

ROCKLIN RETAIL - OFFICE | ±1,144 SF AVAILABLE FOR LEASE

5055 PACIFIC ST, ROCKLIN, CA 95677

LOCATED IN THE HEART OF ROCKLIN, ON PACIFIC ST BETWEEN OAK ST AND PINE ST.

YOUR NAME
HERE

5055



Christina Snyder

Senior Vice President

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3400 Douglas Blvd, Suite 190,
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RETAIL-OFFICE SPACE FOR LEASE

5055 PACIFIC ST
ROCKLIN, CA

Available For Lease

- 5055 Pacific St: ±1,144 SF

Property Highlights

- Located on Pacific St, one of Rocklin's major thoroughfares
- Surrounded by dense residential neighborhoods
- Easy access to Interstate 80
- Average Daily Traffic Count on Pacific St: 10,580 Cars Per Day



LEASE RATE: \$1.65/SF/MONTH; NNN

NNN Estimated \$0.46/SF

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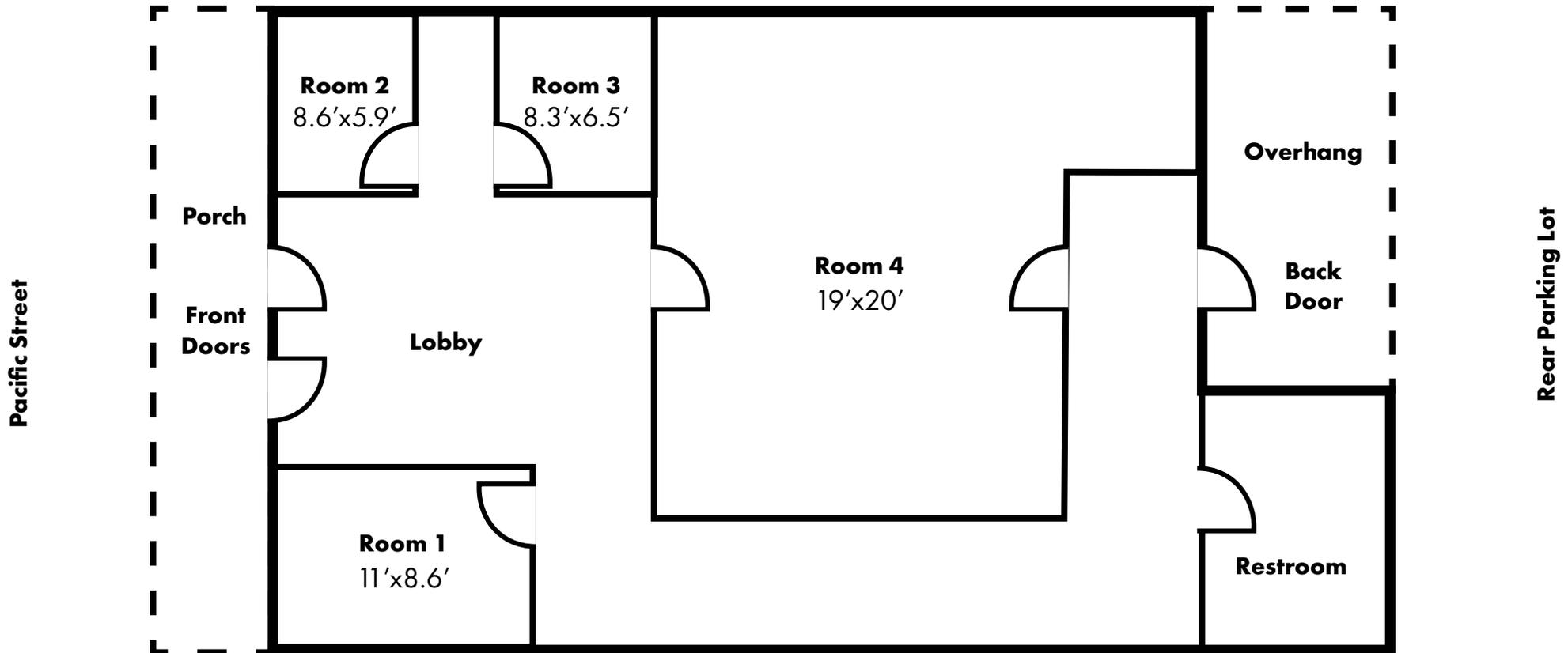


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Floor Plan - *Not to Scale



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,960	82,104	190,345
Households	3,005	30,370	68,734
Average Household Income	\$127,238	\$162,871	\$163,633
Median Age	42.3	40.1	40.9
Total Businesses	456	3,713	10,071
Daytime Demographics 16+	6,033	59,368	148,732
White Collar Workers	65.8%	73.4%	73.2%
Blue Collar Workers	34.2%	26.6%	26.8%

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