

PRIME RETAIL/OFFICE SITE

4147 ROCKLIN ROAD

ROCKLIN, CALIFORNIA



LOCATION: 4147 Rocklin Road, in historic Rocklin, CA, is a highly visible site situated on an arterial thoroughfare with quick egress/ingress to Interstate 80, and is surrounded by promising demographics. This site, zoned C-2 "Retail Business", also benefits from easy access to shopping and services and is currently complimented by nearby Wells Fargo, KFC, Carl's, Subway, Denny's, and the Safeway anchored Rocklin Square Shopping Center.

AVAILABLE: +/-3,100 SF Free-Standing Building on +/- .58 Acres (to be verified by interested parties); designed for drive up/thru; 2 restrooms; monument signage; heavy use sewage hookup fee is prepaid! Owner will not divide.

RENT: *Retail Use:* \$3,720.00 Per Month NNN "As Is"
Office Use: \$4,805.00 Modified Gross "As Is"

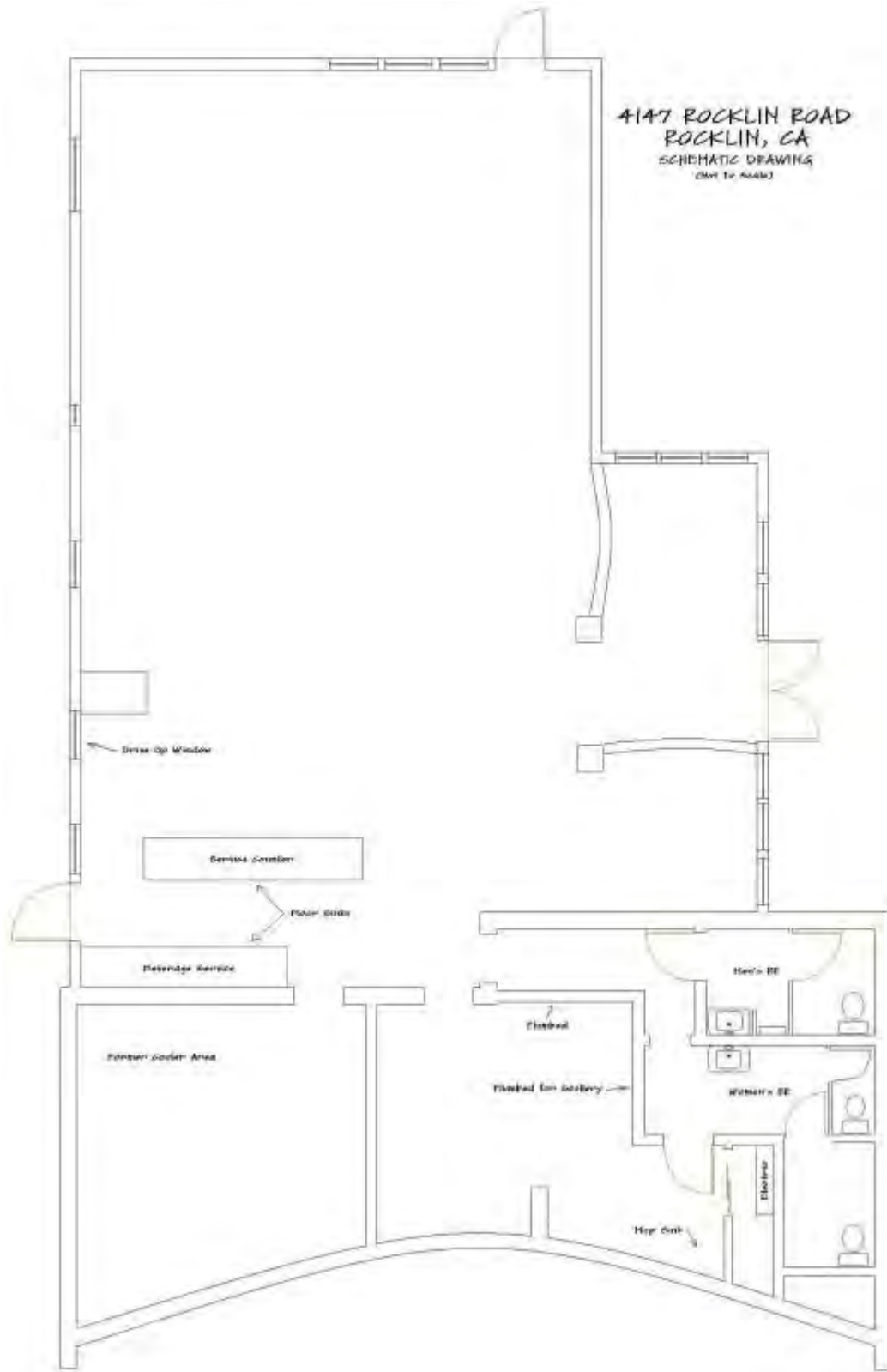
TERM: Negotiable

OTHER: Abundant reciprocal parking with neighboring owners/tenants. Owner to replace trellis

FOR ADDITIONAL INFORMATION
CONTACT: ROBERT BURGESS @ 415-860-5000
BRE:00845322

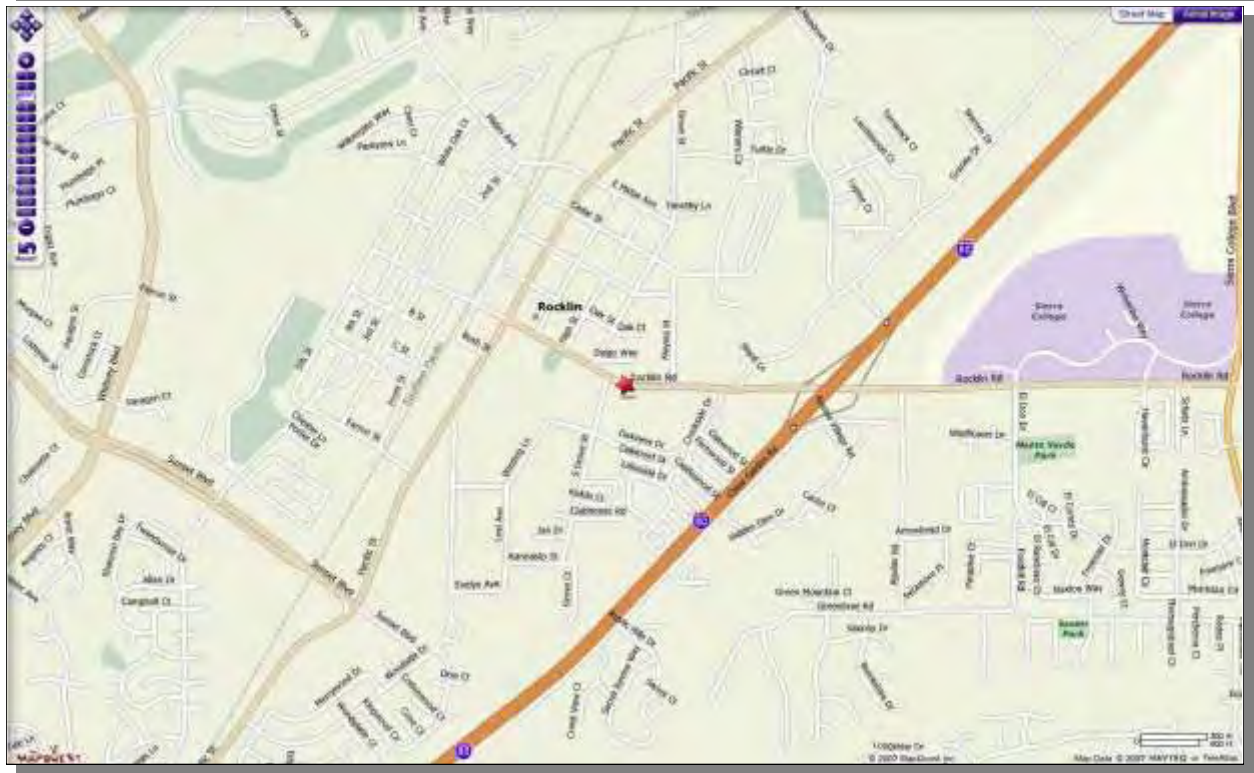
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4147 Rocklin Road, Rocklin, CA— Schematic Drawing



THIS IS A SCHEMATIC DRAWING OF A PREMISES AND IS NOT TO SCALE. OWNER RESERVES THE RIGHT TO REVISE THE PLAN AT OWNERS DISCRETION, INCLUDING ARCHITECTURE OF PREMISES, BUILDINGS, PARKING FACILITIES, OR LANDSCAPE.

4147 Rocklin Road, Rocklin, CA— Area Maps



4147 Rocklin Road, Rocklin, CA— Aerial Maps



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4147 Rocklin Road, Rocklin, CA— Exterior Photographs



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4147 Rocklin Road, Rocklin, CA— Exterior Photographs



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4147 Rocklin Road, Rocklin, CA— Interior Photographs



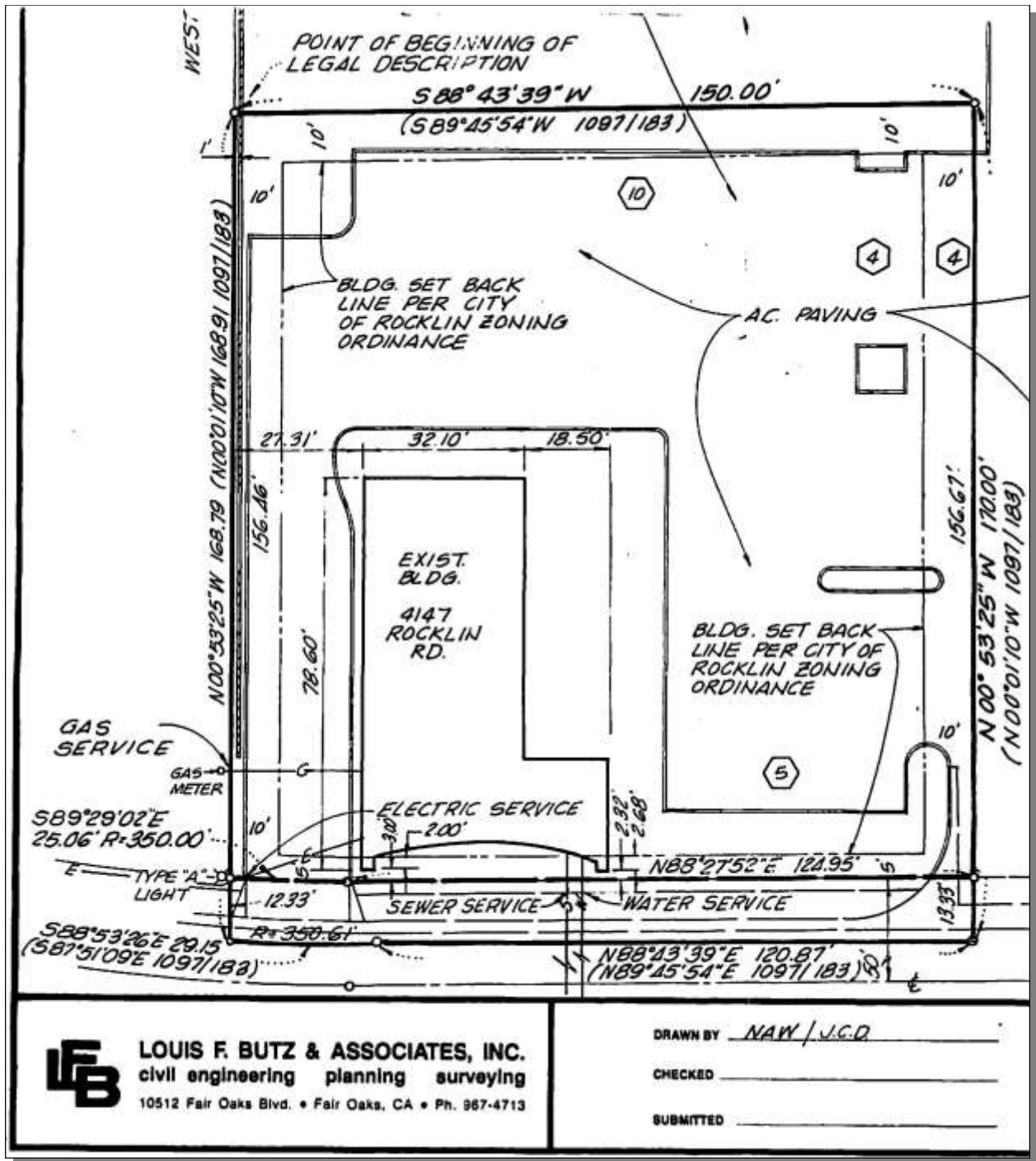
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4147 Rocklin Road, Rocklin, CA— Assessor & Zone Map



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4147 Rocklin Road, Rocklin, CA— Service Map



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4147 Rocklin Road, Rocklin, CA— Rocklin at a Glance

Rocklin at a Glance

Type of Government	General Law Municipal Corporation
Incorporated	1893
Size	19.87 square miles
Elevation	249' above sea level
Average Annual Rainfall	23.15 inches
Bond Rating	A-
Earthquake Zone	Zone 3 (Not located in Fault - Rupture Hazard Zone)
Fire Protection	ISO Rating 3

Population	51,951
Population Growth	5.8% annually since 2000
Projected Population 2012	67,067
Median Age	35.3

Median Household Income	\$88,374
Per Capita Income	\$39,997
Average Household Income	\$111,214
Average Household Size	2.78
Number of Households	24,430
Median Housing Value	\$411,500
Average Housing Value	\$543,105
SF Median Rent	\$1,700
Median Rent (Apts)	\$1,100
Median Rent (1 bdrm Apt)	\$1,070
Median Rent (2 bdrm Apt)	\$1,200



School District API Score	840
AT Score (Math/Verbal)	1,057
% w Bachelor's Degree or Higher	26%
% w HS Diploma or Higher	95%

© City of Rocklin, 3970 Rocklin Road, Rocklin, CA, 95677 | Placer County
Phone 916.625.5000 | Fax 916.625.5095 | TTY 916.632.4013

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4147 Rocklin Road, Rocklin, CA— Demographics

Population	1-mi.	3-mi.	5-mi.
2006 Male Population	4,109	28,391	76,041
2006 Female Population	4,292	28,925	78,104
% 2006 Male Population	48.91%	49.53%	49.33%
% 2006 Female Population	51.09%	50.47%	50.67%
2006 Total Adult Population	6,309	41,907	113,237
2006 Total Daytime Population	8,252	54,811	150,837
2006 Total Daytime Work Population	3,644	28,496	72,374
2006 Median Age Total Population	36	36	37
2006 Median Age Adult Population	45	44	45
2006 Age 0-5	593	4,595	12,137
2006 Age 6-13	927	6,792	18,323
2006 Age 14-17	571	4,023	10,448
2006 Age 18-20	511	2,841	7,297
2006 Age 21-24	607	3,091	8,221
2006 Age 25-29	420	2,760	7,532
2006 Age 30-34	396	2,990	7,557
2006 Age 35-39	457	3,680	9,466
2006 Age 40-44	675	5,122	13,280
2006 Age 45-49	727	5,019	13,451
2006 Age 50-54	608	4,468	12,284
2006 Age 55-59	507	3,908	10,701
2006 Age 60-64	387	2,528	6,964
2006 Age 65-69	238	1,524	3,985
2006 Age 70-74	220	1,331	3,632
2006 Age 75-79	218	1,216	3,633
2006 Age 80-84	211	904	2,829
2006 Age 85+	126	525	2,402
% 2006 Age 0-5	7.06%	8.02%	7.87%
% 2006 Age 6-13	11.04%	11.85%	11.89%
% 2006 Age 14-17	6.80%	7.02%	6.78%
% 2006 Age 18-20	6.08%	4.96%	4.73%
% 2006 Age 21-24	7.23%	5.39%	5.33%
% 2006 Age 25-29	5.00%	4.82%	4.89%
% 2006 Age 30-34	4.71%	5.22%	4.90%
% 2006 Age 35-39	5.44%	6.42%	6.14%
% 2006 Age 40-44	8.04%	8.94%	8.62%
% 2006 Age 45-49	8.66%	8.76%	8.73%
% 2006 Age 50-54	7.24%	7.80%	7.97%
% 2006 Age 55-59	6.04%	6.82%	6.94%
% 2006 Age 60-64	4.61%	4.41%	4.52%

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% 2006 Age 65-69	2.83%	2.66%	2.59%
% 2006 Age 70-74	2.62%	2.32%	2.36%
% 2006 Age 75-79	2.60%	2.12%	2.36%
% 2006 Age 80-84	2.51%	1.58%	1.84%
% 2006 Age 85+	1.50%	0.92%	1.56%
2006 White Population	7,460	50,602	133,887
2006 Black Population	62	497	1,634
2006 Asian/Hawaiian/Pacific Islander	248	2,509	6,786
2006 American Indian/Alaska Native	93	463	1,194
2006 Other Population (Incl 2+ Races)	537	3,246	10,643
2006 Hispanic Population	927	5,232	17,402
2006 Non-Hispanic Population	7,474	52,084	136,742
% 2006 White Population	88.81%	88.28%	86.86%
% 2006 Black Population	0.74%	0.87%	1.06%
% 2006 Asian/Hawaiian/Pacific Islander	2.95%	4.38%	4.40%
% 2006 American Indian/Alaska Native	1.11%	0.81%	0.77%
% 2006 Other Population (Incl 2+ Races)	6.39%	5.66%	6.90%
% 2006 Hispanic Population	11.03%	9.13%	11.29%
% 2006 Non-Hispanic Population	88.97%	90.87%	88.71%
2000 Non-Hispanic White	5,918	35,964	95,897
2000 Non-Hispanic Black	22	488	1,329
2000 Non-Hispanic Amer Indian/Alaska Native	29	240	544
2000 Non-Hispanic Asian	224	1,550	4,266
2000 Non-Hispanic Hawaiian/Pacific Islander	7	33	137
2000 Non-Hispanic Some Other Race	10	52	103
2000 Non-Hispanic Two or More Races	211	1,165	3,168
% 2000 Non-Hispanic White	92.17%	91.07%	90.95%
% 2000 Non-Hispanic Black	0.34%	1.24%	1.26%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.45%	0.61%	0.52%
% 2000 Non-Hispanic Asian	3.49%	3.92%	4.05%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.11%	0.08%	0.13%
% 2000 Non-Hispanic Some Other Race	0.16%	0.13%	0.10%
% 2000 Non-Hispanic Two or More Races	3.29%	2.95%	3.00%
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Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2006 Total Population	8,401	57,316	154,144
2006 Total Households	3,372	20,979	56,681
Population Change 1990-2006	2,301	31,805	80,929
Household Change 1990-2006	903	11,786	30,192
% Population Change 1990-2006	37.72%	124.67%	110.54%
% Household Change 1990-2006	36.57%	128.21%	113.98%
Population Change 2000-2006	1,322	14,659	37,394
Household Change 2000-2006	545	5,397	13,861
% Population Change 2000-2006	18.67%	34.36%	32.03%

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% Households Change 2000-2006	19.28%	34.64%	32.37%
Housing			
2000 Total Housing Units	2,970	17,138	45,265
2000 Occupied Housing Units	2,847	15,819	42,910
2000 Owner Occupied Housing Units	1,795	11,341	30,761
2000 Renter Occupied Housing Units	1,051	4,478	12,149
2000 Vacant Housing Units	123	1,319	2,355
% 2000 Occupied Housing Units	95.86%	92.30%	94.80%
% 2000 Owner Occupied Housing Units	60.46%	66.17%	67.96%
% 2000 Renter Occupied Housing Units	35.40%	26.13%	26.84%
% 2000 Vacant Housing Units	4.14%	7.70%	5.20%
Income			
2006 Median Household Income	\$51,999	\$73,250	\$73,401
2006 Per Capita Income	\$26,572	\$33,928	\$36,139
2006 Average Household Income	\$66,202	\$92,693	\$98,281
2006 Household Income < \$10,000	238	646	1,688
2006 Household Income \$10,000-\$14,999	179	597	1,836
2006 Household Income \$15,000-\$19,999	225	797	2,099
2006 Household Income \$20,000-\$24,999	166	668	1,851
2006 Household Income \$25,000-\$29,999	187	741	1,979
2006 Household Income \$30,000-\$34,999	183	716	1,953
2006 Household Income \$35,000-\$39,999	140	680	2,162
2006 Household Income \$40,000-\$44,999	143	775	2,297
2006 Household Income \$45,000-\$49,999	160	617	1,932
2006 Household Income \$50,000-\$59,999	330	1,718	4,276
2006 Household Income \$60,000-\$74,999	451	2,869	7,015
2006 Household Income \$75,000-\$99,999	475	4,250	10,860
2006 Household Income \$100,000-\$124,999	215	2,554	6,137
2006 Household Income \$125,000-\$149,999	150	1,624	4,365
2006 Household Income \$150,000-\$199,999	98	966	3,023
2006 Household Income \$200,000-\$249,999	9	200	902
2006 Household Income \$250,000-\$499,999	24	537	2,200
2006 Household Income \$500,000+	1	24	106
2006 Household Income \$200,000+	33	762	3,208
% 2006 Household Income < \$10,000	7.05%	3.08%	2.98%
% 2006 Household Income \$10,000-\$14,999	5.31%	2.85%	3.24%
% 2006 Household Income \$15,000-\$19,999	6.67%	3.80%	3.70%
% 2006 Household Income \$20,000-\$24,999	4.92%	3.18%	3.27%
% 2006 Household Income \$25,000-\$29,999	5.54%	3.53%	3.49%
% 2006 Household Income \$30,000-\$34,999	5.42%	3.41%	3.45%
% 2006 Household Income \$35,000-\$39,999	4.15%	3.24%	3.81%
% 2006 Household Income \$40,000-\$44,999	4.24%	3.69%	4.05%
% 2006 Household Income \$45,000-\$49,999	4.74%	2.94%	3.41%
% 2006 Household Income \$50,000-\$59,999	9.78%	8.19%	7.54%

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% 2006 Household Income \$60,000-\$74,999	13.37%	13.68%	12.38%
% 2006 Household Income \$75,000-\$99,999	14.08%	20.26%	19.16%
% 2006 Household Income \$100,000-\$124,999	6.37%	12.17%	10.83%
% 2006 Household Income \$125,000-\$149,999	4.45%	7.74%	7.70%
% 2006 Household Income \$150,000-\$199,999	2.90%	4.60%	5.33%
% 2006 Household Income \$200,000-\$249,999	0.27%	0.95%	1.59%
% 2006 Household Income \$250,000-\$499,999	0.71%	2.56%	3.88%
% 2006 Household Income \$500,000+	0.03%	0.11%	0.19%
% 2006 Household Income \$200,000+	0.98%	3.63%	5.66%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2006 Children/Infants Clothing Stores	\$1,917,446	\$5,264,529	\$12,085,561
2006 Jewelry Stores	\$575,709	\$4,346,800	\$12,635,854
2006 Mens Clothing Stores	\$2,152,560	\$13,859,190	\$39,738,664
2006 Shoe Stores	\$1,763,338	\$7,930,187	\$21,543,135
2006 Womens Clothing Stores	\$3,136,073	\$22,161,290	\$63,615,746
2006 Automobile Dealers	\$21,441,217	\$110,041,550	\$298,706,046
2006 Automotive Parts/Acc/Repair Stores	\$3,461,856	\$20,407,246	\$56,967,132
2006 Other Motor Vehicle Dealers	\$459,417	\$4,306,674	\$12,196,883
2006 Tire Dealers	\$852,810	\$4,688,199	\$12,850,228
2006 Hardware Stores	\$872,484	\$5,738,926	\$16,237,995
2006 Home Centers	\$5,272,903	\$37,904,254	\$105,517,511
2006 Nursery/Garden Centers	\$2,047,202	\$17,184,671	\$50,617,348
2006 Outdoor Power Equipment Stores	\$1,056,133	\$7,458,392	\$20,207,176
2006 Paint/Wallpaper Stores	\$395,484	\$2,966,886	\$8,344,662
2006 Appliance/TV/Other Electronics Stores	\$2,637,249	\$15,393,656	\$42,283,474
2006 Camera/Photographic Supplies Stores	\$407,083	\$2,757,189	\$7,745,627
2006 Computer/Software Stores	\$1,415,422	\$10,710,992	\$30,482,285
2006 Beer/Wine/Liquor Stores	\$1,552,879	\$10,996,330	\$31,955,452
2006 Convenience/Specialty Food Stores	\$1,978,215	\$9,668,899	\$26,060,521
2006 Restaurant Expenditures	\$8,182,571	\$49,596,300	\$139,904,828
2006 Supermarkets/Other Grocery excl Conv	\$19,756,781	\$91,459,094	\$246,894,909
2006 Furniture Stores	\$1,815,658	\$12,574,909	\$35,388,817
2006 Home Furnishings Stores	\$6,771,086	\$52,656,960	\$150,913,043
2006 Gen Merch/Appliance/Furniture Stores	\$26,994,376	\$172,137,476	\$484,122,445
2006 Gasoline Stations w/ Convenience Stores	\$9,997,004	\$46,067,880	\$123,297,725
2006 Other Gasoline Stations	\$8,018,789	\$36,398,981	\$97,237,203
2006 Department Stores excl Leased Depts	\$29,631,625	\$187,531,132	\$526,405,920
2006 General Merchandise Stores	\$25,178,718	\$159,562,567	\$448,733,628
2006 Other Health/Personal Care Stores	\$1,007,337	\$7,072,443	\$20,149,771
2006 Pharmacies/Drug Stores	\$8,396,644	\$48,696,043	\$135,603,066
2006 Pet/Pet Supplies Stores	\$1,854,221	\$11,649,508	\$32,503,860
2006 Book/Periodical/Music Stores	\$883,927	\$6,574,005	\$19,144,419

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