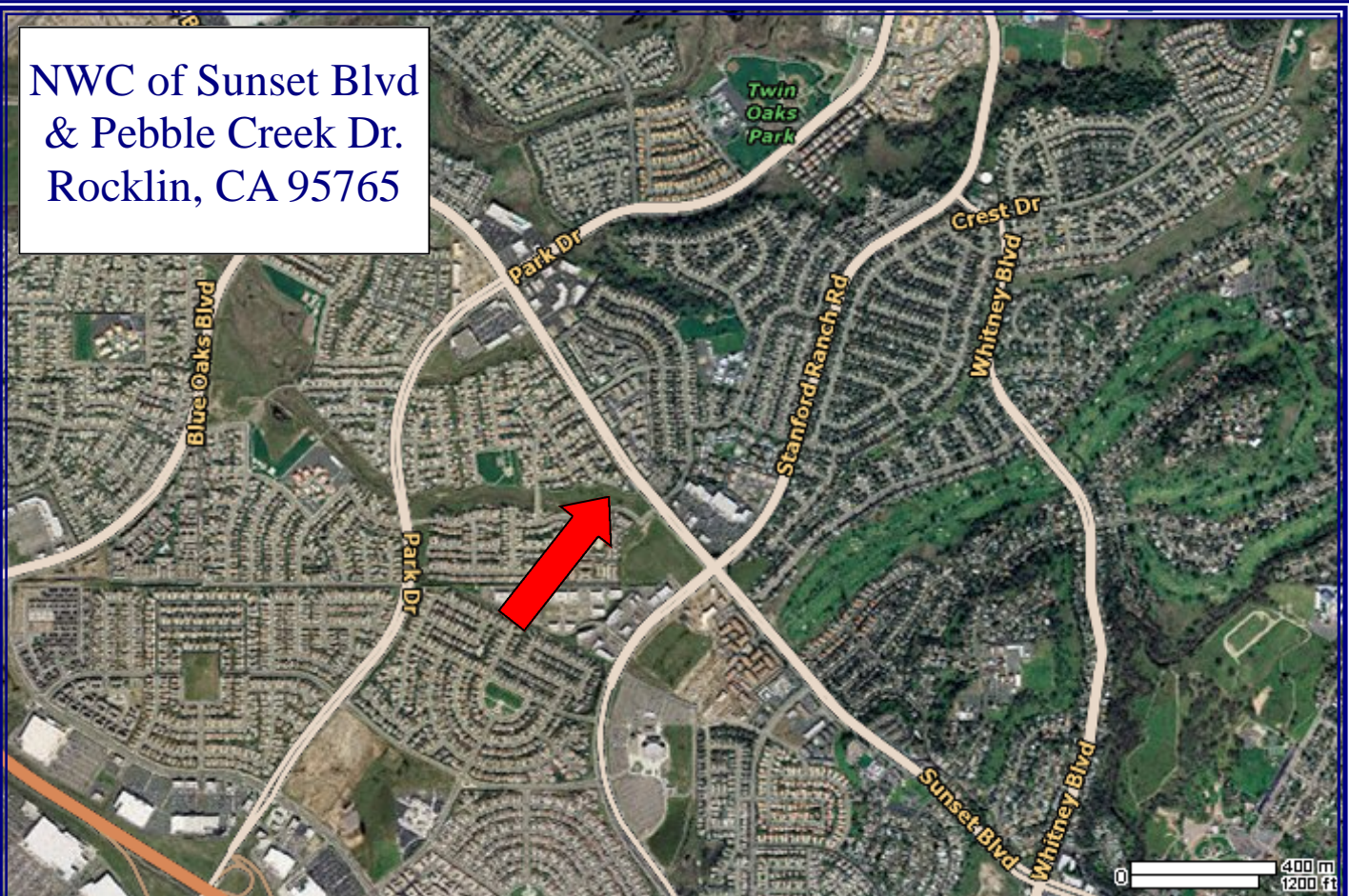
**Parker  
Stevenson**

4030 Truxel Road  
Suite D  
Sacramento, CA 95384  
[www.parkerstevenson.com](http://www.parkerstevenson.com)

*BROKERAGE CORP.*

# 0.80 Acres of Retail Land Available for Ground Lease or Sale

NWC of Sunset Blvd  
& Pebble Creek Dr.  
Rocklin, CA 95765



For more information,  
please contact:

**Mindee Menigoz**

DRE License # 01754522

916-928-3800

[mindee.menigoz@sbcglobal.net](mailto:mindee.menigoz@sbcglobal.net)



2011 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	19,772	74,311	180,289
Avg. HH Income:	\$80,980	\$89,610	\$88,685

2010 CITY OF ROCKLIN TRAFFIC COUNTS

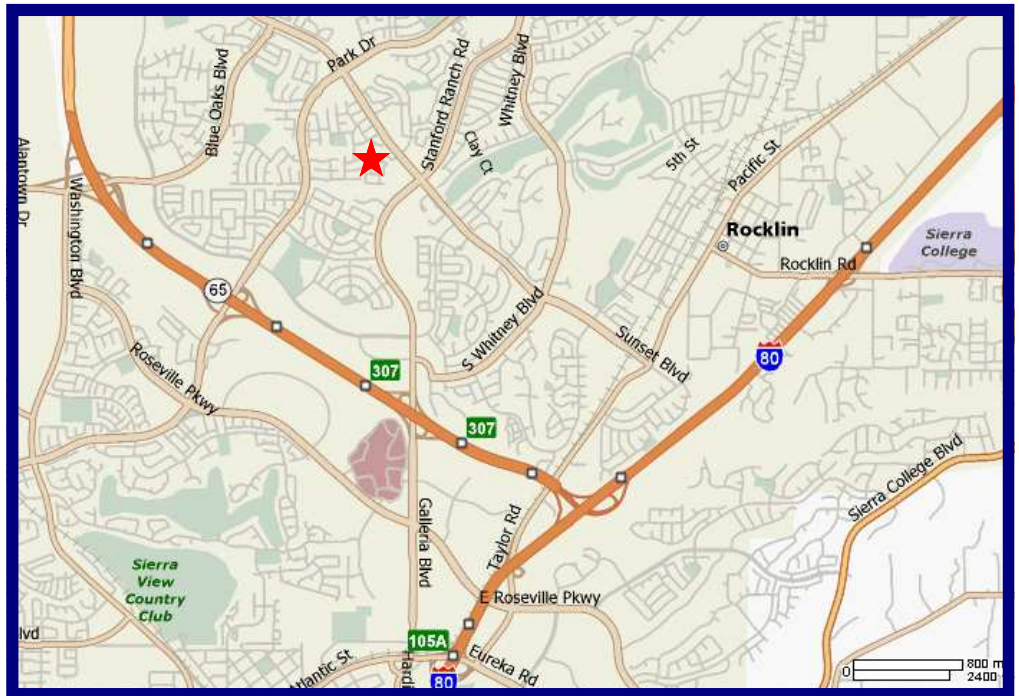
Sunset Blvd. between Park Dr. & Stanford Ranch Road  
Average Two-way Traffic in a 24hr. Period  
20,122 vehicles per day

Street Retail  
Visibility

Drive-Thru  
Potential

High Density  
Residential

Developing  
Retail Area

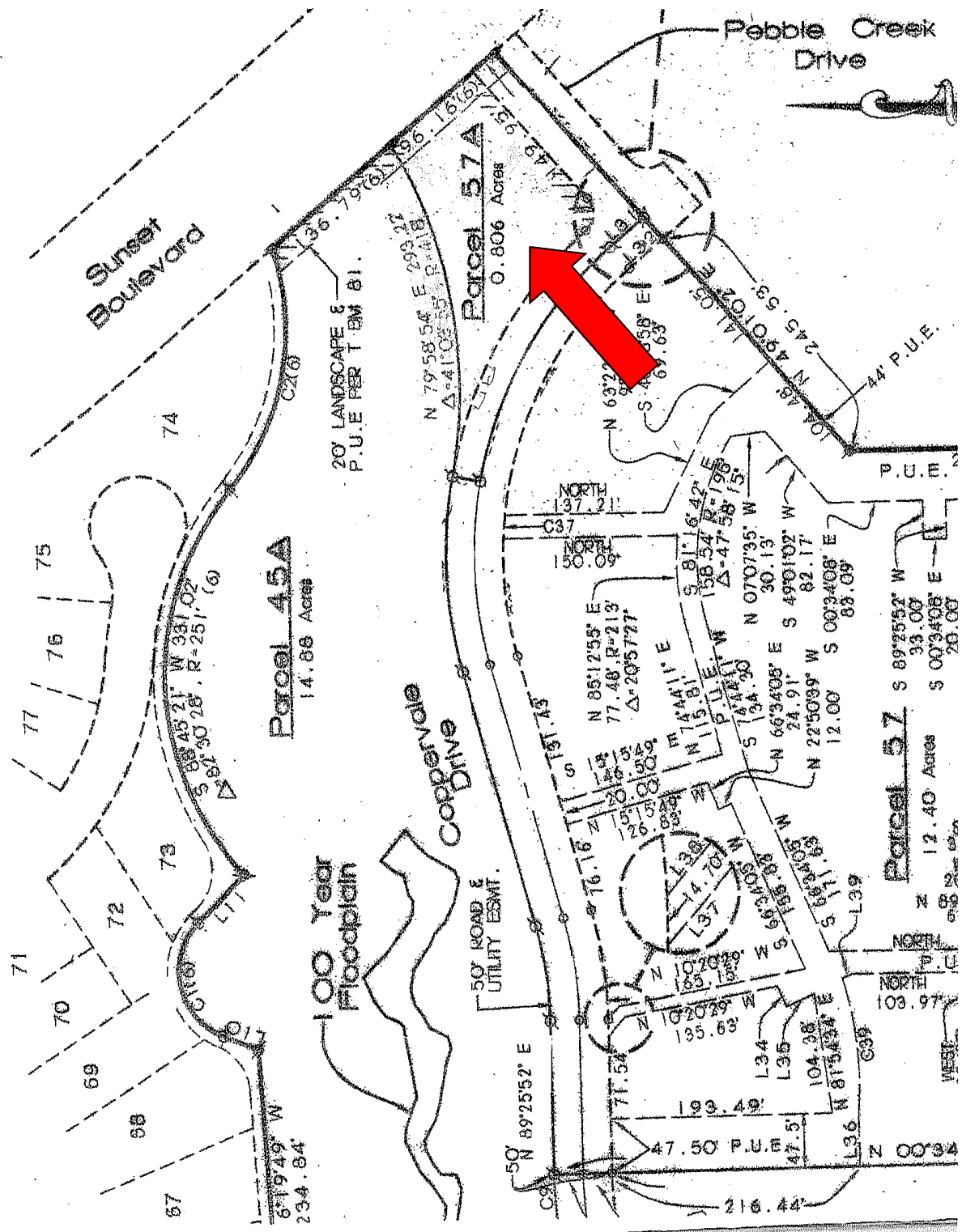






Parker  
Stevenson

NWC Sunset Blvd. & Pebble Creek Dr.  
Rocklin, CA 95765



The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz 916-928-3800