

6530 LONETREE BLVD

ROCKLIN, CA 95765

±3,500 SF

OWNER/USER OPPORTUNITY



FOR SALE OR LEASE | \$1,137,500 (\$325 PSF)

EXCLUSIVE

LISTING AGENTS:

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CBRE

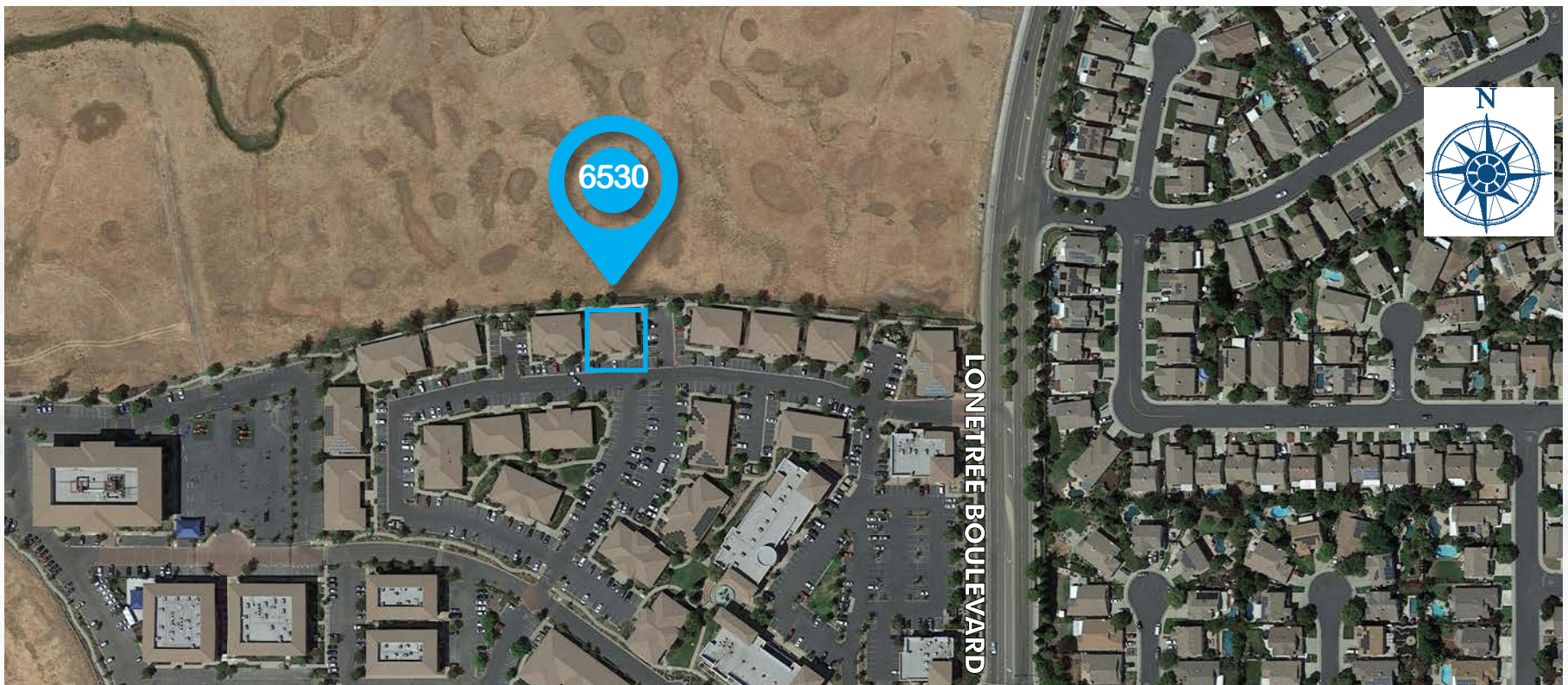
THE OFFERING

6530 Lonetree Boulevard

CBRE, Inc. is pleased to offer 6530 Lonetree Blvd, a ±3,500 square foot office building in Rocklin, for sale to users or tenants. Built in 2007, this property is situated in the ever growing south Placer County community of Rocklin.

6530 Lonetree Blvd is conveniently located near various retail amenities, including Lucille's Smokehouse BBQ, Applebee's, Mel's Diner, Cinemark, RC Willey, University of Beer, The Fountains, and Westfield Roseville Galleria Mall. Its accessibility to east and westbound Interstate 80 and Highway 65 enhances its appeal as a prime location.

Situated along Highway 65, the building is part of the Rocklin 65 Commerce Center. Lonetree Blvd is a bustling thoroughfare that features professional offices, numerous parks and recreational opportunities, in addition to retail amenities. There is ample executive and employee housing just minutes from the property.



OFFERING SUMMARY

ADDRESS	6530 Lonetree Blvd, Rocklin, CA 95765 Placer County
PROPERTY TYPE	General Office/Medical
APN	365-310-011-000
PARKING RATIO	5/1,000 SF
OCCUPANCY	Deliver Vacant
NO. OF STORIES	One (1)
BUILT	2007
BUILDING SIZE	±3,500 RSF

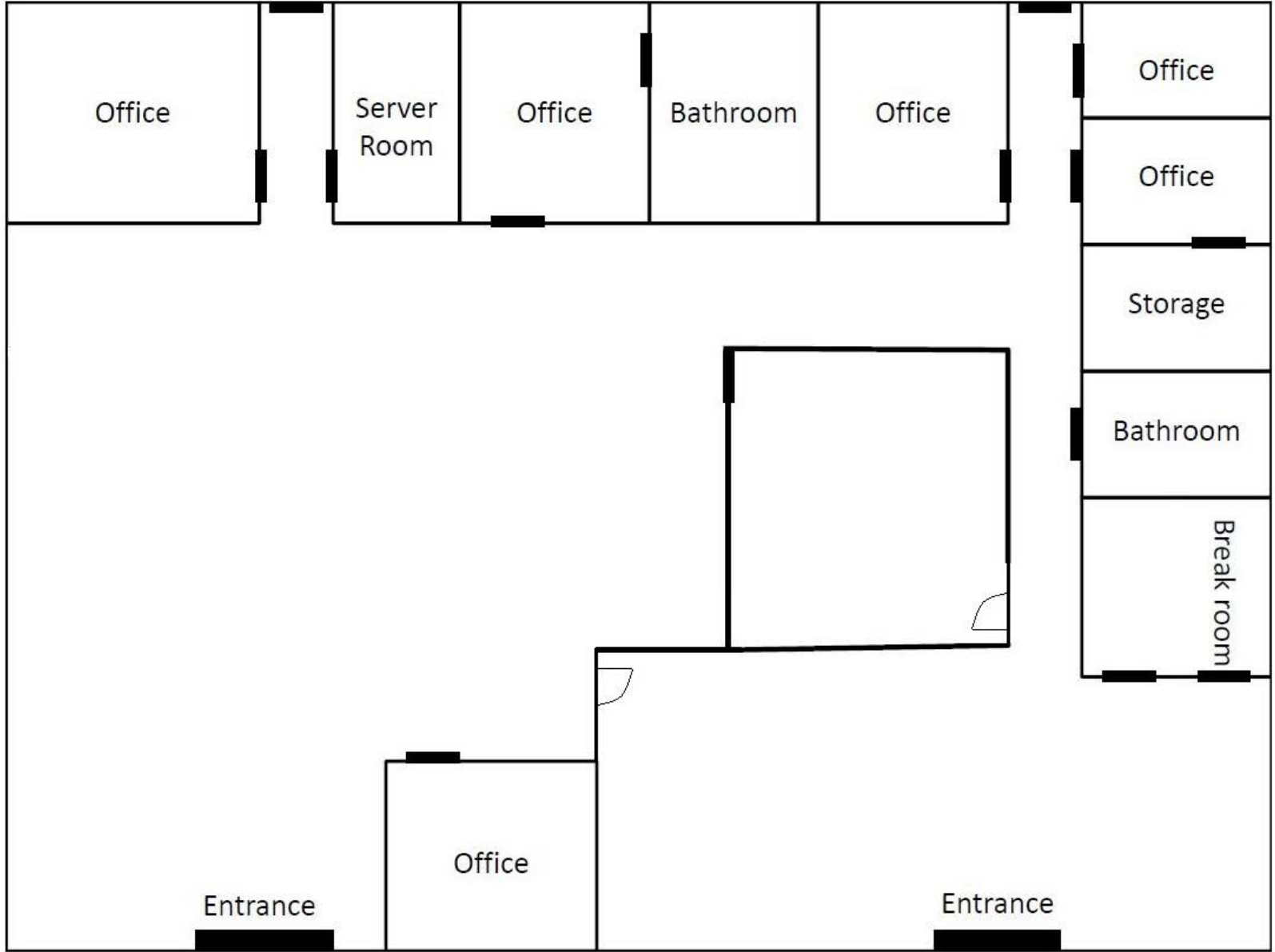
SALE PRICE: \$1,137,500
(\$325 PSF)

LEASE RATE: \$1.75 PSF,
MODIFIED GROSS



FLOOR PLAN

6530 Lonetree Boulevard

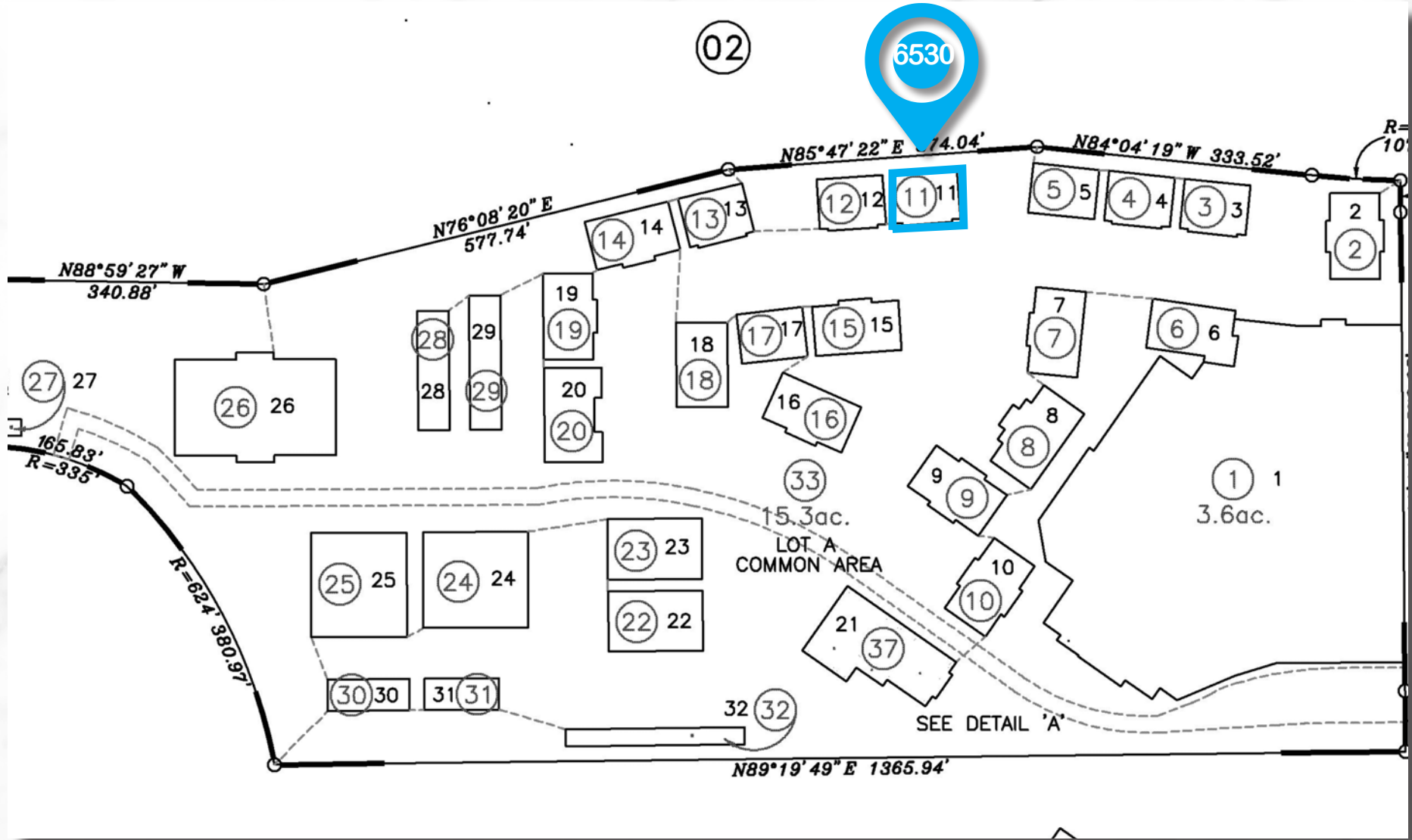


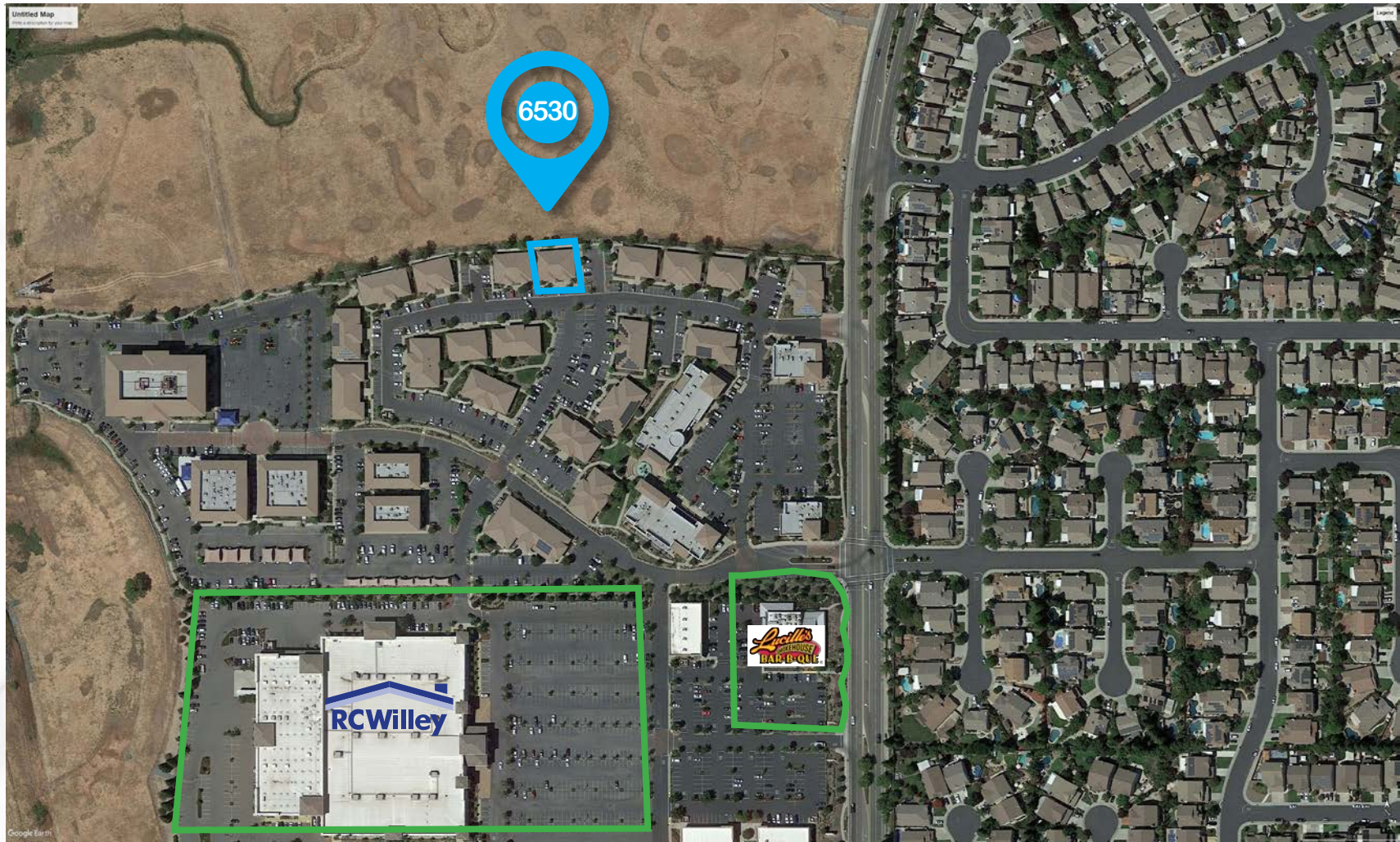
NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.



PARCEL MAP

6530 Lonetree Boulevard





FOR MORE INFORMATION:

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