

4361 Pacific St

Rocklin, CA 95677

For Lease

Industrial

Property Summary



Property Highlights

- ±4,761 SF Total
- Includes ±1,900 SF office
- Open office area / showroom
- (2) private offices
- Insulated warehouse
- Skylights
- (1) 10 x 12 OHD
- \$5,000 / Month Modified Gross

Offering Summary

Lease Rate	\$5,000.00 per month (MG)
Number of Units	1
Available SF	4,761 SF
Building Size	9,522 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,727	55,698	199,005
Total Population	4,371	147,338	524,386
Average HH Income	\$89,122	\$125,241	\$110,248

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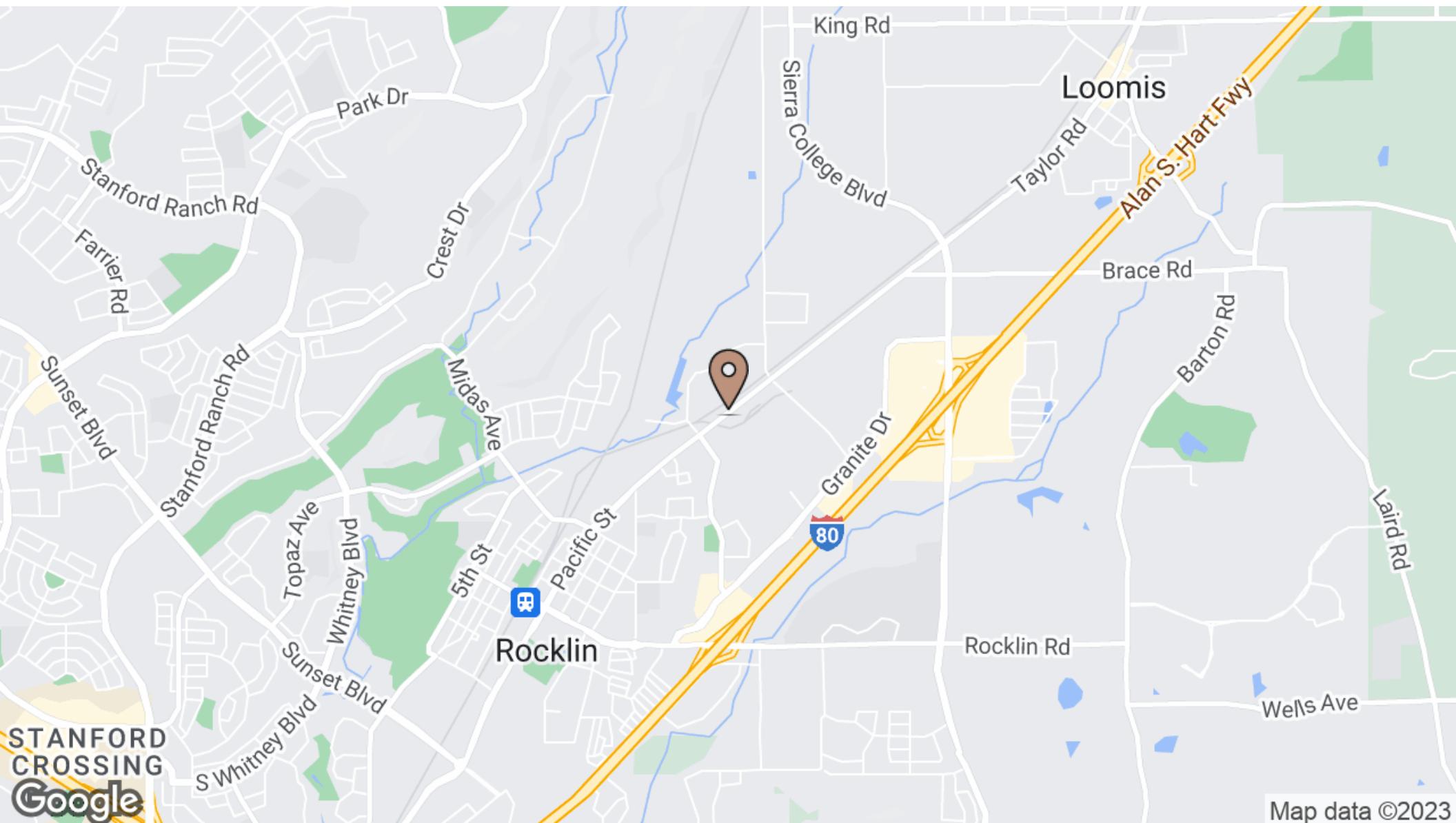
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Location Map



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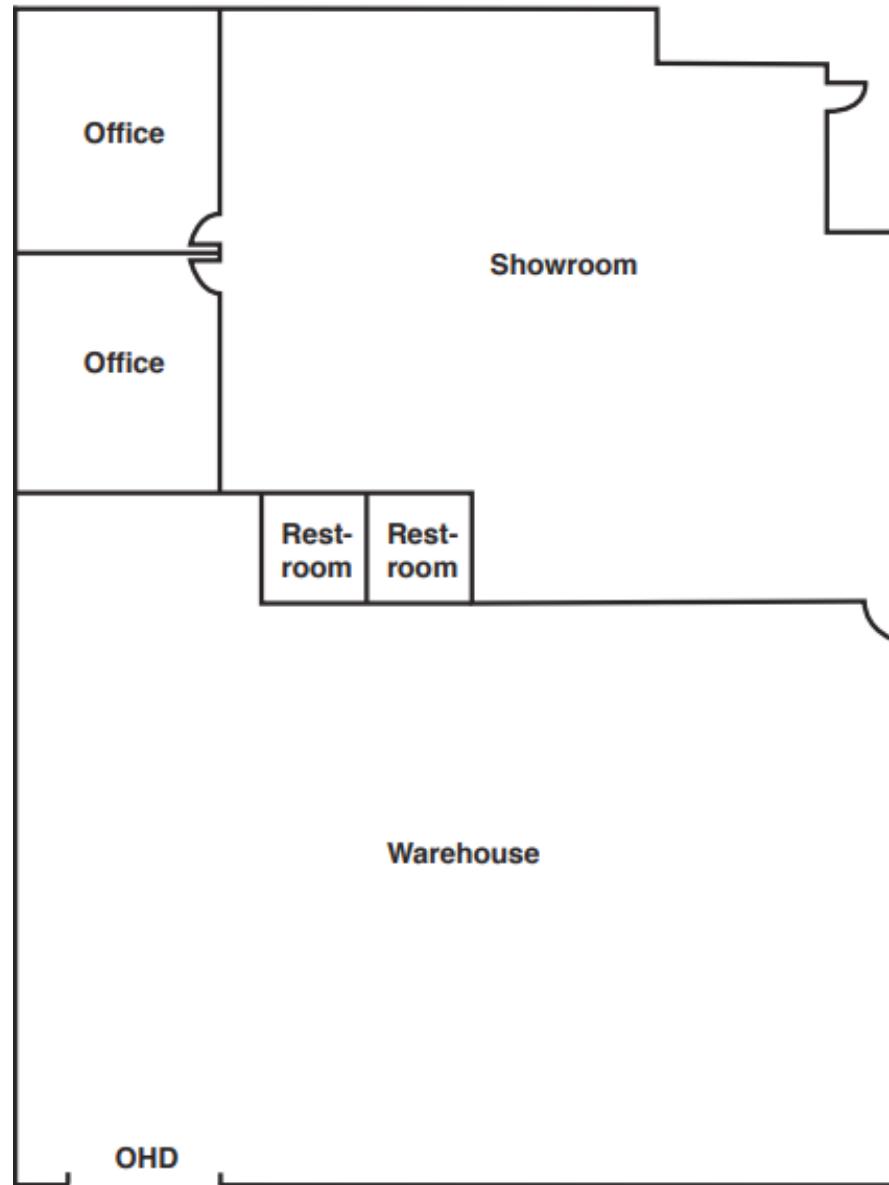
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Floor Plan



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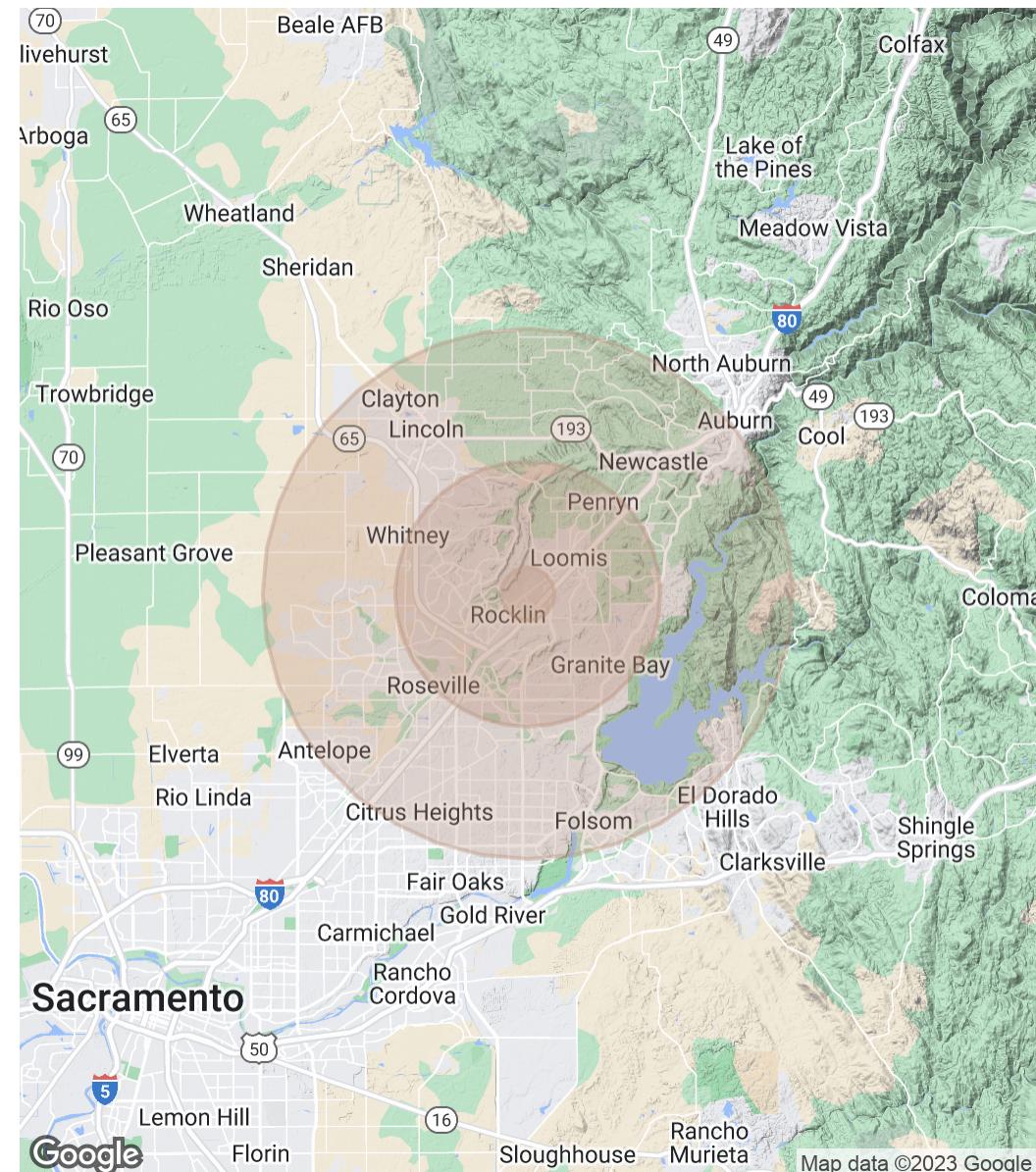
Industrial

Demographics Map & Report

Population	1 Mile	5 Miles	10 Miles
Total Population	4,371	147,338	524,386
Average Age	37.1	40.1	41.1
Average Age (Male)	34.8	38.5	39.5
Average Age (Female)	38.6	41.4	42.4

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,727	55,698	199,005
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$89,122	\$125,241	\$110,248
Average House Value	\$428,598	\$529,655	\$460,110

* Demographic data derived from 2020 ACS - US Census



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