

269 Technology Way, Suite 4

Rocklin, CA 95765

Rare Owner-User Warehouse / Office in South Placer

FOR SALE
OR LEASE



3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

Rick Phillips, CCIM

Principal

916.677.8139

rphillips@tricommercial.com

LIC: #01061757



SUMMARY OF DETAILS

Address:	269 Technology Way, B-4, Rocklin, CA 95765
Total Bldg SF:	±6,720 SF Including ±2,300 SF of Office Area
APN:	017-271-027
Zoning:	INP - Industrial Park
Year Built:	2002
Power:	400 Amps / 3-Phase
Clear Height:	24'
Grade Level Door:	One (1) 12x14 Roll Up Door
Dock Door:	One (1) 10x10 Roll Up Door
Parking:	2.75/1,000 SF
Sprinkler:	High Density 0.6/3,000 GPM
Lease Rate:	\$8,500/Month, NNN
Sale Price:	\$1,900,000.00

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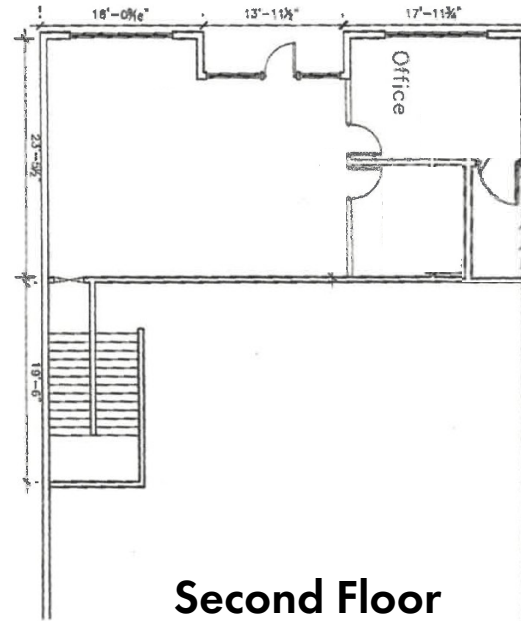
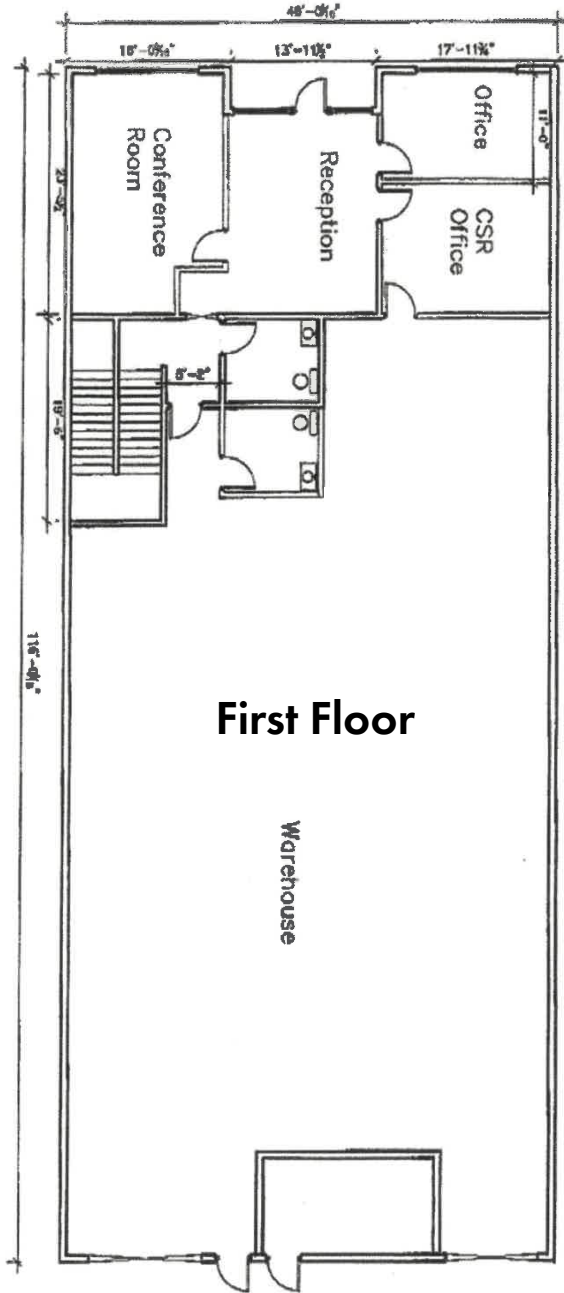
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Presenting this rare ±6,720 SF owner-user warehouse / office in the competitive Roseville/Rocklin industrial sub-market. Part of the Pacific Technology Spectrum Business Park, 269 Technology Way unit B-4 is an ideal mix of office and warehouse with 24' clear height, grade level and dock doors, and a high density sprinkler system. The office portion is two (2) stories and includes: a reception area, conference room, bull pen area, private offices, and two restrooms.

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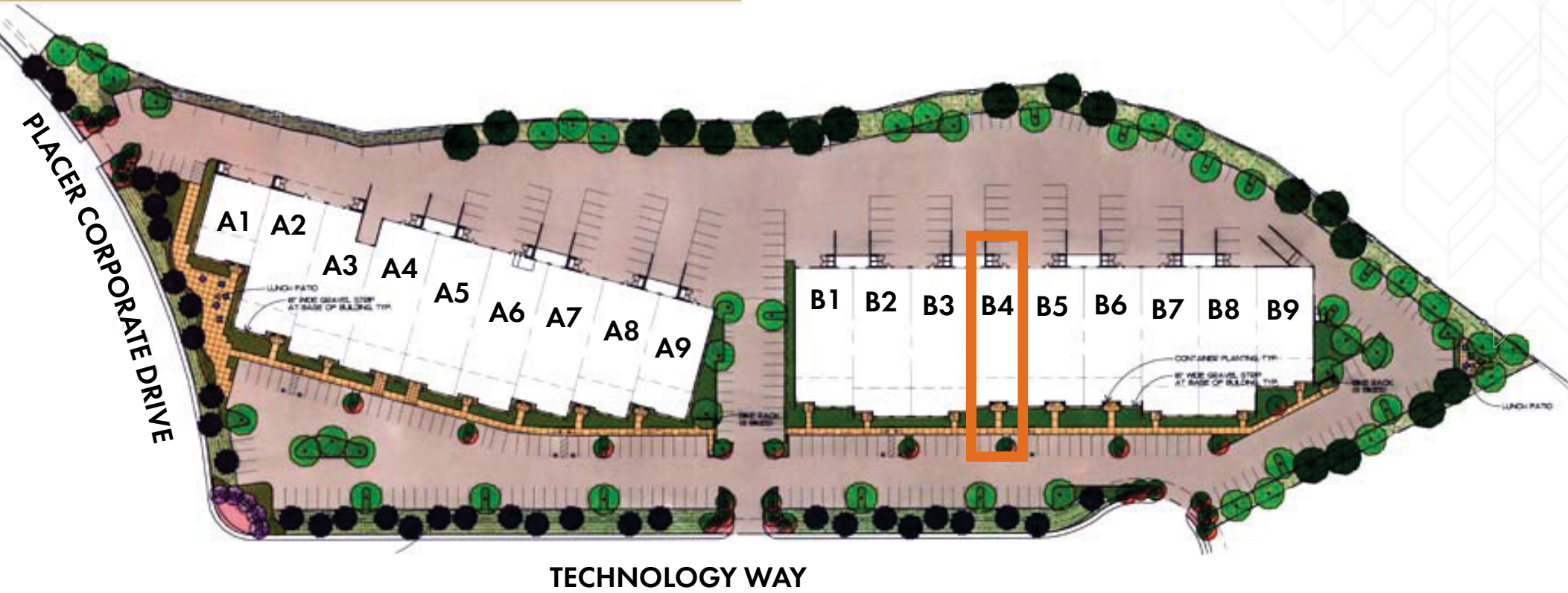
Floor Plans



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Site Plan



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SBA Purchase Scenario

Building Purchase Price	\$1,900,000
50% Five Star Bank	\$950,000
40% SBA 504 Loan	\$760,000
10% Down Payment From Buyer	\$190,000

For all lending questions and to get qualified, please contact:

Jen Matulich
SVP Business Development Officer
Phone: 916-591-7450
E-Mail: jmatulich@fivestarkbank.com



Loan Structure Example

	Loan	Rate	Term	Amortization	Payment
Five Star Bank	\$950,000	6.25%	10 Year	25 Year	\$6,267
SBA 504	\$760,000	5.76%	25 Year	25 Year	\$4,786
Total Financing	\$1,710,000	6.03% (Blended)	-	-	\$11,053

* Assumptions

- SBA Rate as of September 2024
- Five Star Bank Rate as of September 2024, Based on 5 year UST



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The City of Rocklin boasts a tight-knit community, vibrant shopping and dining options, and world-class recreation.

Rocklin was first recognized as a destination along the transcontinental railroad in 1864, about the same time granite mining began. Our proximity to both Lake Tahoe and the Bay Area positions the City of Rocklin as the premiere location for everything Northern California has to offer. Rocklin is home to two well-regarded and growing institutions of higher learning, Sierra College and William Jessup University, and is proudly ranked in the top 3 of school districts in the Sacramento region

Avg. Drive Time to Work
22 Min (3 Mile Radius)

Avg. Household Income
\$172,136 (3 Mile Radius)

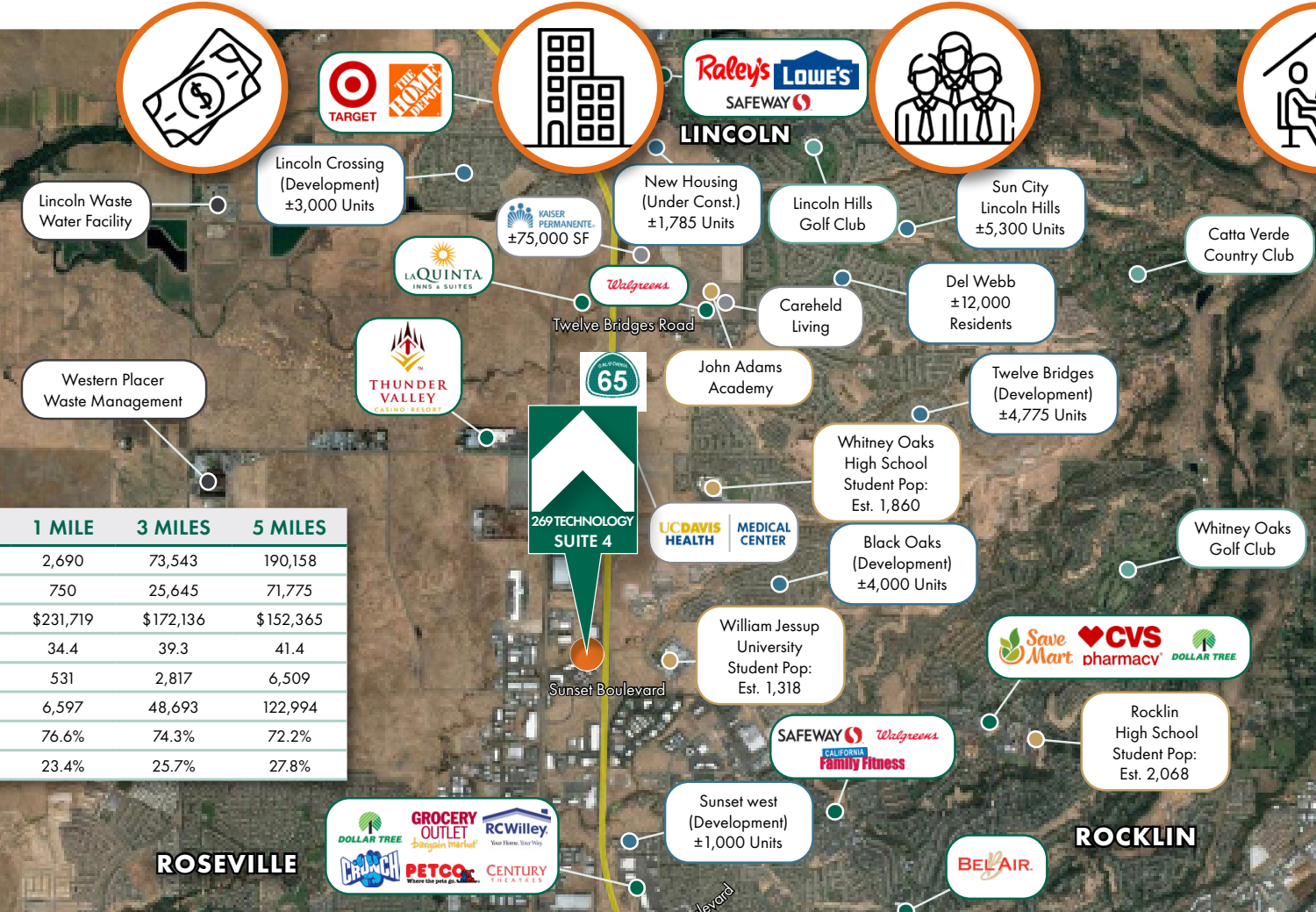
Businesses in the Area
2,817 (3 Mile Radius)

Workforce Population (16ys old +)
48,693 (3 Mile Radius)

Approx. Work from Home
23.8% (3 Mile Radius)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,690	73,543	190,158
Households	750	25,645	71,775
Average Household Income	\$231,719	\$172,136	\$152,365
Median Age	34.4	39.3	41.4
Total Businesses	531	2,817	6,509
Daytime Demographics 16+	6,597	48,693	122,994
White Collar Workers	76.6%	74.3%	72.2%
Blue Collar Workers	23.4%	25.7%	27.8%



ROSEVILLE

ROCKLIN

BEL AIR

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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



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