



ABORN POWERS



4300 ANTHONY COURT

ROCKLIN, CA 95677

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CaIDRE #02114777



INDUSTRIAL PROPERTY FOR LEASE

4300 ANTHONY COURT



Lease Rate	\$1.20 SF/MONTH
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PROPERTY OVERVIEW

4300 Anthony Ct
Unit K - Small Office and Warehouse 880 SF

Roll-up door
\$1.20 /SF + NNN
NNN is approx. \$0.50 /SF

OFFERING SUMMARY

Building Size:	24,923 SF
Available SF:	880 SF
Lot Size:	1 Acres

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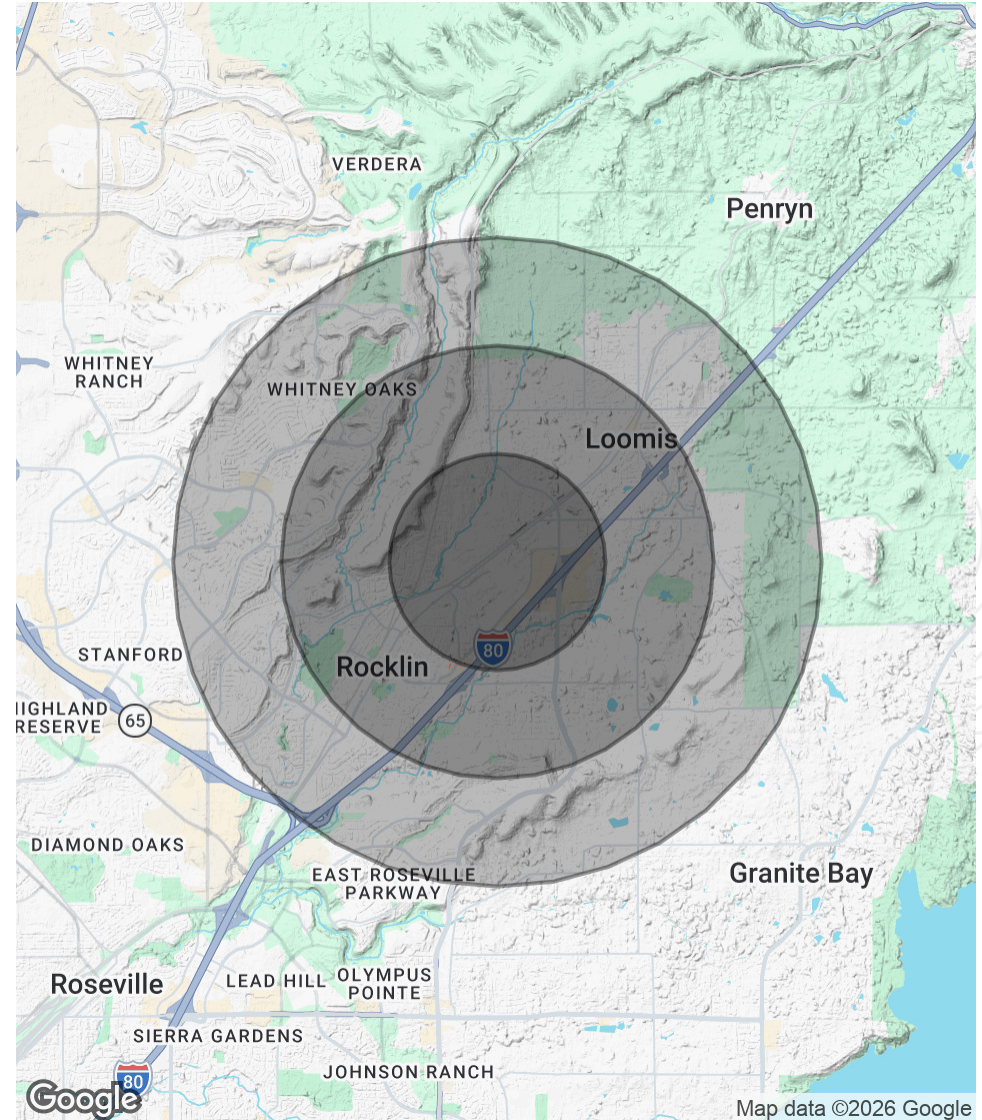
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,406	18,718	54,374
Average Age	38.9	41.5	40.9
Average Age (Male)	36.4	39.3	38.8
Average Age (Female)	39.7	43.5	42.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,346	7,227	20,631
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$95,385	\$114,082	\$117,513
Average House Value	\$455,064	\$508,185	\$512,414

2020 American Community Survey (ACS)



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