

4257 Rocklin Road ROCKLIN, CA



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PROPERTY SUMMARY



AVAILABLE SPACE ±7,500 SF

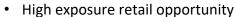


LEASE TERMSNegotiable



LEASE TYPE NNN





PROPERTY HIGHLIGHTS

- Thigh exposure retail opportunity
- Excellent visibility and access to Rocklin Road
- Monument & façade signage options for new tenant
- High exposure opportunity to attract instant attention.
- Surrounded by corporate offices and retail outlets, this property offers great networking potential to the occupant.
- The road frontage provides optimal exposure to highway and interstate traffic.
- Ample onsite parking for staff and patrons.



PROPERTY INFO

LEASE PRICE:	Contact Broker
PREMISES:	± 7,500 SF
ZONING:	C-2 Commercial
LEASE TYPE:	NNN
TRAFFIC:	Rocklin Rd: 21,755 ADT Granite Dr E: 13,000 ADT



MARKET AERIALS



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MARKET VIEW - NORTH

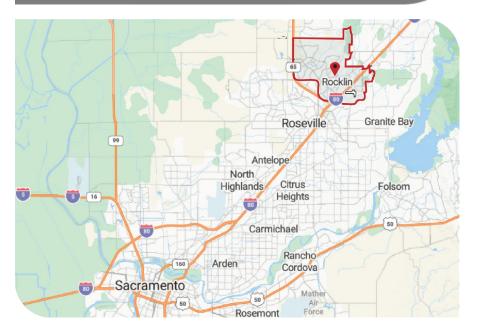


CITY PROFILE

ROCKLIN, CALIFORNIA

- Rapidly Growing Population: Rocklin has witnessed substantial
 population growth, positioning it as a prime location for new retail
 businesses. With a thriving community that has surpassed 70,000
 residents, Rocklin provides a solid consumer base that is always on
 the lookout for fresh retail experiences. The city's growth is
 projected to maintain its momentum, promising a steady stream of
 potential patrons for your establishment.
- Strong Economic Base: Rocklin's economy is both strong and varied, with significant employment opportunities in sectors such as technology, education, and healthcare. Its proximity to Sacramento also contributes to its economic vitality. A flourishing job market leads to higher disposable incomes, which in turn benefits retail operations through heightened consumer spending.
- Business-Friendly Environment: Rocklin is committed to fostering a
 business-friendly atmosphere. The city has streamlined its
 permitting processes and offers numerous resources to support
 business owners. Moreover, the local government is known for its
 proactive approach in assisting new and expanding businesses,
 simplifying the process for retailers to establish and grow their
 presence.
- Strong Community Engagement: The city of Rocklin is characterized by its engaged and close-knit community. Residents take great pride in their local businesses and are known for their strong support and loyalty. Setting up your retail business in Rocklin means becoming a part of this dynamic community, enjoying the support and frequent patronage of its residents.

POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,610	75,202	189,666
2028 Projected Population	9,023	78,586	198,200
2023 Median Age	41	41	41
INCOME			
2023 Estimated Average Household Income	\$97,904	\$132,916	\$133,444
DIVERSITY			
2023 Estimated White	86%	81%	81%
2023 Estimated African American/Black	2%	2%	2%
2023 Estimated Hispanic	17%	14%	15%





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