



**SUBJECT**

# AVAILABLE FOR LEASE

**4750 Rocklin Road**  
Rocklin, CA 95677  
+/- 2,395 SF

## **DANIEL MUELLER**

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**CENTURY 21**  
Select Real Estate, Inc.



**Premier Office Opportunity Available in Rocklin CA**





# THE PROPERTY

 **4750 ROCKLIN ROAD ROCKLIN, CA 95677**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**ROCKLIN**



**+/- 2,395 SF**



**PD-C  
(Planned Dev.  
Commercial)**



**GENERAL OFFICE**



**\$2.00 NNN**



Abundant parking



Professional office building with luxurious finishes throughout



Abundant natural light



Exposed ceilings



Bathrooms

Convenient Interstate 80 access

Close proximity to numerous amenities, including various dining options, grocery, and entertainment

Excellent Demographics

CENTURY 21  
Select Real Estate, Inc.

**FOR LEASE**



**Link to Map**











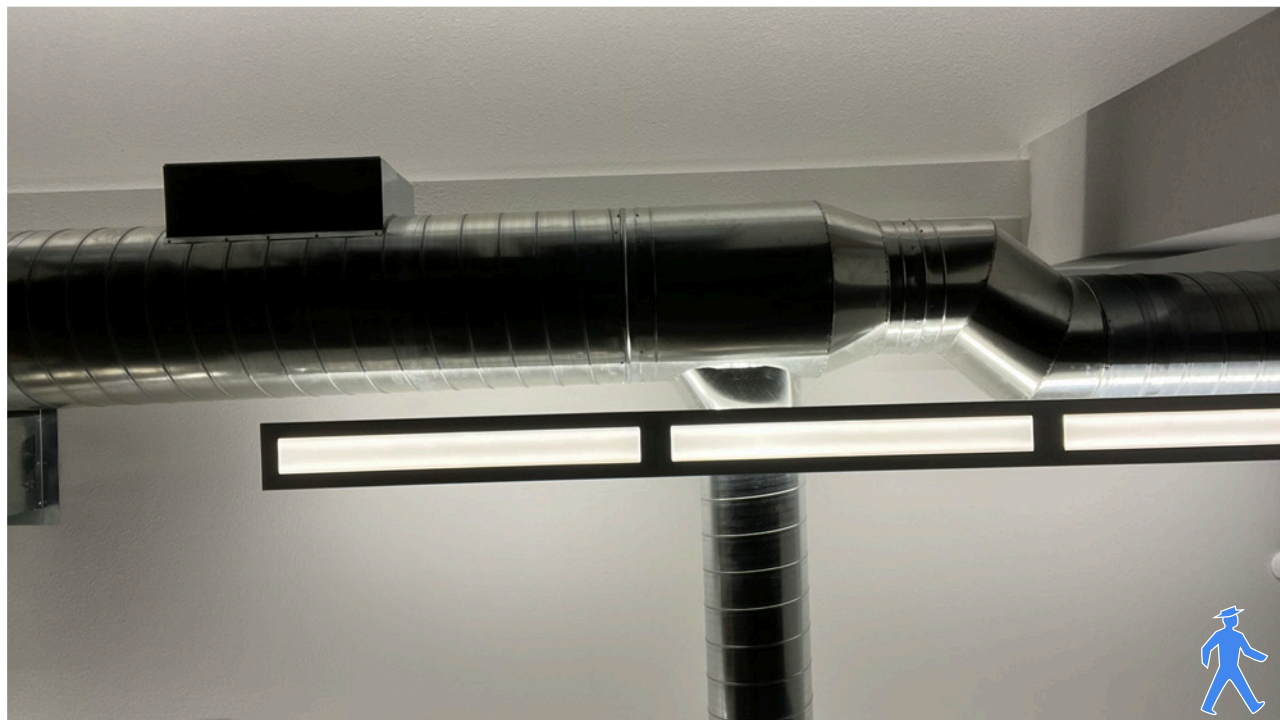
# THE BUILDING

Century 21 Select Real Estate, Inc is pleased to present 4750 Rocklin Road, a +/- 5,125 square foot office building located in Rocklin CA. Located in the ever-growing community of South Placer County. 4750 Rocklin Road is located nearby to multiple retail amenities, including Rocklin Square, Rocklin Crossings, Rocklin Station, Roseville Fountains, Westfield Roseville Galleria Mall, and more. The asset is conveniently accessible to East and Westbound Interstate 80 and to Highway 65, further qualifying it as a prime location.

Located on the East side of Interstate 80, the building is located within the Rocklin Sierra Plaza, across from Sierra College Campus. Rocklin Road is a busy thoroughfare with professional offices and multitudes of retail and an Abundance of executive and employee housing just minutes from the property.









# THE REGION

The City of Rocklin is centrally located in northern California with easy access to I-80 serving as a major transcontinental corridor connecting California to New York. Locally I-80 connects customers and vendors to the property from Reno to the Sacramento and San Francisco International Airport, Union Pacific Railroad and the residential and shopping mecca of downtown Sacramento, home of the State Capitol. Situated in Placer County Rocklin is a fast growing city in the county and called home to over 213,601 residents in 2022 within a 5-mile radius characterized as a place where businesses small and large find success. Ideally located, Rocklin provides first-rate services, competitive costs, solid long-range planning and an educated, growing population. The residents and visitors from around the globe come to the area to experience the local and major retailers and restaurants. Over the last 10 or so years Rocklin has experienced tremendous growth with over one million square feet of new retail constructed. The City of Rocklin has become the most active retail market in the entire Sacramento region and has seen some of the most important commercial growth in Northern California.

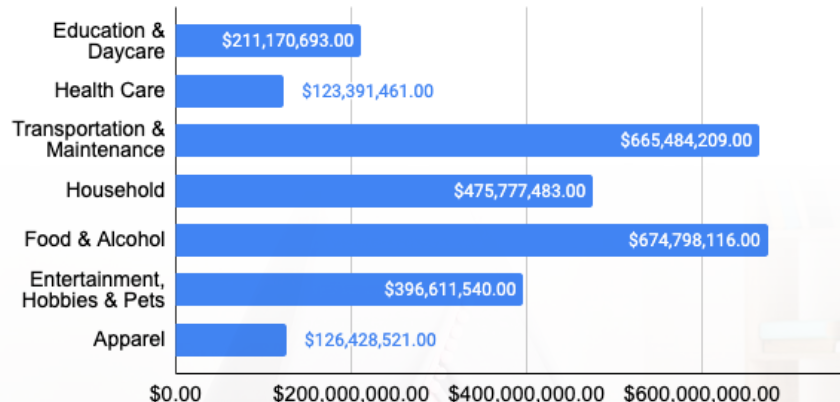




# DEMOGRAPHICS

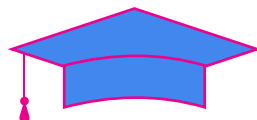
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



- 33%** Some College, No Degree
- 28%** Bachelor's Degree
- 14%** High School Graduate
- 15%** Advanced Degree
- 4%** Some High School, No Diploma
- 6%** Associate Degree

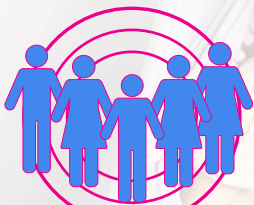
## HOUSE HOLD INCOME



5 mile 2023 Households

< \$25K	5,195
\$25K - 50K	6,164
\$50K - 75K	7,173
\$75K - 100K	8,096
\$100K - 125K	7,317
\$125K - 150K	6,947
\$150K - 200K	8,124
\$200K+	12,689

## RESIDENT POPULATION



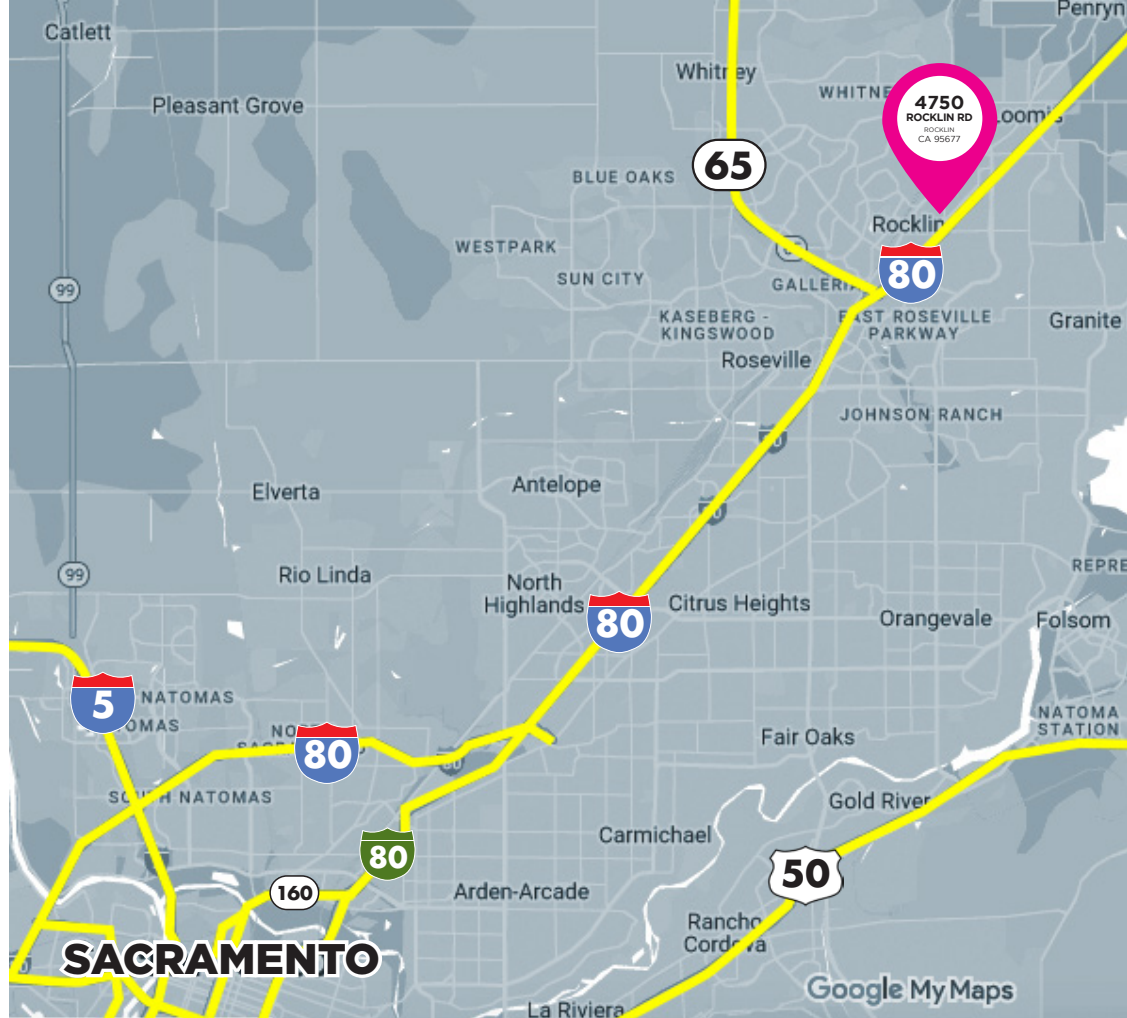
5 mile Population 2023

2010	137,306
2023	164,746
2028	172,214

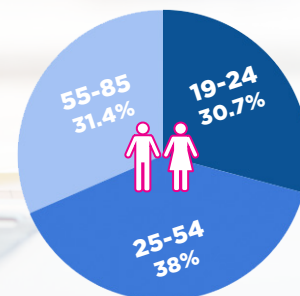
## TRAFFIC COUNT



**-/+ 101,425**



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2023



2 mile	9,438
5 mile	61,707
10 mile	216,660







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