

## **FREESTANDING RETAIL SITE** **4155 ROCKLIN ROAD** **ROCKLIN, CALIFORNIA**



**LOCATION:** 4155 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. It 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. This site, zoned C-2 "Retail Business".

**AVAILABLE:** +/- 4,239 SF Free-Standing Building (mostly open-span) designed for "Drive Up/Thru" on +/- .75 Acres (to be verified by interested parties)

**RENT:** *Retail Use:* \$5,086.00 Per Month NNN "As Is"  
*Office Use:* \$6,570.00 Modified Gross "As Is"

**TERM:** Negotiable

**STATS:** 3 mile ring; Population 69,630; AHI \$137,212 (2018 est. by Esri 1/18/19)

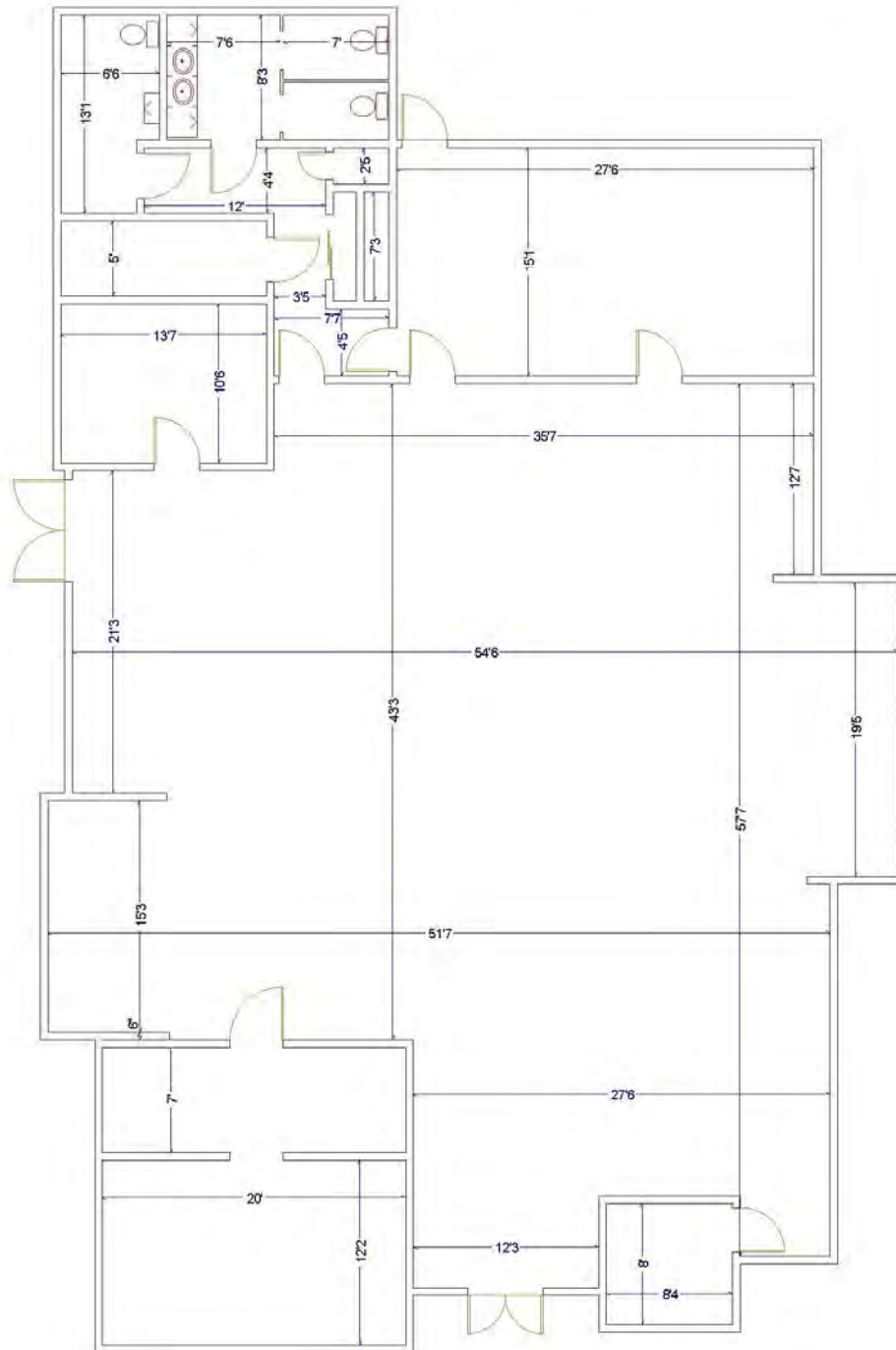
**OTHER:** Reciprocal parking with neighboring owners/tenants. Includes Walk-in Vault

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

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH CALIFORNIA COMMERCIAL PROPERTIES, HEREAFTER "BROKER". ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES BROKER BELIEVES TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS INFORMATION DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER AND/OR TENANT IS TO BE SPECIFICALLY CONTAINED WITHIN THE RESPECTIVE PURCHASE AND/OR LEASE AGREEMENT.

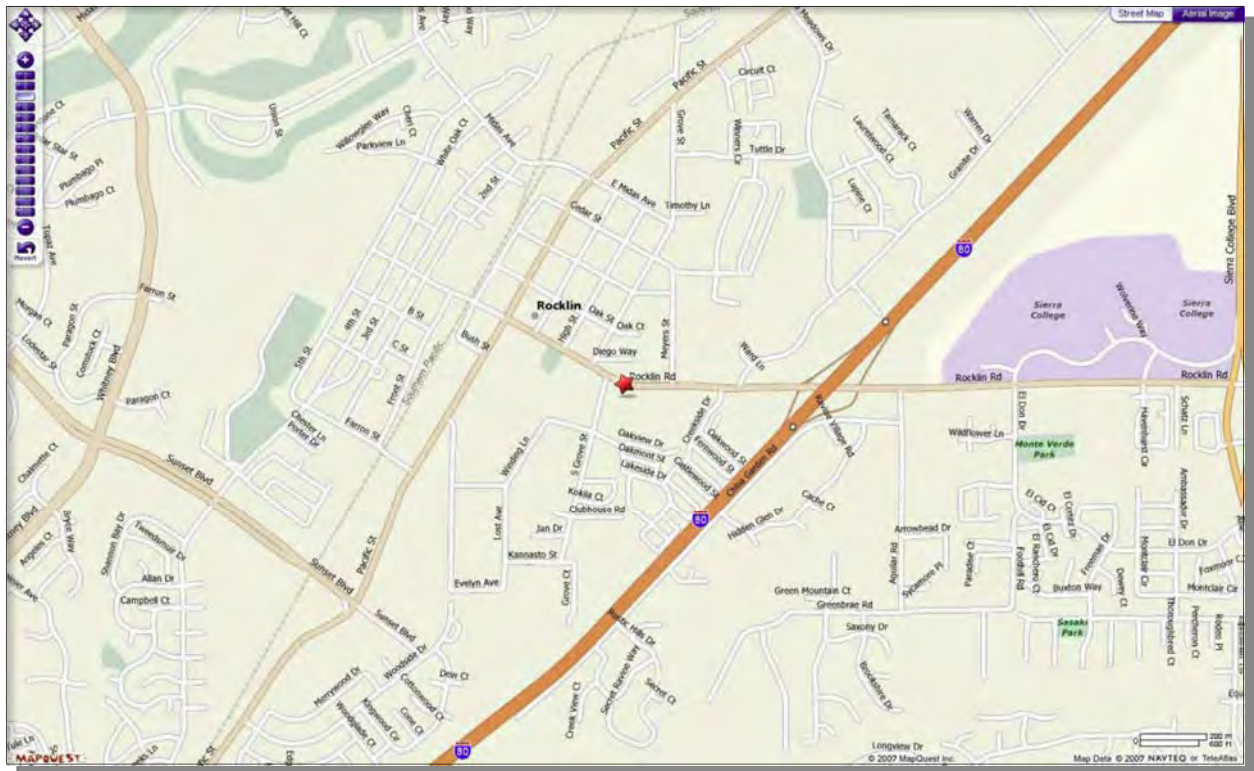
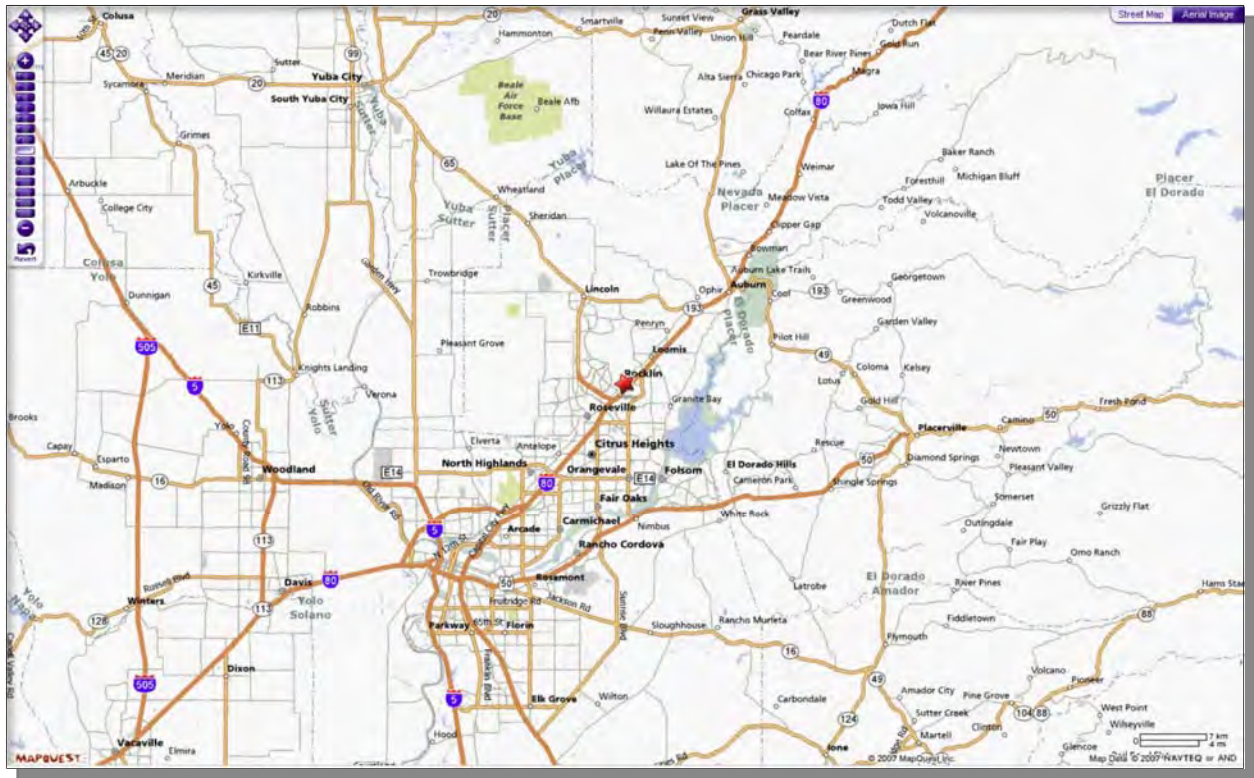
# 4155 Rocklin Road, Rocklin, CA— Schematic Drawing

4155 Rocklin Road, Rocklin, CA -Schematic Drawing (all measurements approximate)



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# 4155 Rocklin Road, Rocklin, CA— Area Maps

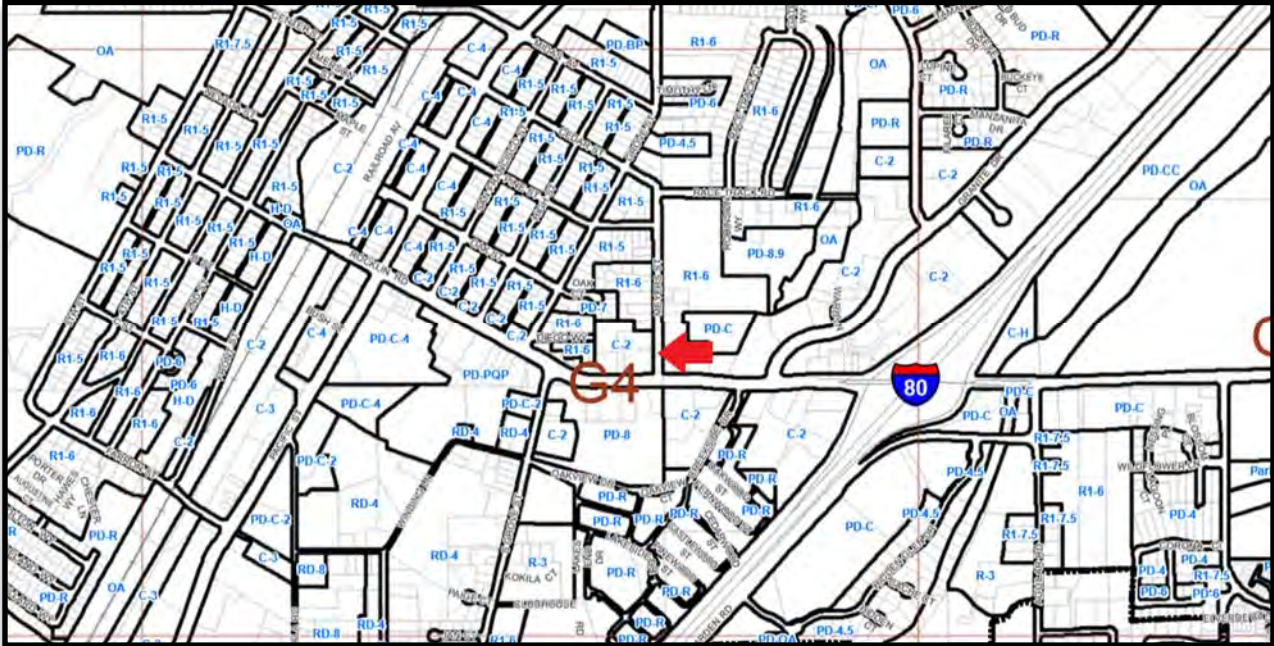
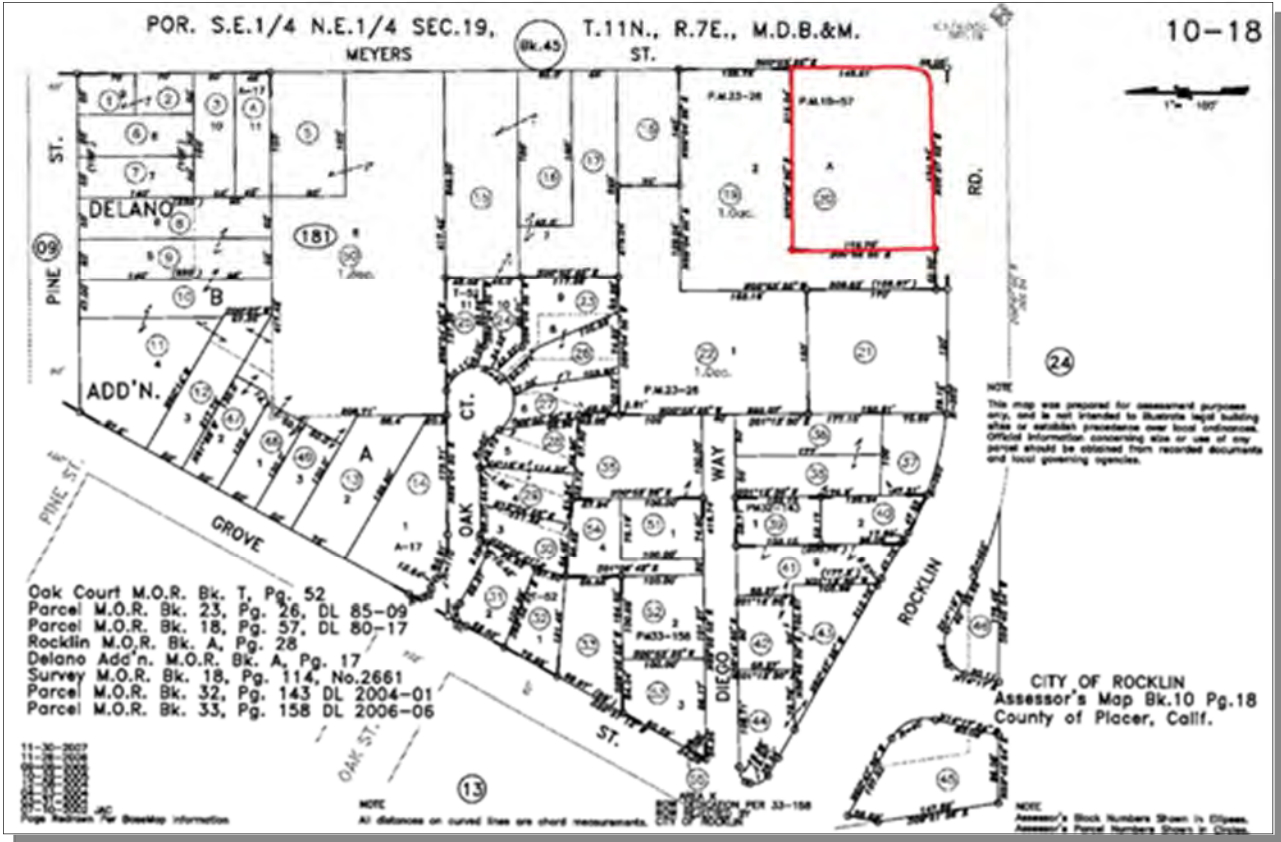


# 4155 Rocklin Road, Rocklin, CA— Aerial Maps



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# 4155 Rocklin Road, Rocklin, CA— Assessor & Zone Map



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