



**ABORN POWERS**

# 4300 ANTHONY COURT

ROCKLIN, CA 95677

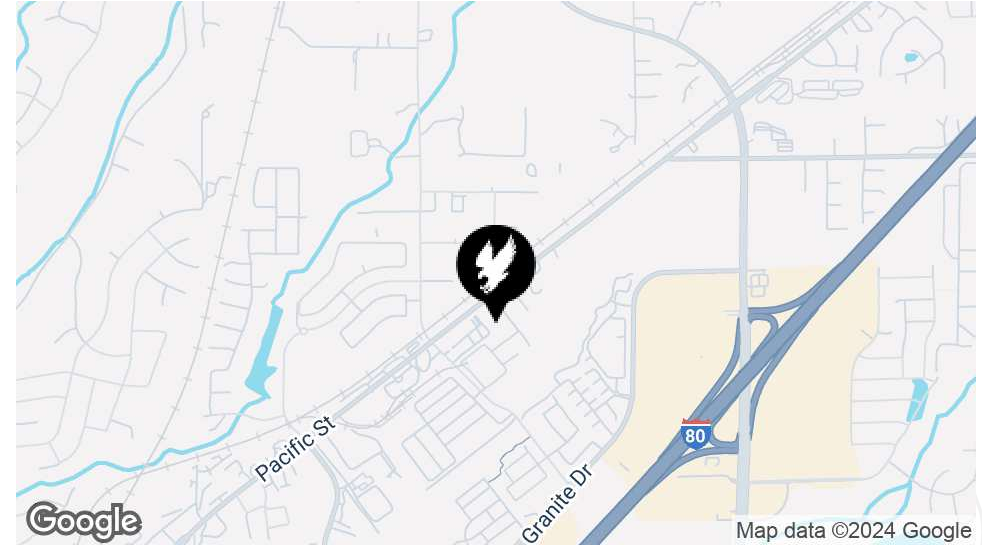
THOMAS NELSON  
530.391.4862  
thomas.nelson@abornpowers.com  
CalDRE #02114777

JED PRICHARD  
530.558.0536  
jed.prichard@abornpowers.com  
CalDRE #02114776



INDUSTRIAL PROPERTY FOR LEASE

# 4300 ANTHONY COURT



Lease Rate	<b>\$1.25 SF/MONTH</b>
------------	------------------------

## OFFERING SUMMARY

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

## PROPERTY OVERVIEW

4300 Anthony Ct  
880 SF Available for lease  
Small office, restroom, warehouse.  
Currently occupied by a tenant, so please reach out to schedule tours.  
NNN Approx. \$0.40 /SF

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

JED PRICHARD  
530.558.0536  
jed.prichard@abornpowers.com  
CalDRE #02114776

INDUSTRIAL PROPERTY FOR LEASE

# 4300 ANTHONY COURT



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

JED PRICHARD  
530.558.0536  
jed.prichard@abornpowers.com  
CalDRE #02114776



# 4300 ANTHONY COURT

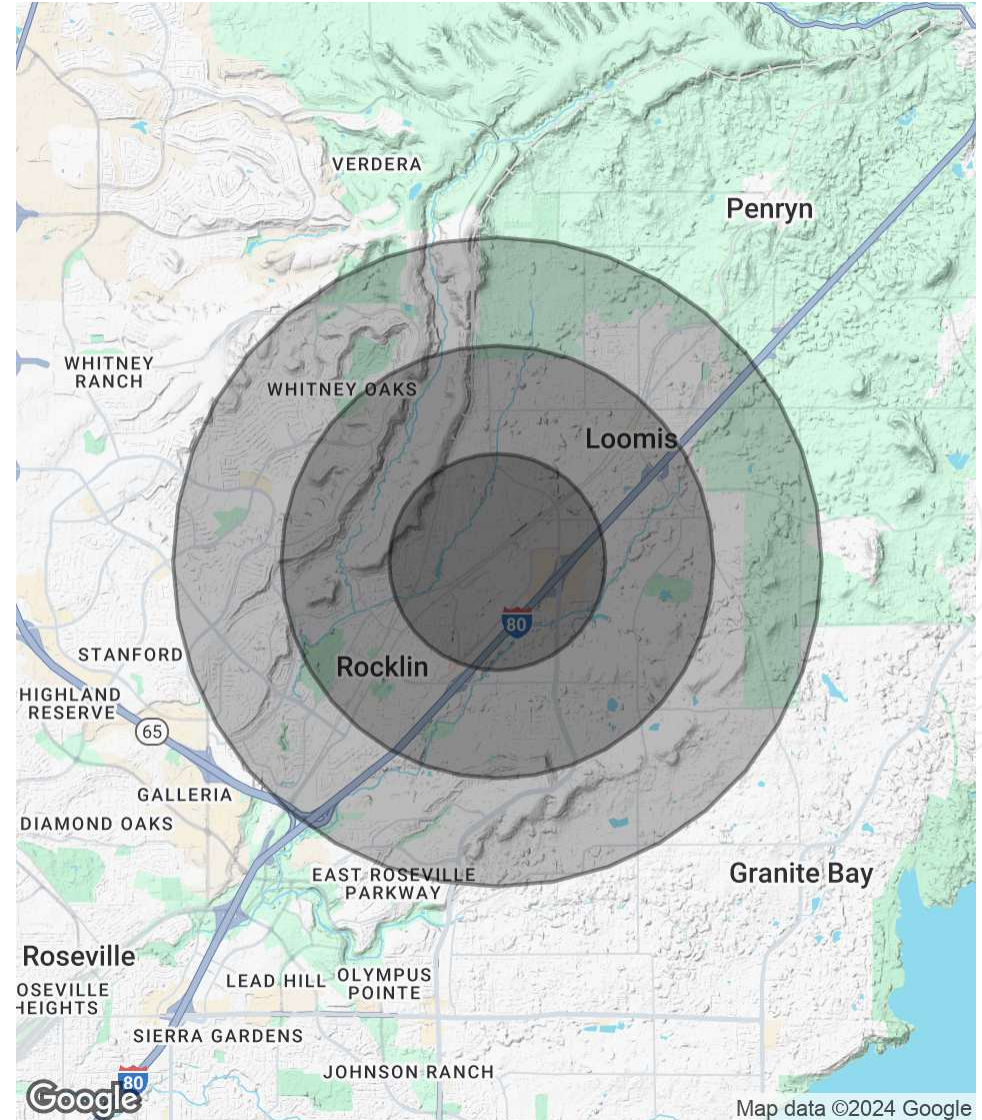


POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,406	18,718	54,374
Average Age	38.9	41.5	40.9
Average Age (Male)	36.4	39.3	38.8
Average Age (Female)	39.7	43.5	42.8

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)



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

JED PRICHARD  
 530.558.0536  
 jed.prichard@abornpowers.com  
 CalDRE #02114776