



**Parker
Stevenson**

4030 Truxel Road
Suite D
Sacramento, CA 95384
www.parkerstevenson.com

BROKERAGE CORP.

0.80 Acre Parcel Zoned LI/BP/COMM Available for Ground Lease

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



For more information,
please contact:

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2009 DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	18,920	75,966	181,647
Avg. HH Income:	\$83,861	\$82,927	\$86,245

2008 CITY OF ROCKLIN TRAFFIC COUNTS

Sunset Blvd. between Park Dr. & Stanford Ranch Road
Average Two-way Traffic in a 24hr. Period 24,800 VPD



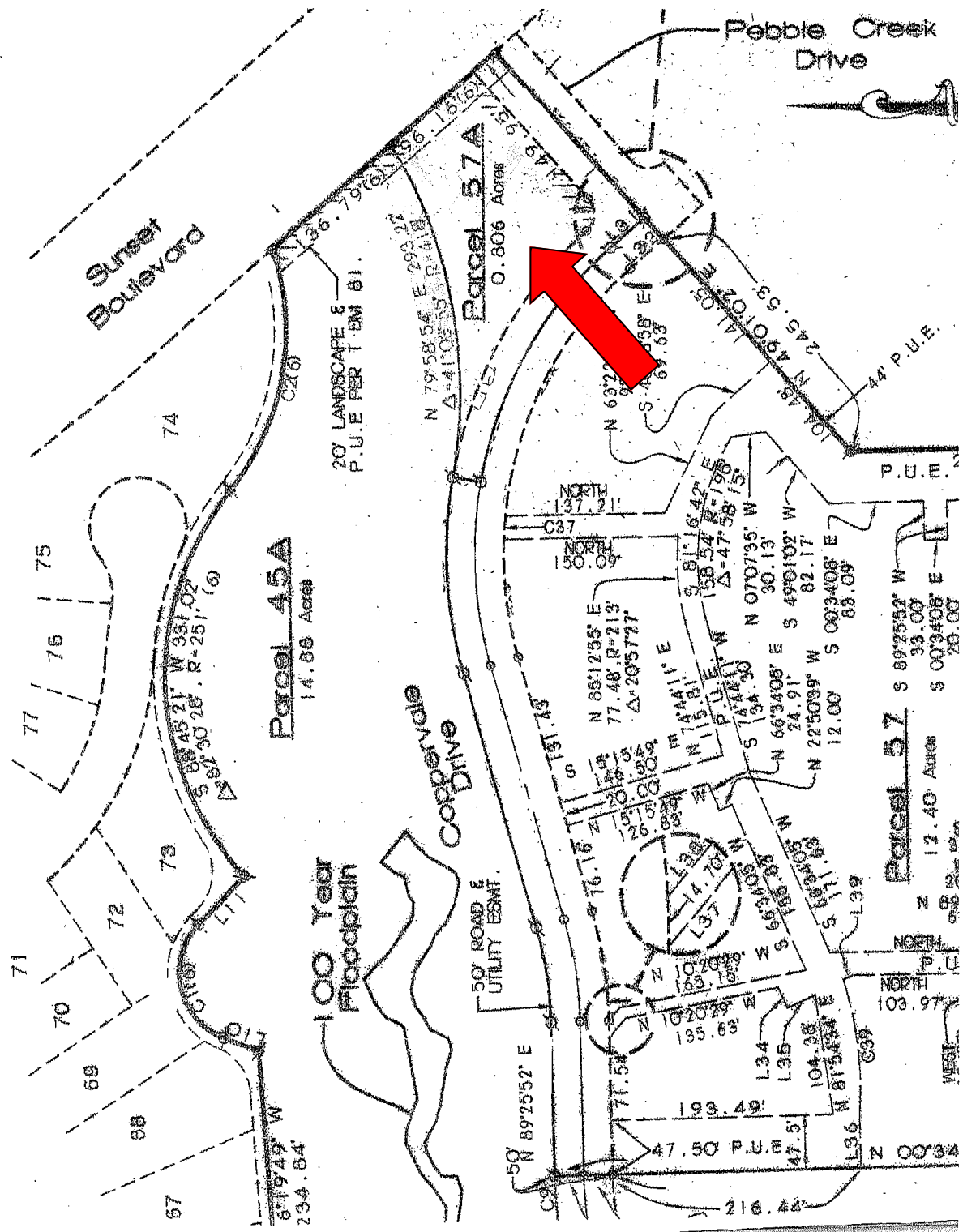
The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

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