

FREESTANDING BUILDING **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)

VISIBILITY: Extraordinary visibility of building and signage

RENT: \$1.75 PSF PM NNN "As Is"

TERM: Negotiable

STATS: 3 mile ring; Population 73,111; AHI \$168,998 (Esri 8/28/23)

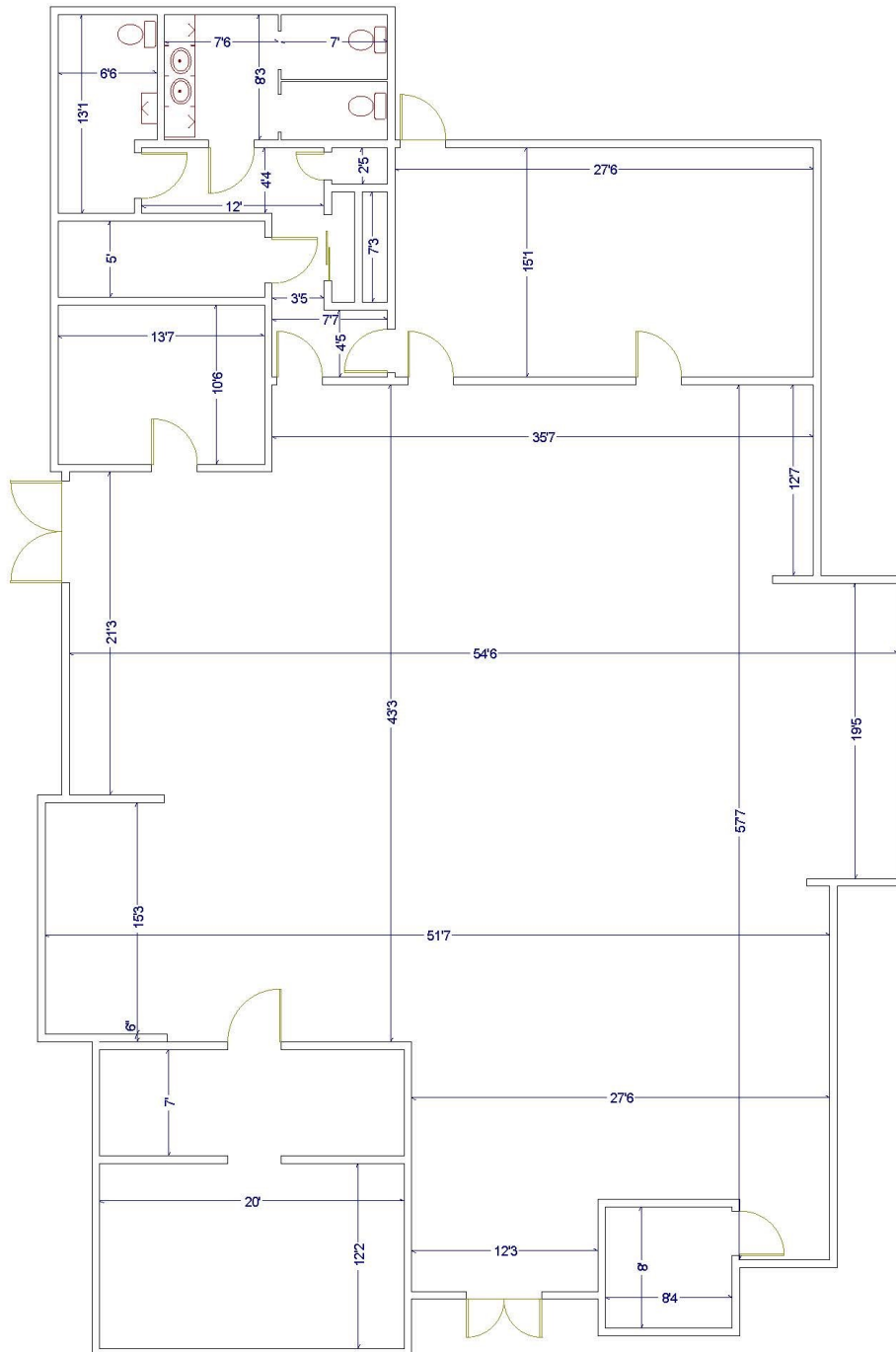
OTHER: Flexible Zoning; reciprocal parking with neighboring owners/tenants; includes Walk-in Vault.

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— Aerial Maps



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Demographic and Income Comparison Profile

Free Standing Building
 4155 Rocklin Road, Rocklin CA 95667
 Rings: 1, 3, 5 mile radii

Latitude: 38.7888
 Longitude: -121.2294

	1 mile	3 mile	5 mile
Census 2010 Summary			
Population	7,009	63,568	160,644
Households	2,788	24,161	59,972
Families	1,846	16,847	42,622
Average Household Size	2.49	2.61	2.65
Owner Occupied Housing Units	1,723	15,140	39,923
Renter Occupied Housing Units	1,063	9,018	20,049
Median Age	37.9	37.1	37.9
Census 2020 Summary			
Population	8,425	73,573	184,794
Households	3,239	27,740	68,382
Average Household Size	2.57	2.63	2.66
2023 Summary			
Population	8,595	73,111	187,051
Households	3,379	27,897	69,792
Families	2,173	18,994	48,974
Average Household Size	2.51	2.60	2.64
Owner Occupied Housing Units	2,214	18,065	47,668
Renter Occupied Housing Units	1,165	9,832	22,124
Median Age	39.3	39.6	39.8
Median Household Income	\$82,977	\$108,871	\$111,072
Average Household Income	\$108,735	\$148,276	\$153,331
2028 Summary			
Population	8,846	74,358	190,449
Households	3,515	28,639	71,765
Families	2,251	19,424	50,196
Average Household Size	2.49	2.57	2.62
Owner Occupied Housing Units	2,335	18,672	49,372
Renter Occupied Housing Units	1,180	9,966	22,393
Median Age	39.8	40.2	40.2
Median Household Income	\$97,950	\$120,179	\$123,479
Average Household Income	\$122,475	\$166,988	\$172,788
Trends: 2023-2028 Annual Rate			
Population	0.58%	0.34%	0.36%
Households	0.79%	0.53%	0.56%
Families	0.71%	0.45%	0.49%
Owner Households	1.07%	0.66%	0.70%
Median Household Income	3.37%	2.00%	2.14%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	260	7.7%	1,278	4.6%	3,115	4.5%
\$15,000 - \$24,999	187	5.5%	1,025	3.7%	2,542	3.6%
\$25,000 - \$34,999	155	4.6%	1,161	4.2%	3,476	5.0%
\$35,000 - \$49,999	311	9.2%	1,673	6.0%	4,181	6.0%
\$50,000 - \$74,999	596	17.6%	3,671	13.2%	9,093	13.0%
\$75,000 - \$99,999	468	13.9%	3,506	12.6%	7,997	11.5%
\$100,000 - \$149,999	753	22.3%	6,395	22.9%	14,709	21.1%
\$150,000 - \$199,999	353	10.4%	3,663	13.1%	9,468	13.6%
\$200,000+	295	8.7%	5,523	19.8%	15,210	21.8%
Median Household Income	\$82,977		\$108,871		\$111,072	
Average Household Income	\$108,735		\$148,276		\$153,331	
Per Capita Income	\$42,531		\$56,428		\$57,188	

2028 Households by Income	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	239	6.8%	1,135	4.0%	2,784	3.9%
\$15,000 - \$24,999	141	4.0%	743	2.6%	1,901	2.6%
\$25,000 - \$34,999	126	3.6%	908	3.2%	2,769	3.9%
\$35,000 - \$49,999	238	6.8%	1,308	4.6%	3,373	4.7%
\$50,000 - \$74,999	552	15.7%	3,213	11.2%	8,171	11.4%
\$75,000 - \$99,999	493	14.0%	3,374	11.8%	7,760	10.8%
\$100,000 - \$149,999	934	26.6%	7,058	24.6%	15,892	22.1%
\$150,000 - \$199,999	464	13.2%	4,533	15.8%	11,353	15.8%
\$200,000+	328	9.3%	6,365	22.2%	17,761	24.7%
Median Household Income	\$97,950		\$120,179		\$123,479	
Average Household Income	\$122,475		\$166,988		\$172,788	
Per Capita Income	\$48,459		\$64,195		\$65,086	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile		3 mile		5 mile	
2010 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	458	6.5%	3,953	6.2%	9,817	6.1%
Age 5 - 9	448	6.4%	4,673	7.4%	11,709	7.3%
Age 10 - 14	458	6.5%	4,918	7.7%	12,671	7.9%
Age 15 - 19	532	7.6%	4,677	7.4%	12,178	7.6%
Age 20 - 24	466	6.7%	4,005	6.3%	9,235	5.7%
Age 25 - 34	907	12.9%	7,690	12.1%	18,460	11.5%
Age 35 - 44	856	12.2%	9,365	14.7%	22,996	14.3%
Age 45 - 54	1,033	14.7%	10,007	15.7%	25,455	15.8%
Age 55 - 64	851	12.1%	6,978	11.0%	18,211	11.3%
Age 65 - 74	514	7.3%	3,897	6.1%	10,470	6.5%
Age 75 - 84	317	4.5%	2,288	3.6%	6,291	3.9%
Age 85+	168	2.4%	1,117	1.8%	3,148	2.0%

2023 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	491	5.7%	3,881	5.3%	10,111	5.4%
Age 5 - 9	509	5.9%	4,440	6.1%	11,597	6.2%
Age 10 - 14	501	5.8%	4,759	6.5%	12,775	6.8%
Age 15 - 19	508	5.9%	4,800	6.6%	12,551	6.7%
Age 20 - 24	518	6.0%	4,269	5.8%	10,627	5.7%
Age 25 - 34	1,279	14.9%	9,878	13.5%	23,860	12.8%
Age 35 - 44	1,073	12.5%	9,578	13.1%	24,824	13.3%
Age 45 - 54	946	11.0%	9,618	13.2%	24,658	13.2%
Age 55 - 64	1,142	13.3%	9,461	12.9%	24,150	12.9%
Age 65 - 74	932	10.8%	7,483	10.2%	18,978	10.1%
Age 75 - 84	505	5.9%	3,593	4.9%	9,317	5.0%
Age 85+	190	2.2%	1,351	1.8%	3,604	1.9%

2028 Population by Age	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	518	5.9%	4,069	5.5%	10,643	5.6%
Age 5 - 9	506	5.7%	4,372	5.9%	11,529	6.1%
Age 10 - 14	517	5.8%	4,599	6.2%	12,241	6.4%
Age 15 - 19	495	5.6%	4,307	5.8%	11,450	6.0%
Age 20 - 24	549	6.2%	4,164	5.6%	10,087	5.3%
Age 25 - 34	1,234	14.0%	9,704	13.1%	24,789	13.0%
Age 35 - 44	1,207	13.6%	10,927	14.7%	27,132	14.2%
Age 45 - 54	942	10.7%	8,891	12.0%	23,212	12.2%
Age 55 - 64	1,001	11.3%	8,875	11.9%	22,571	11.9%
Age 65 - 74	1,039	11.7%	8,185	11.0%	20,613	10.8%
Age 75 - 84	610	6.9%	4,637	6.2%	11,912	6.3%
Age 85+	227	2.6%	1,630	2.2%	4,270	2.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

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2010 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,945	84.8%	52,532	82.6%	132,344	82.4%
Black Alone	80	1.1%	927	1.5%	2,471	1.5%
American Indian Alone	74	1.1%	491	0.8%	1,233	0.8%
Asian Alone	237	3.4%	4,708	7.4%	11,193	7.0%
Pacific Islander Alone	21	0.3%	179	0.3%	405	0.3%
Some Other Race Alone	325	4.6%	1,713	2.7%	5,475	3.4%
Two or More Races	326	4.7%	3,017	4.7%	7,522	4.7%
Hispanic Origin (Any Race)	970	13.8%	7,283	11.5%	20,264	12.6%

2020 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,965	70.8%	51,595	70.1%	129,197	69.9%
Black Alone	137	1.6%	1,428	1.9%	3,415	1.8%
American Indian Alone	94	1.1%	524	0.7%	1,466	0.8%
Asian Alone	562	6.7%	7,714	10.5%	18,729	10.1%
Pacific Islander Alone	18	0.2%	208	0.3%	559	0.3%
Some Other Race Alone	483	5.7%	2,968	4.0%	8,454	4.6%
Two or More Races	1,166	13.8%	9,136	12.4%	22,974	12.4%
Hispanic Origin (Any Race)	1,411	16.7%	10,197	13.9%	27,293	14.8%

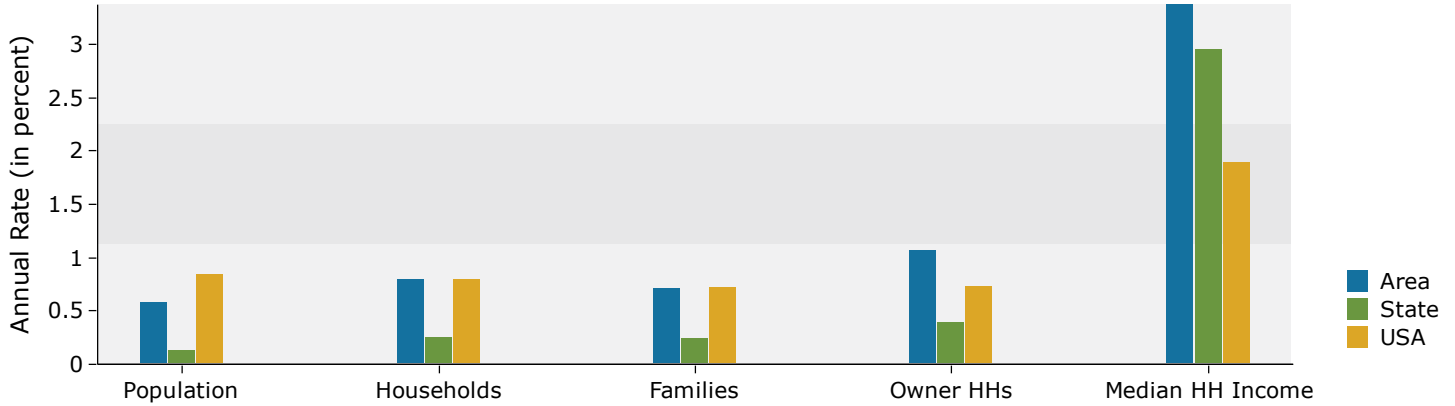
2023 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,961	69.4%	50,290	68.8%	128,231	68.6%
Black Alone	142	1.7%	1,423	1.9%	3,458	1.8%
American Indian Alone	101	1.2%	542	0.7%	1,542	0.8%
Asian Alone	598	7.0%	7,924	10.8%	19,667	10.5%
Pacific Islander Alone	19	0.2%	212	0.3%	578	0.3%
Some Other Race Alone	533	6.2%	3,177	4.3%	9,140	4.9%
Two or More Races	1,241	14.4%	9,544	13.1%	24,437	13.1%
Hispanic Origin (Any Race)	1,541	17.9%	10,828	14.8%	29,440	15.7%

2028 Race and Ethnicity	1 mile		3 mile		5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,905	66.8%	49,259	66.2%	125,612	66.0%
Black Alone	154	1.7%	1,510	2.0%	3,690	1.9%
American Indian Alone	108	1.2%	576	0.8%	1,652	0.9%
Asian Alone	680	7.7%	8,803	11.8%	21,876	11.5%
Pacific Islander Alone	19	0.2%	223	0.3%	617	0.3%
Some Other Race Alone	608	6.9%	3,557	4.8%	10,252	5.4%
Two or More Races	1,372	15.5%	10,430	14.0%	26,751	14.0%
Hispanic Origin (Any Race)	1,713	19.4%	11,844	15.9%	32,267	16.9%

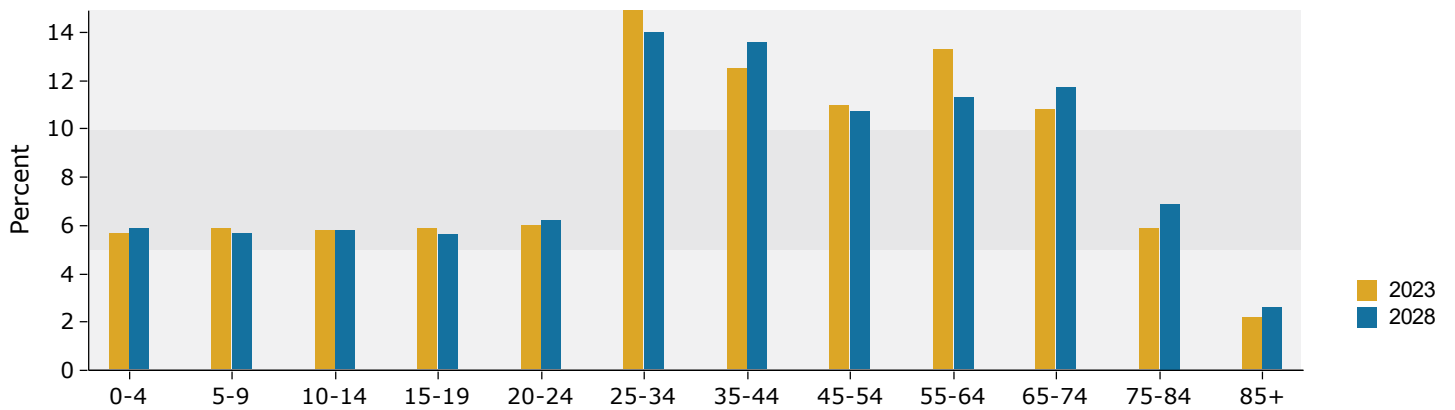
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1 mile

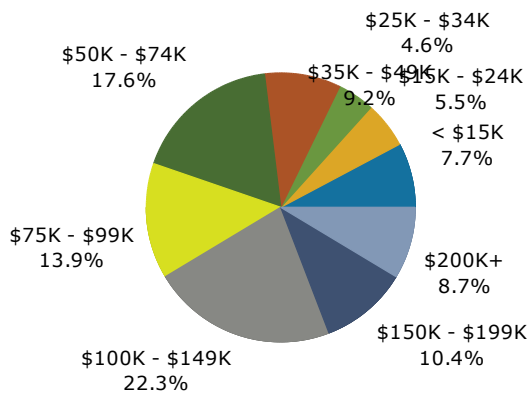
Trends 2023-2028



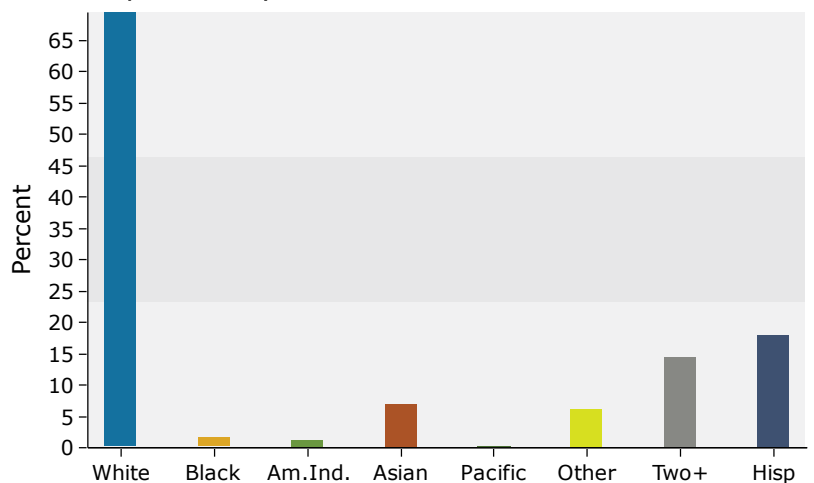
Population by Age



2023 Household Income



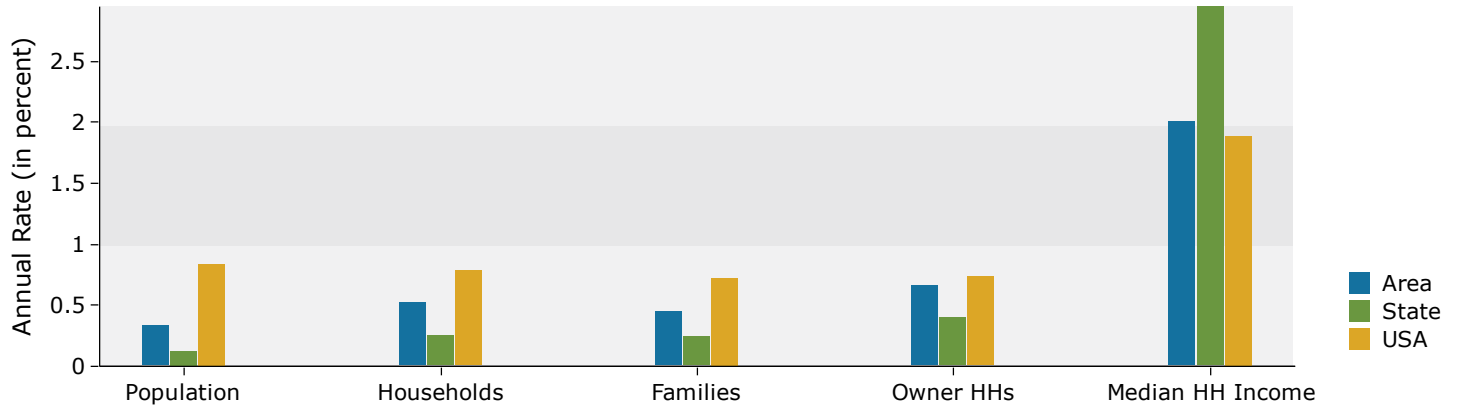
2023 Population by Race



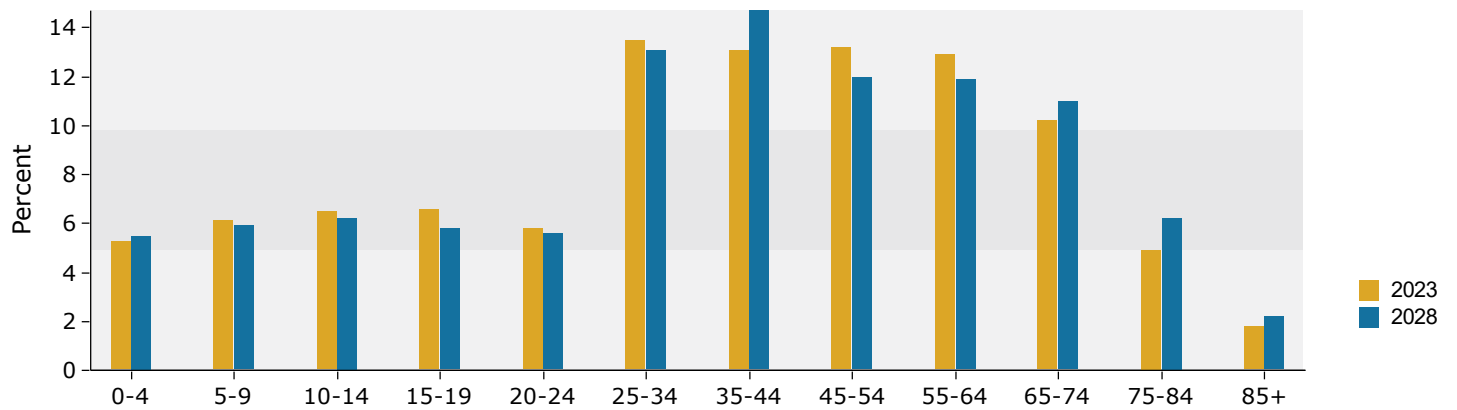
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

3 mile

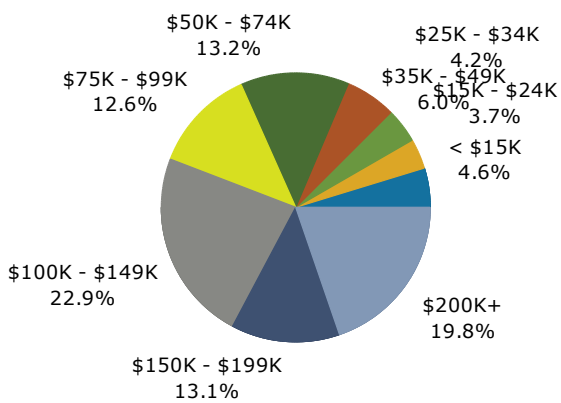
Trends 2023-2028



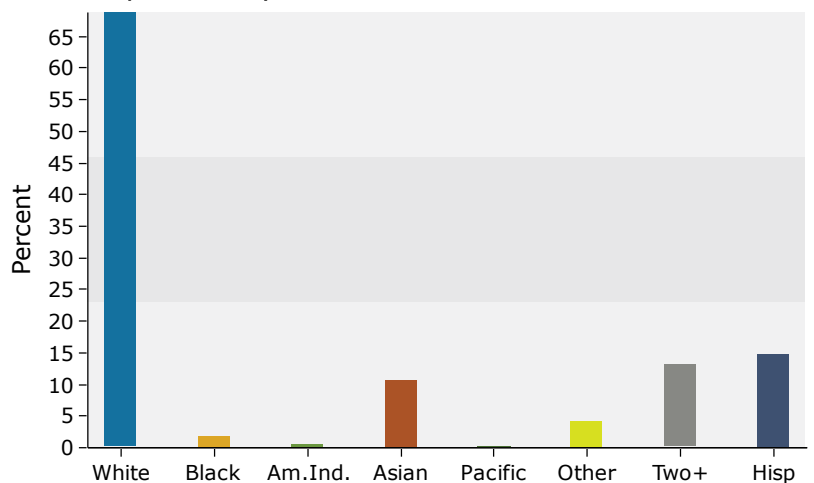
Population by Age



2023 Household Income



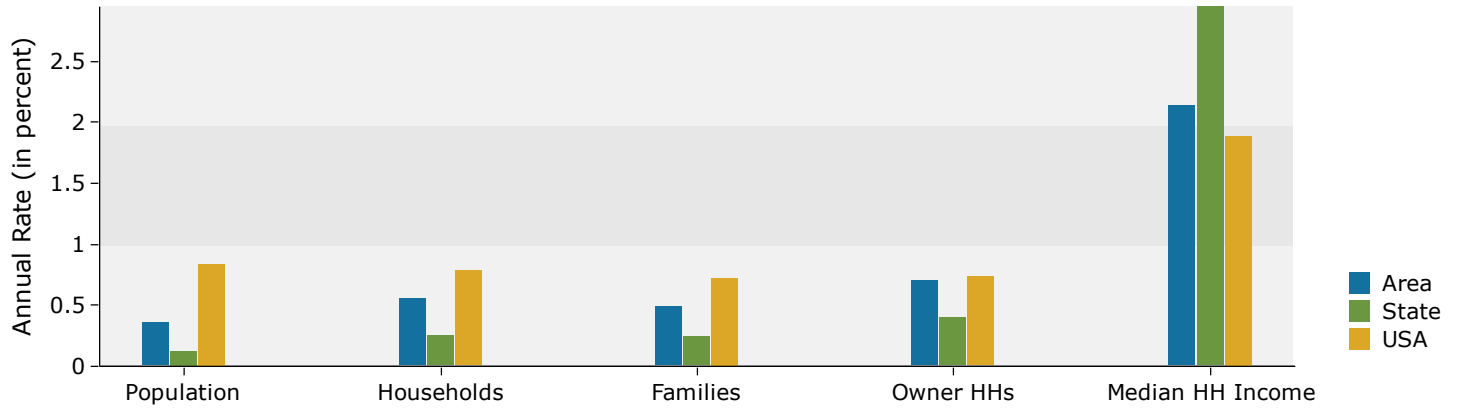
2023 Population by Race



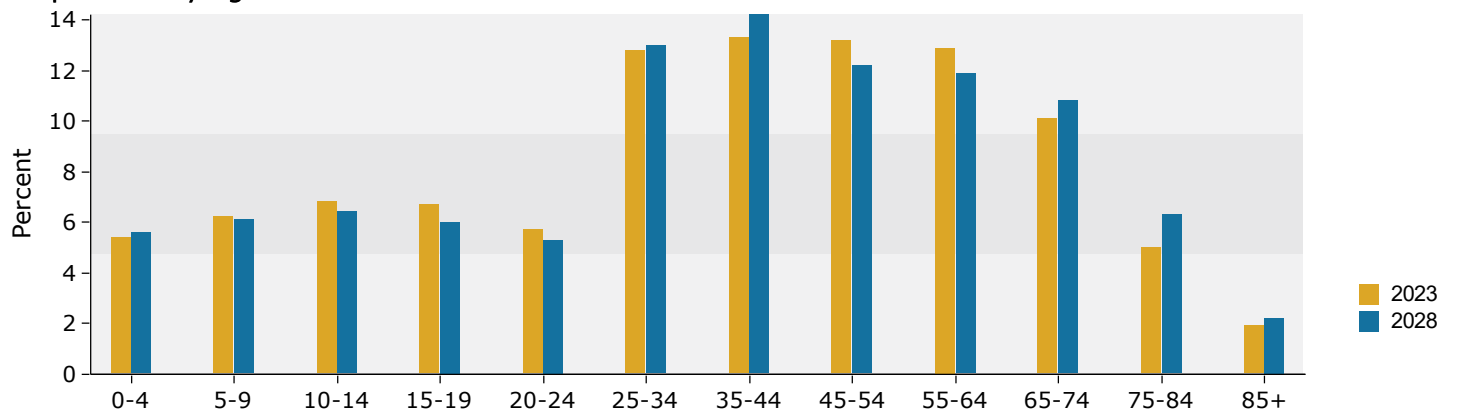
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

5 mile

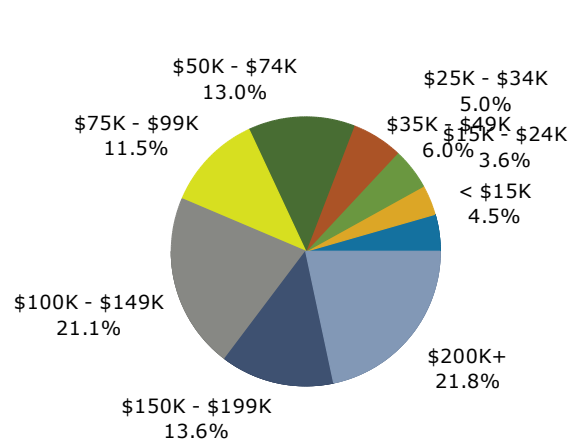
Trends 2023-2028



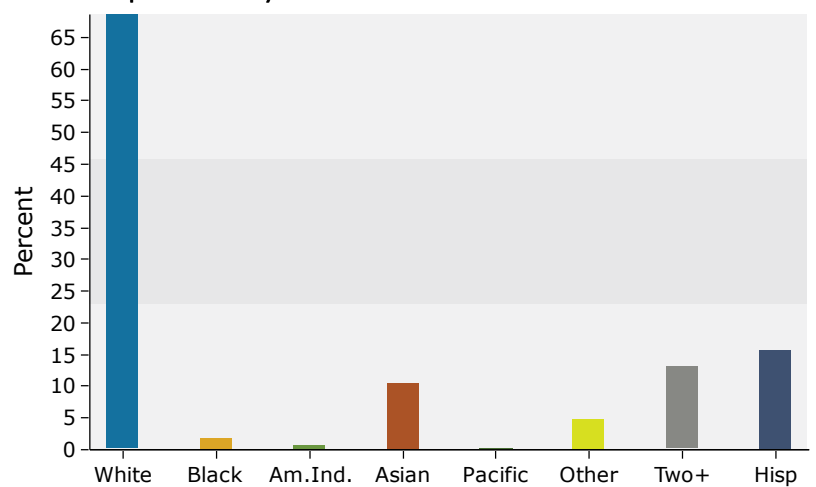
Population by Age



2023 Household Income



2023 Population by Race



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