

5165

SAN FRANCISCO ST
ROCKLIN, CA 95677

FOR SALE



Property Highlights:

- Rare freestanding commercial building
- 1,202 sf on 0.33 acres
- Reception room, work area and three offices
- Additional storage areas
- Break room and two restrooms
- Paved parking
- Unimproved land in the rear fronting alley
- C2 zoning in process to be upzoned to mixed use/multifamily

Ranga Pathak
Broker Associate
RE/MAX Gold
CA DRE 01364897
916-201-9247
ranga.pathak@norcalgold.com

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5165 San Francisco Street is a commercial office building, situated in Rocklin, CA. The city has four districts with distinct architectural guidelines: the University District, Granite District, College District, and Quarry District. The subject property is situated within the Quarry District. It is located just off Rocklin Road across from City Hall and within easy access to highway 80. This is a rare freestanding building in its size range.

The building features hardwood flooring, handsome original exterior features, original doors, built-ins, wainscoting, original door frames, etc. A new roof was recently installed in 2024. This offering is ideally suited for a small business that is tired of paying ever increasing rents, NNN expenses and association dues and wants to own their own building in a prime area of Rocklin, CA.

The building is 1,202 sf and sits on 0.33 acres of land, of which a portion is unimproved and well suited to build an additional building/residence or an extension to the existing building. Currently, the city of Rocklin is in the process of rezoning this property from C-2 to a RMDO-MU10+ overlay zone.

Rocklin is a city in Placer County, California, about 22 miles (35 km) from Sacramento, and about 6.1 miles (9.8 km) northeast of Roseville in the Sacramento Metropolitan area. Besides Roseville, it shares borders with Granite Bay, Loomis and Lincoln. As of the 2020 census, Rocklin's population was 71,601.

Top Rocklin employers include large multinational corporations, retail outlets, education and government. Sierra College, one of the area's large community colleges is within a mile from the property. Approximately 40% of Rocklin citizens over age 25 hold a bachelor's degree or higher.

Shopping, entertainment and dining can be found in the Blue Oaks Town Center, a regional shopping center anchored by national tenants on the Highway 65 corridor as well as Rocklin Commons and Rocklin Crossings with tenants that include Target, Walmart, Bass Pro Shop, Trader Joes' Home Goods, Ulta and a variety of Restaurants and quick serve eateries, along Interstate 80.

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Offering Summary

Building Address	5165 San Francisco Street, Rocklin, CA
Assessor's Parcel Number	010-134-007-000
County	Placer
Property Type	Commercial
Building Size	1,202 sf
Sale Price	\$695,000
Parcel size	0.33 acres
Year built	1895; brand new roof (2024), bldg updated in the early 2000's
Number of stories	One
Zoning	C-2, currently in process to be changed to RMDO-MU10+ overlay
Utilities	PG and E, SPMUD, PCWA

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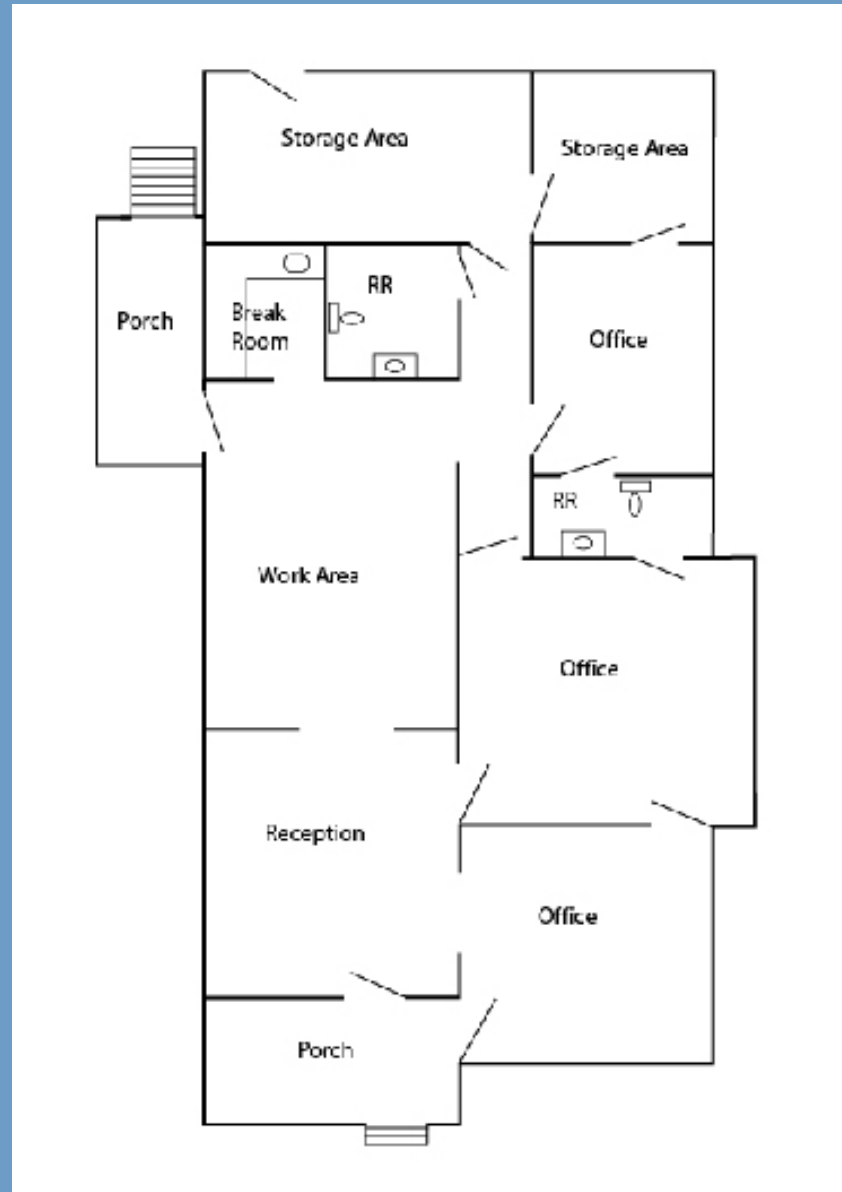
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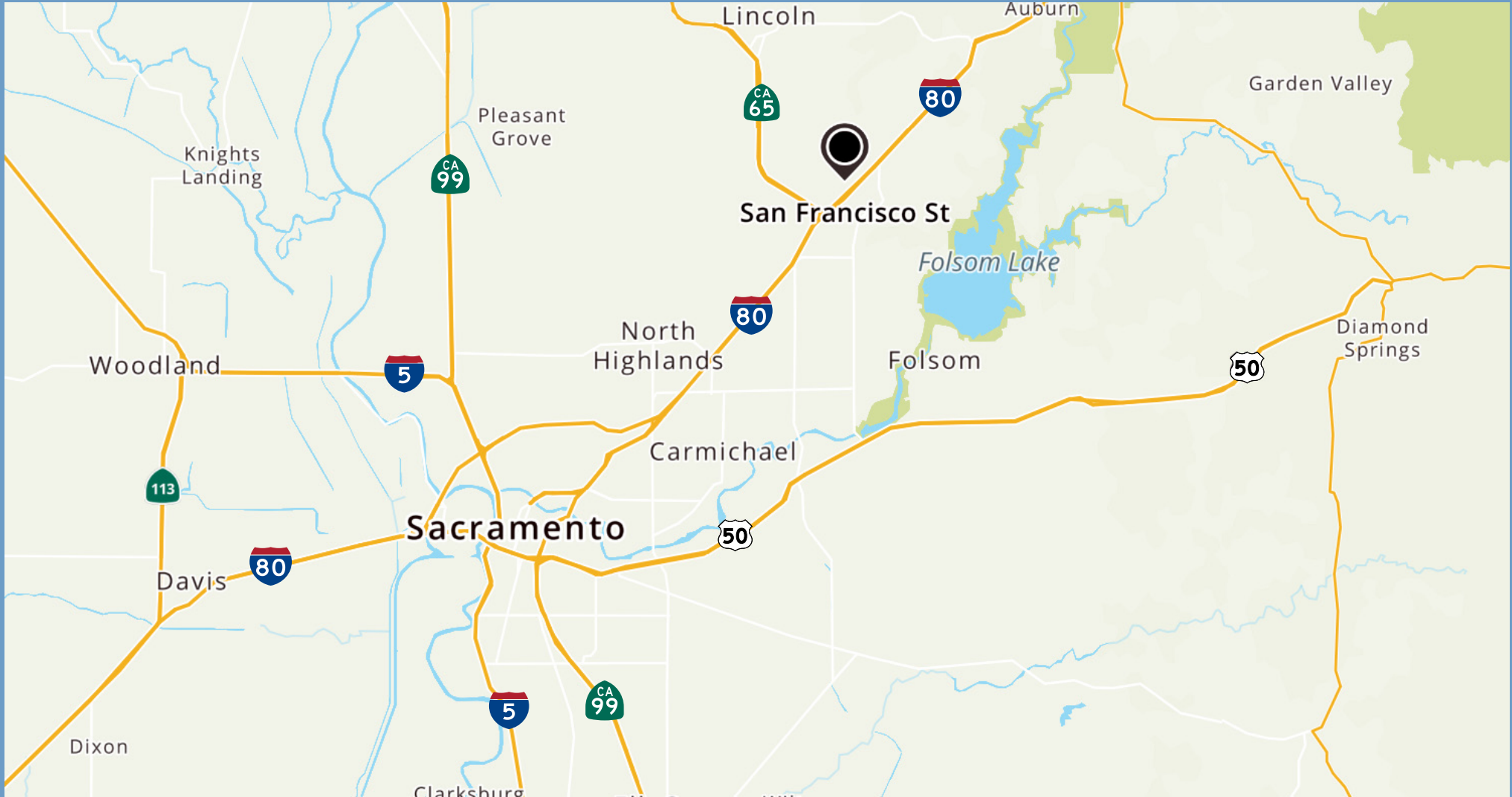
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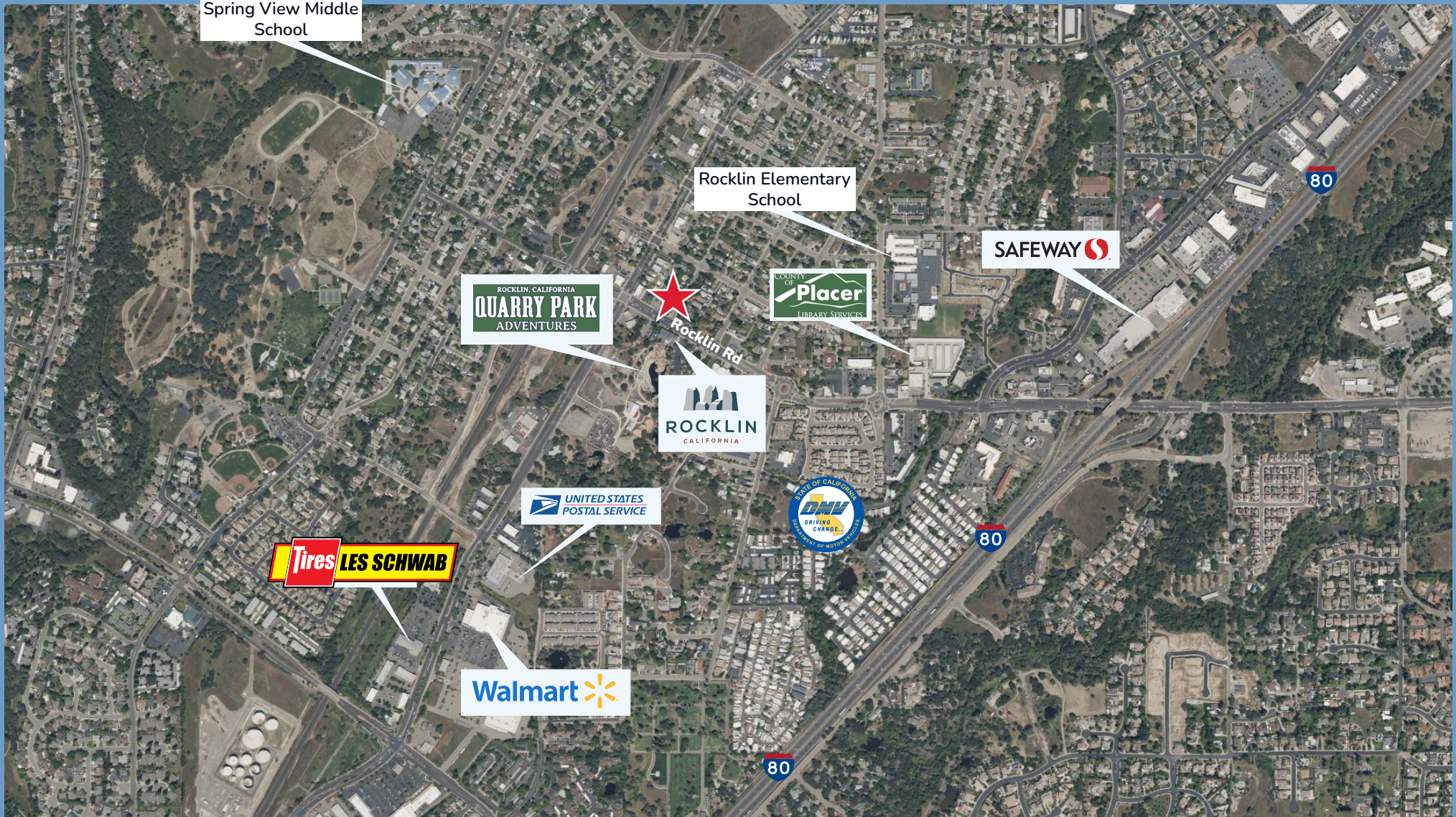
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Key Facts: 5 Mile Radius



187,344
Total Population



\$134,254
Average Household Income



13,541
Businesses



102,460
Daytime Employees



49,373
Owner Occupied Households



\$684,424
Median Home value

Data obtained from CoStar