AVAILABLE FOR GROUND LEASE OR BTS
2300 Sunset Blvd.
Rocklin, CA 95765

EPIC
REAL ESTATE ADVISORS, INC.

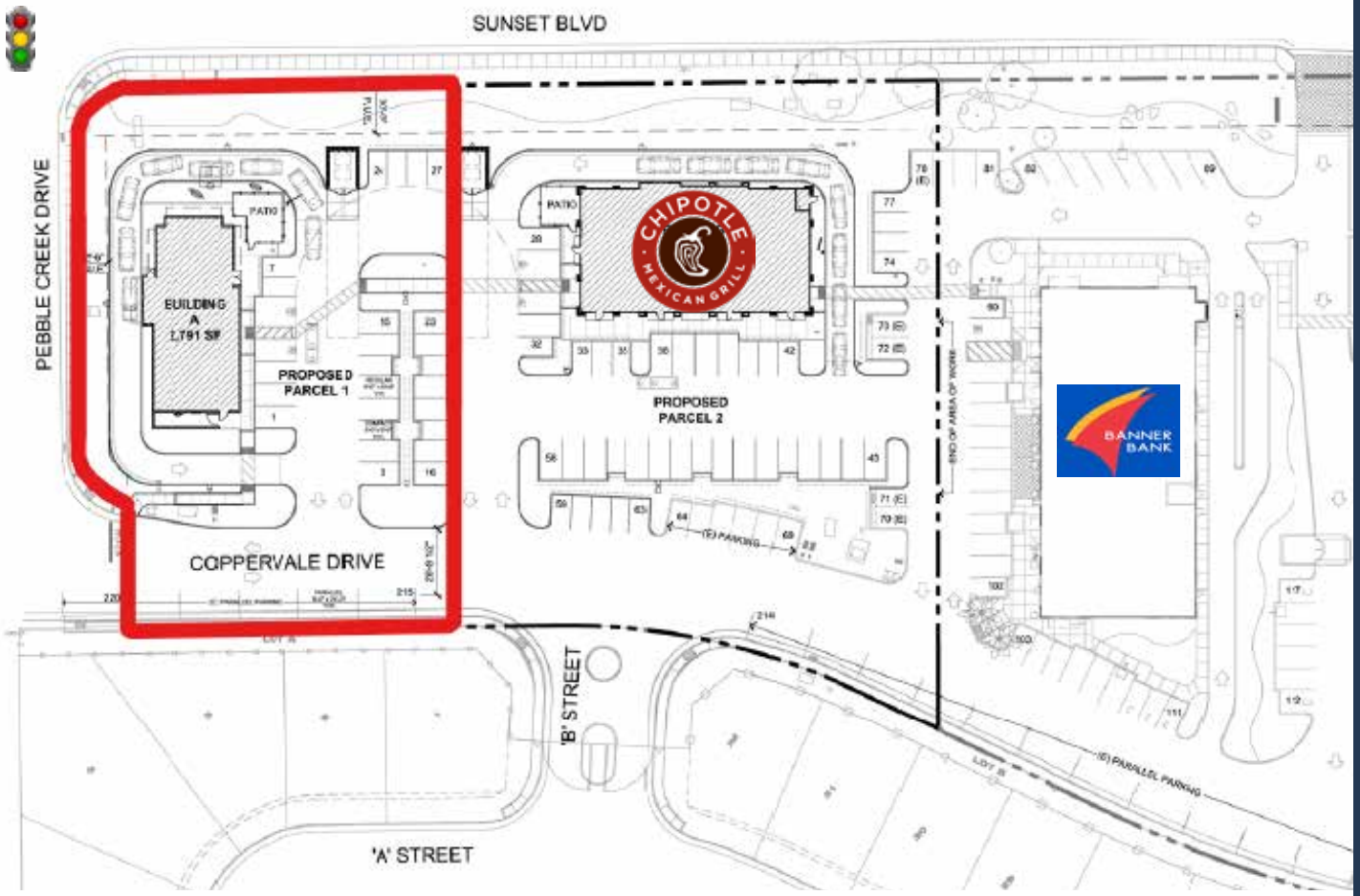


Entitled Drive Thru Pad

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Demographics

	1 Mile	2 Miles	3 Miles
Population	19,296	57,980	95,617
Households	7,385	21,638	35,413
Average HH Income	$124,093	$133,399	$136,389
Employees	4,552	25,931	50,454

PROPERTY HIGHLIGHTS

Proposed Size: 2,791 sf.

Parcel Size: 0.75 acres

Zoning: PD-C

- **Signalized Intersection**
- **Entitled Drive Thru Pad**
- **Hard Corner Location**
- **Dense Trade Area**
- **Affluent Rocklin Market**

TRAFFIC COUNTS

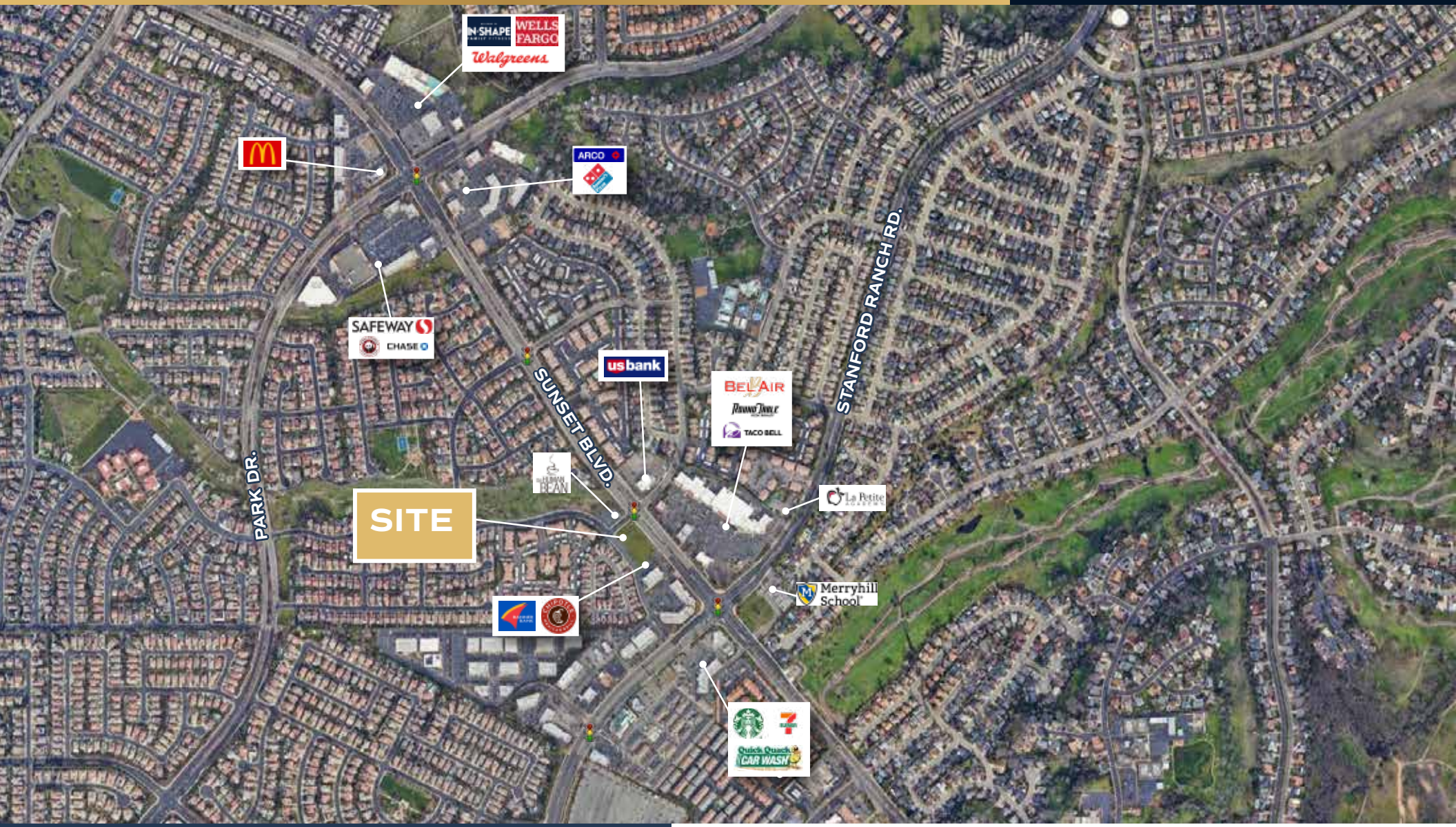
Average Daily Traffic

Sunset Blvd. - 14,631

Stanford Ranch Rd. - 15,531

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