



DANIEL MUELLER

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Cal DRE# 01829919

CENTURY 21
Select Real Estate, Inc.



AVAILABLE
FOR LEASE

4441-4449 GRANITE DRIVE
ROCKLIN, CA 95677

PREMIER RETAIL, OFFICE, FLEX WAREHOUSE SPACE AVAILABLE IN ROCKLIN

THE PROPERTY

4441-4449 GRANITE DRIVE ROCKLIN, CA 95677

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



ROCKLIN



4441 - +/- 2,333 SQ FT
4447 - +/- 1,520 SQ FT



COMMERCIAL



RETAIL,
OFFICE,
FLEX WAREHOUSE



\$1.60NNN



CENTURY 21



4441-4449

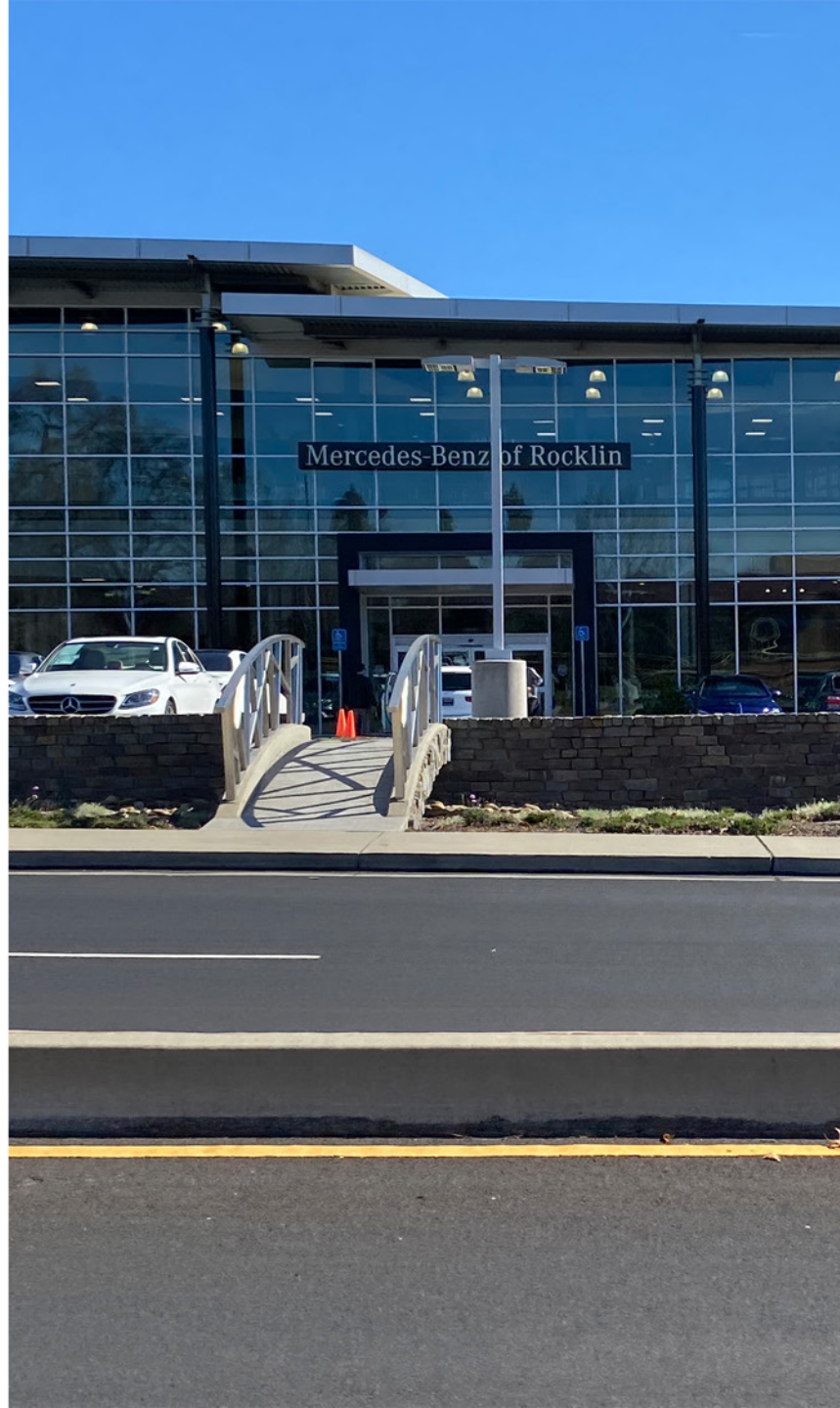
GRANITE DRIVE



4441-4449

GRANITE DRIVE



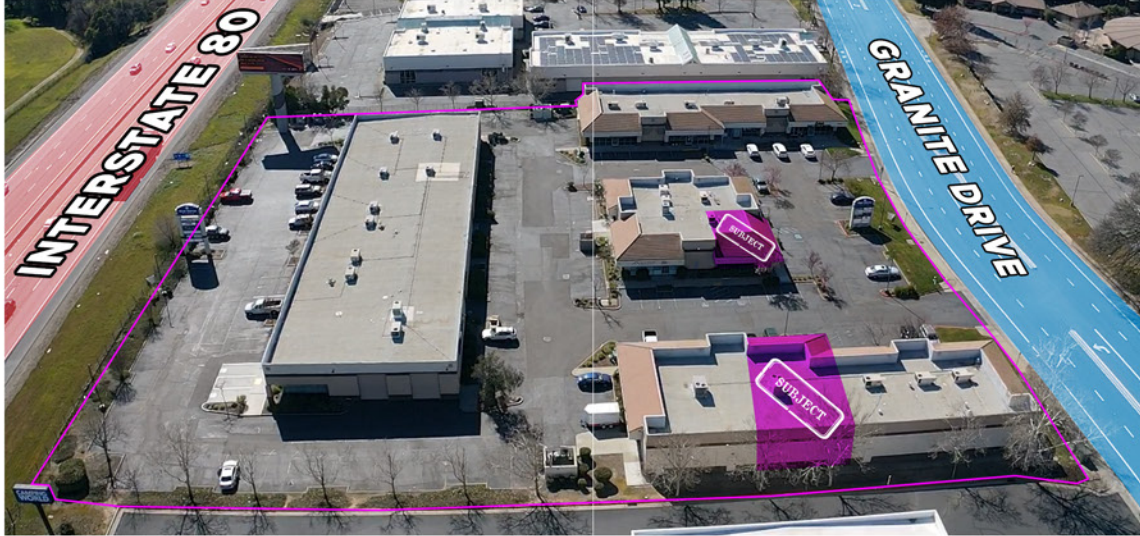




4441-4449
GRANITE DRIVE

4441-4449

GRANITE DRIVE

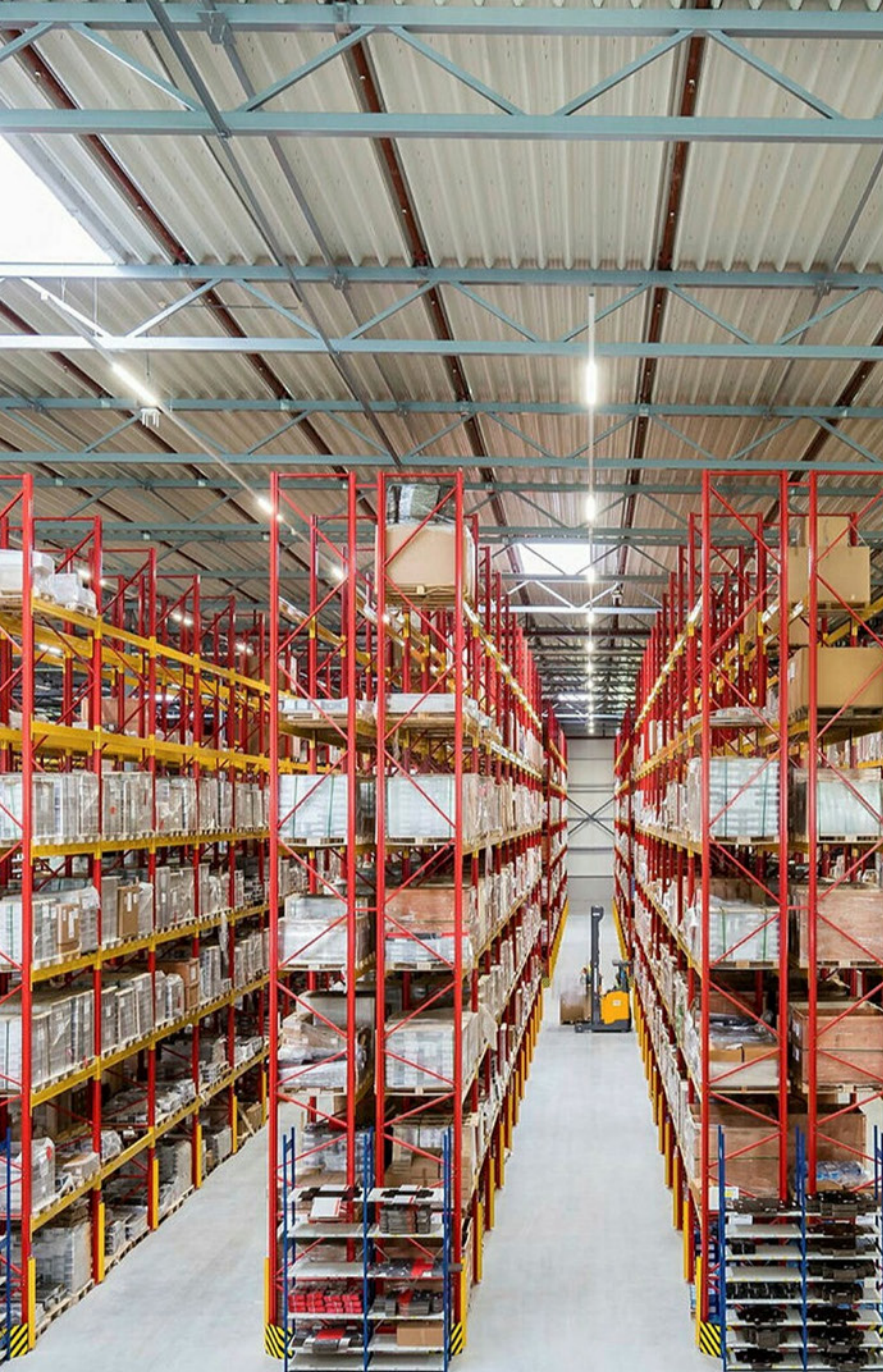


THE BUILDING

The Building is located near the heart of Rocklin on Granite Drive moments from Interstate 80 just off Rocklin Road. The building is in close proximity to major shopping and other amenities such as office, residential, parks, and schools. The building offers ample parking, convenient ingress and egress, possible freeway signage, building and monument.

The property offers users the ability to be in one of the most highly desired markets in Placer at a favorable rate. This synergistic center offers a multitude of user from retail to warehouse, flex to office.





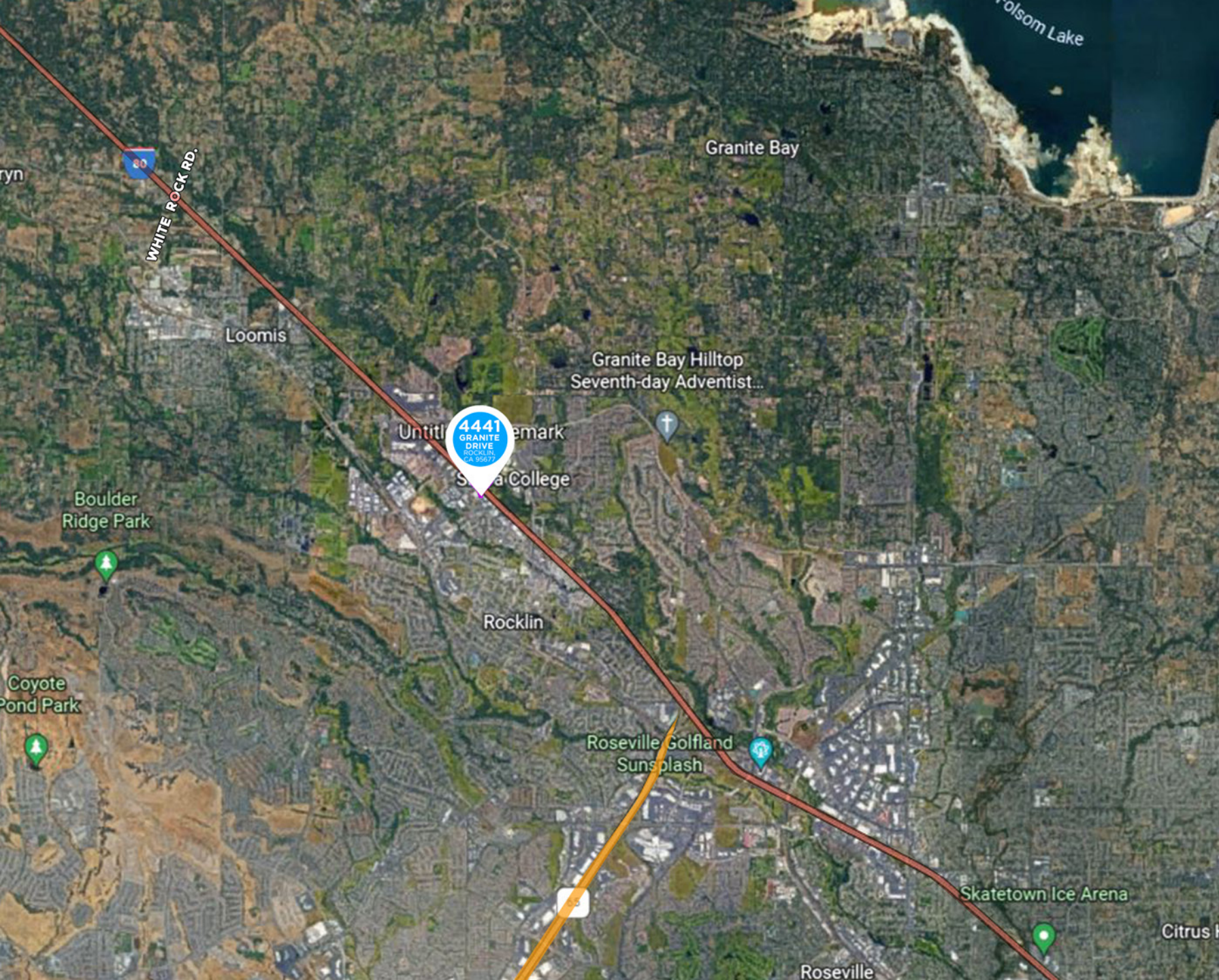




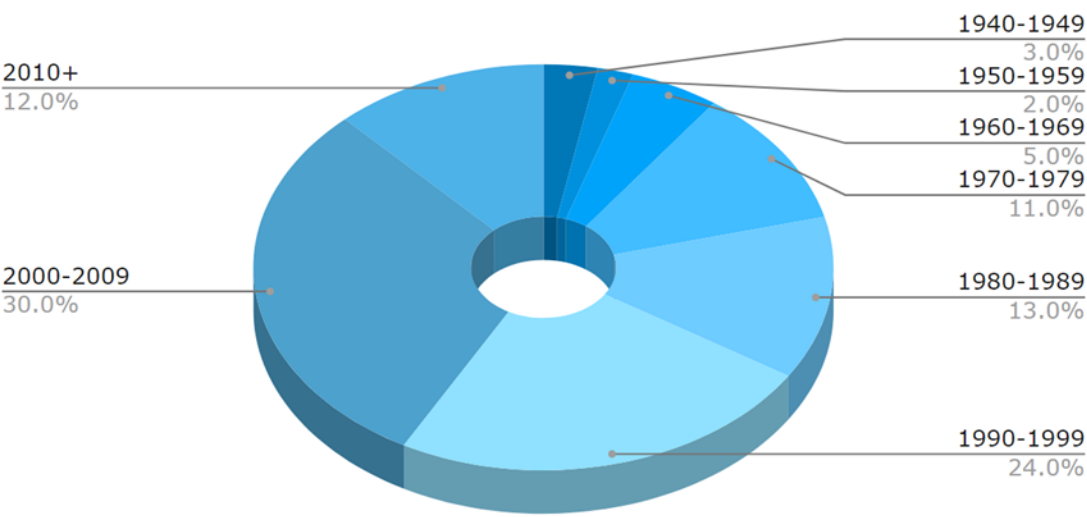
THE AREA

Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte Mountain range in the West. Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety. Rocklin is in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area. Rocklin has been one of the fastest growing cities in California. The City's population grew 64 percent from 2000-2014 with a current population of approximately 70,350, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list). The City's strongest assets are its residents, and citizen input and participation set Rocklin apart. We are proud of Rocklin's rich heritage and excited about its future. Thanks to residents, businesses and community leaders working together, we can ensure a bright future.

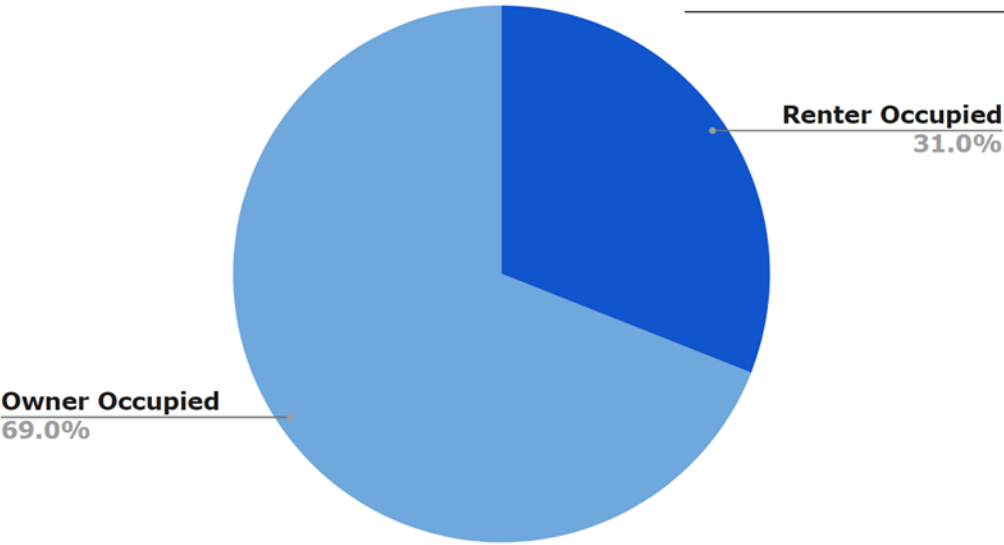




Homes Built By Year

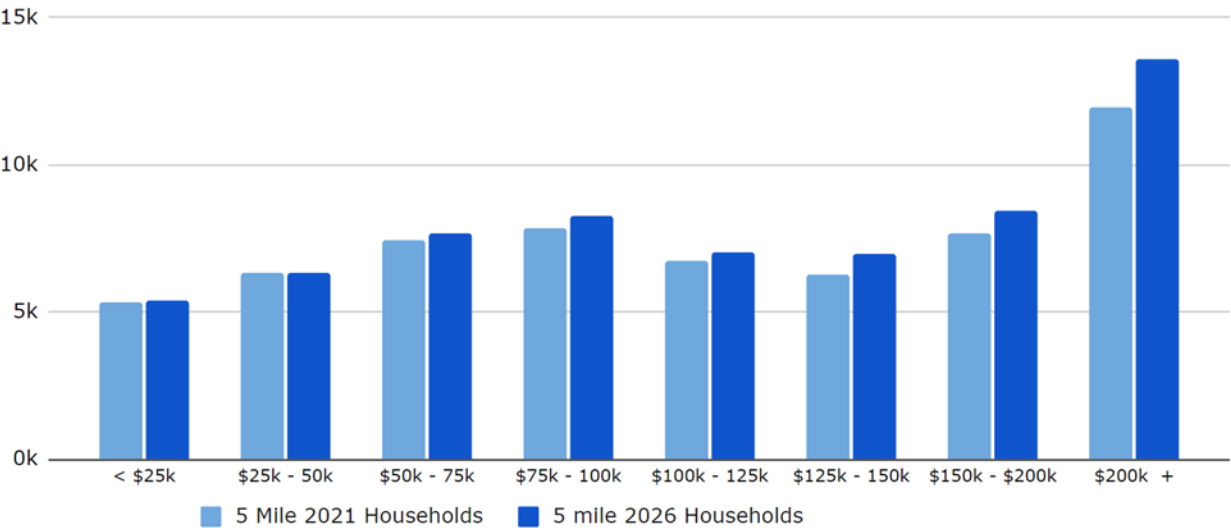


Housing Occupancy

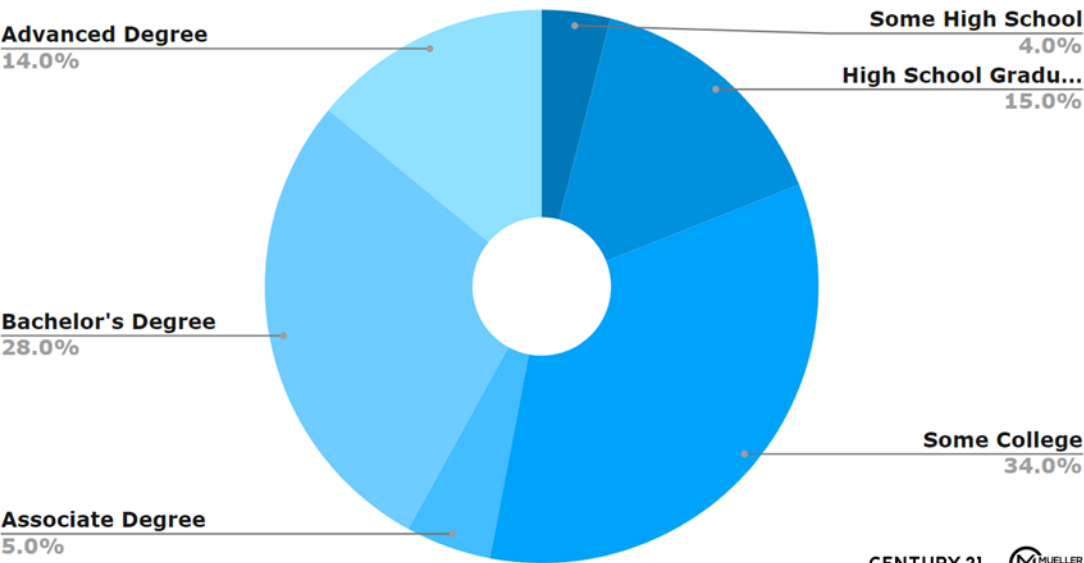


4441-4449
GRANITE DRIVE

Monthly House Hold Income



Educational Attainment



Housing Type

Group Quarters

2.0%

20+ Units

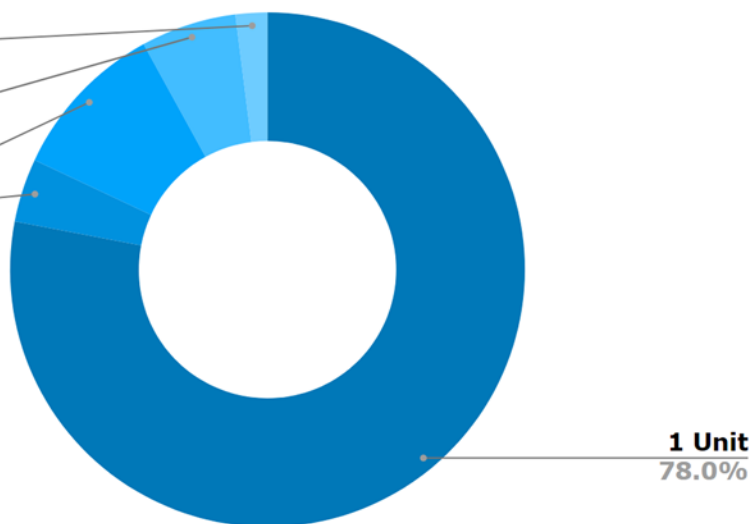
6.0%

5-19 Units

10.0%

2-4 Units

4.0%



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	16,800	91,919	391,401
2010	20,156	137,587	506,167
2021	23,637	159,682	572,246
2026	25,296	170,646	603,410

Population

800,000

600,000

400,000

200,000

0

2000

2010

2021

2026

2 Miles

5 Miles

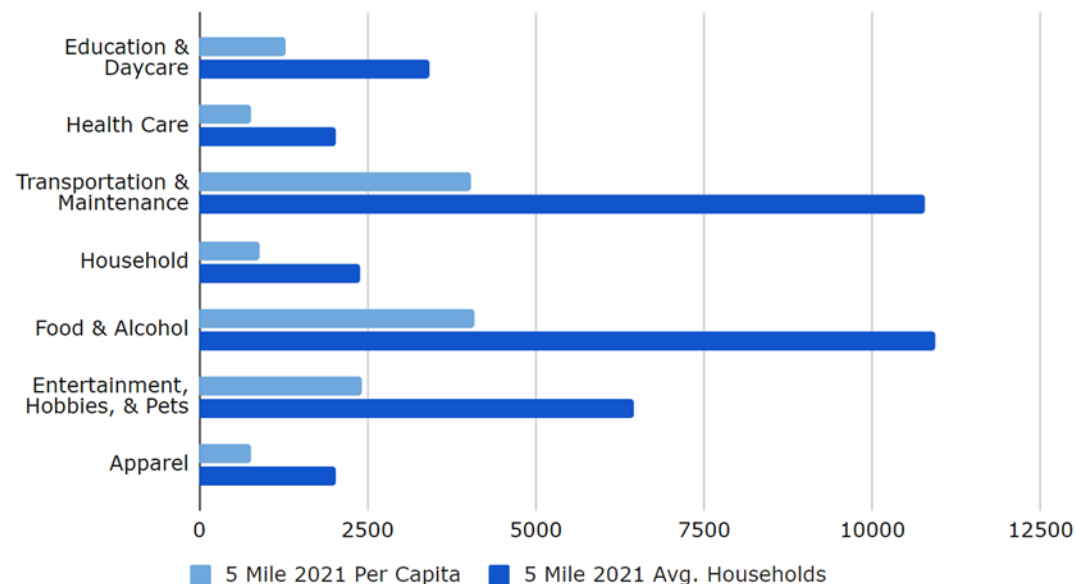
10 Miles

2 Mile Pop.

5 Mile Pop.

10 Mile Pop.

Per Capita & Avg. Household Spending



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CENTURY 21

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TO TAHOE (EAST)

INTERSTATE 80

ADT 101,035

(WEST)

TO SACRAMENTO

GRANITE DRIVE

ADT 13,122

+/- 2,333 SF
RETAIL

+/- 1,520 SQ FT
OF RETAIL

LEASE

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