

LAST SPACE AVAILABLE



AVAILABLE
FOR LEASE

**4447 GRANITE DRIVE
ROCKLIN, CA 95677**

**+/-. 1,149 SF
\$1.60 PSF + NNN**



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CENTURY 21
Select Real Estate, Inc



Premier Freeway Visible Flex Space Available in Rocklin CA



THE PROPERTY

📍 4447 Granite Drive, Rocklin, CA 95677

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**ROCKLIN
PLACER
COUNTY**



4447 - +/-,1149 SF



Commercial



**Flex / Retail
Building
Warehouse
with Roll-Up
Door**



**\$1.60 PSF
+ NNN**



The Property is located facing Interstate 80 in Rocklin CA. The location offers **freeway signage** on both **buildings** and potentially **monuments**.



Located on Granite Drive, the property is near many **shops, eateries, and residential** housing making this an **ideal** location for a variety of **retail users**.



The Property offers **ample parking, convenient ingress and egress** on to Granite Drive, **tremendous exposure**, and a nice **synergistic** tenant mix.

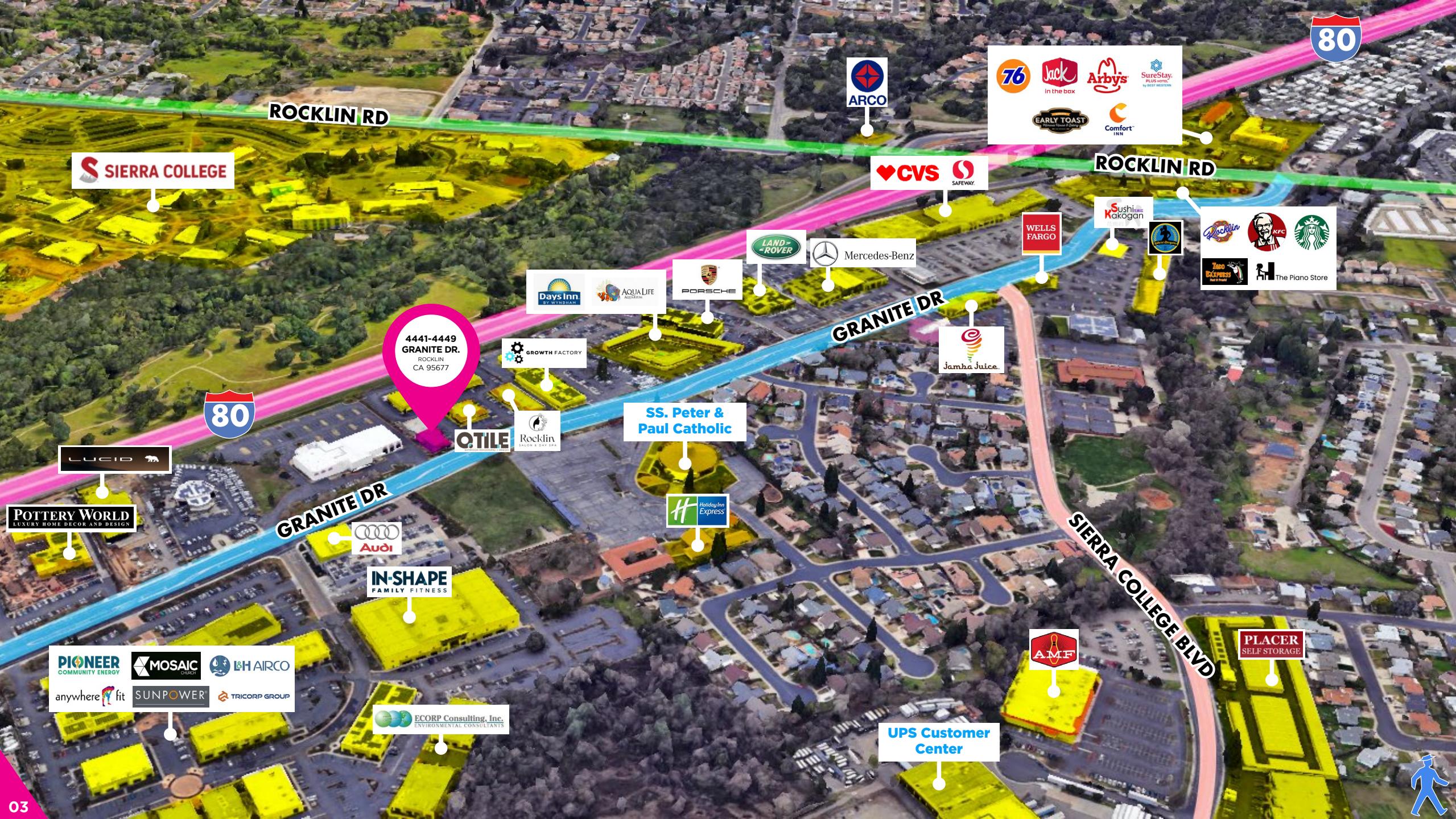


West **Marine Plaza** is located near **Interstate 80** and **Sierra College** making this a high traffic **popular/busy** location with a **good mix** of daytime and nighttime life.



The asking rent is **\$1.60 + NNN**.







THE BUILDING

- Excellent synergistic tenant mix.
- West Marine Plaza is a Four Building Multi Tenant Retail/Flex Property located in Rocklin CA.
- The +/- 1,149 square space located at 4447 Granite offers a tremendous glassline providing lots of natural light, a flexable floor plan, and is directly near Granite Drive.
- The Building(s) are ideal for a multitude of different types of users ranging from, traditional office to flex/retail and anything in between.
- Easy access to Hwy 80 with lots of shopping and dining in direct area

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THE REGION

The City of Rocklin is centrally located in northern California with easy access to I-80 serving as a major transcontinental corridor connecting California to New York. Locally I-80 connects customers and vendors to the property from Reno to the Sacramento and San Francisco International Airport, Union Pacific Railroad and the residential and shopping mecca of downtown Sacramento, home of the State Capitol. Situated in Placer County Rocklin is a fast growing city in the county and called home to over 213,601 residents in 2022 within a 5-mile radius characterized as a place where businesses small and large find success. Ideally located, Rocklin provides first-rate services, competitive costs, solid long-range planning and an educated, growing population. The residents and visitors from around the globe come to the area to experience the local and major retailers and restaurants. Over the last 10 or so years Rocklin has experienced tremendous growth with over one million square feet of new retail constructed. The City of Rocklin has become the most active retail market in the entire Sacramento region and has seen some of the most important commercial growth in Northern California.



4441-4449
GRANITE DR.
ROCKLIN
CA 95677

Demographics

Consumer Spending

5 mile Households



Education

% Breakdown - 2023



- 33% Some College, No Degree
- 28% Bachelor's Degree
- 14% High School Graduate
- 15% Advanced Degree
- 4% Some High School, No Diploma
- 6% Associate Degree

Resident Population



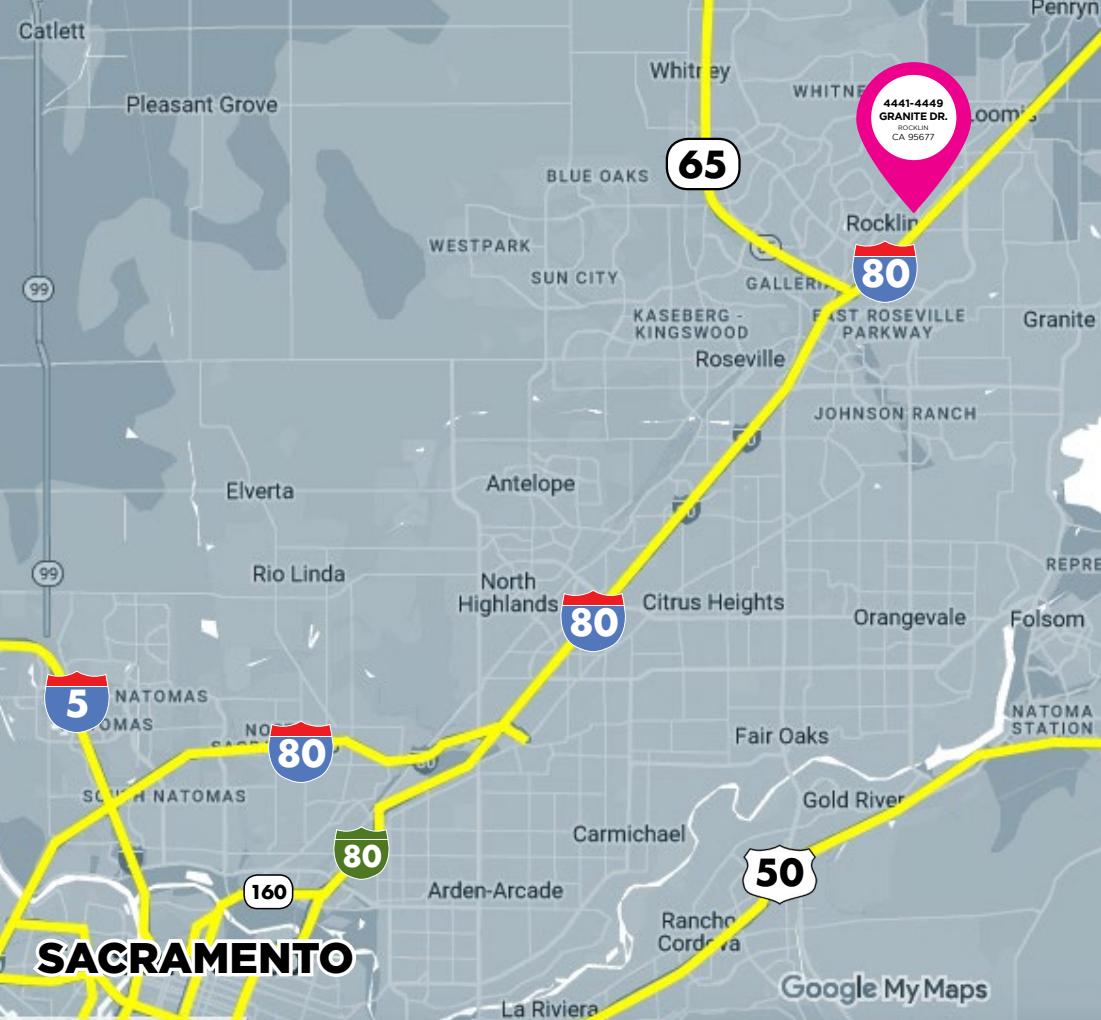
5 mile Population 2023

2010	137,306
2023	164,746
2028	172,214

Traffic Count



-/+ 101,425



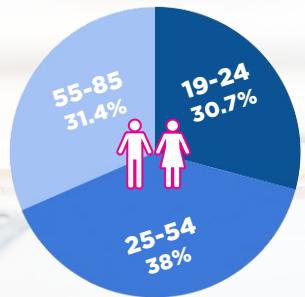
House Hold Income



5 mile 2023 Households

< \$25K	5,195
\$25K - 50K	6,164
\$50K - 75K	7,173
\$75K - 100K	8,096
\$100K - 125K	7,317
\$125K - 150K	6,947
\$150K - 200K	8,124
\$200K+	12,689

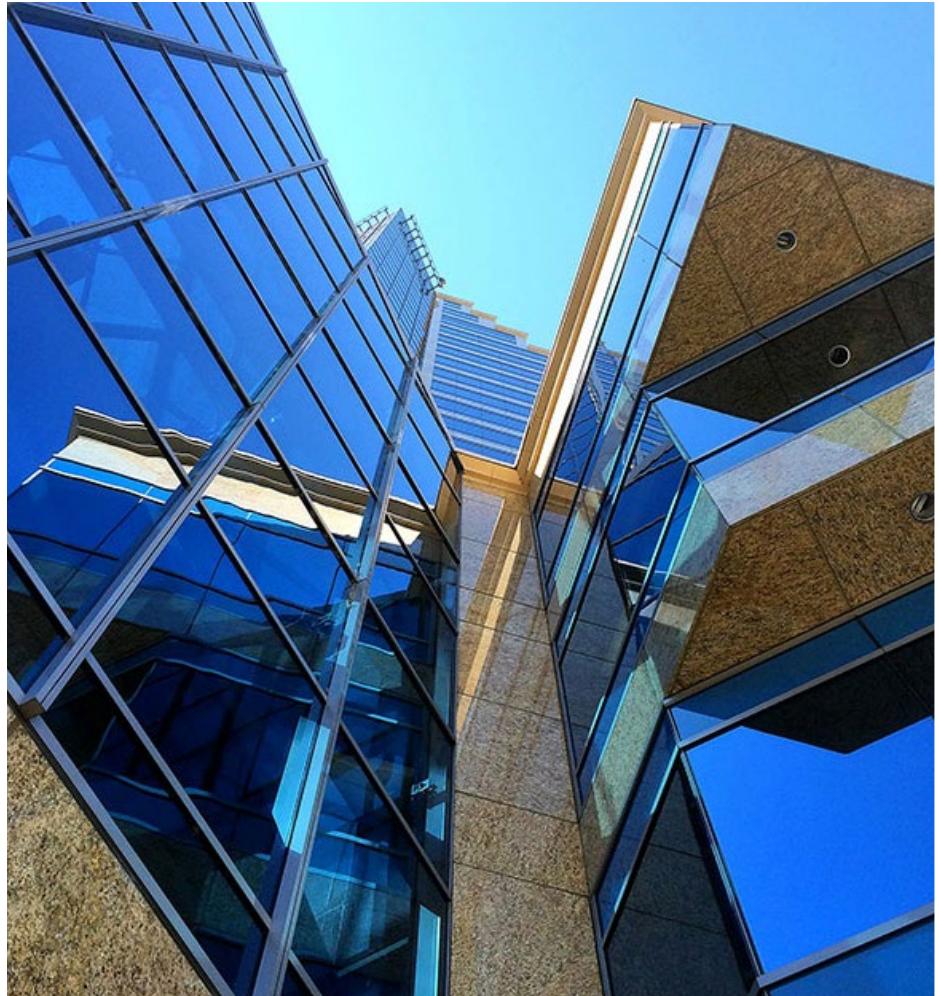
2023 Population by Age



Total House Hold - 2023

2 mile	9,438
5 mile	61,707
10 mile	216,660

TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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