

FOR SALE | INDUSTRIAL WAREHOUSE WITH YARD

4335 PACIFIC STREET, ROCKLIN, CA 95677

\$9,400,000



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FOR SALE PRICE: \$9,400,000



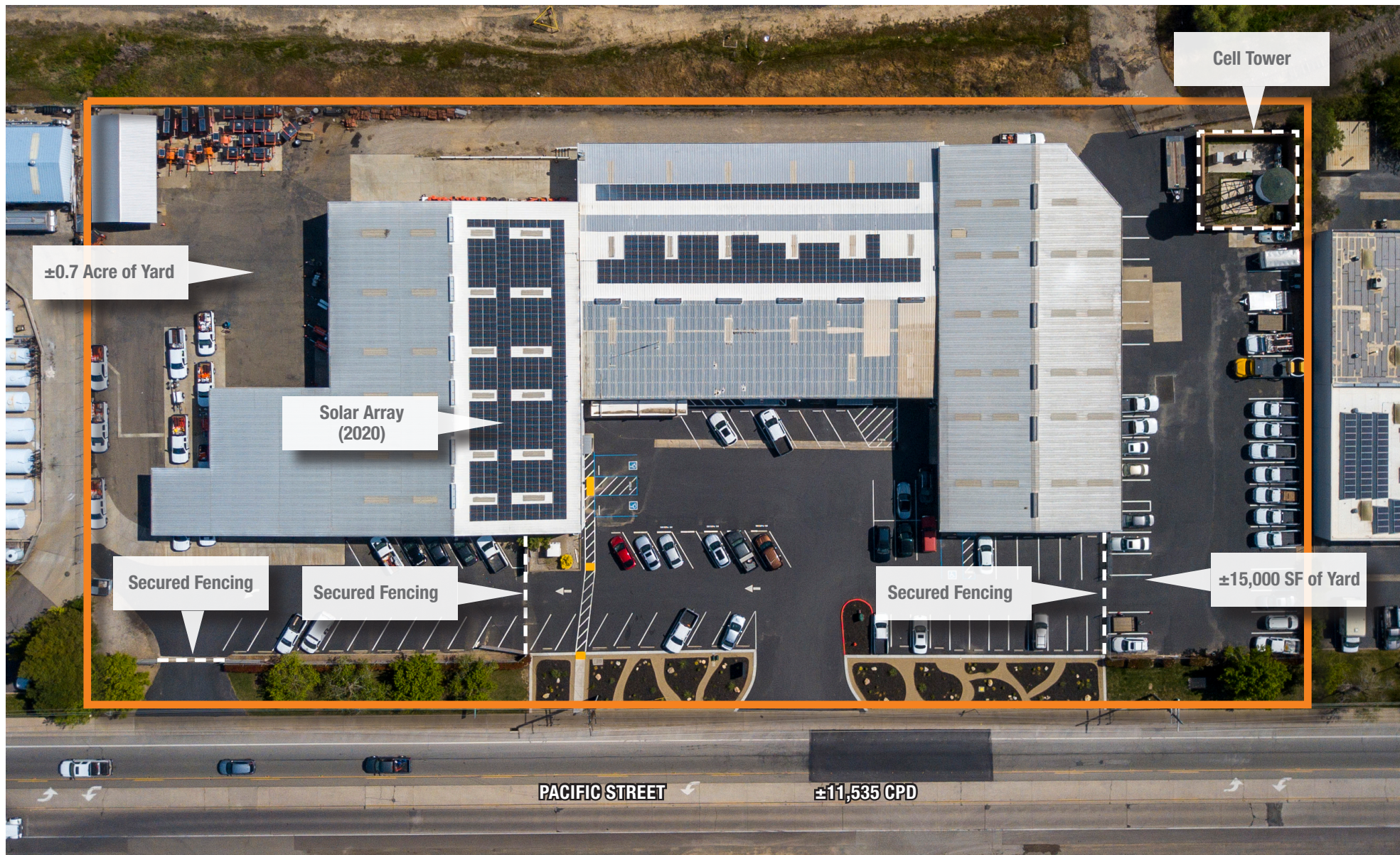
EXECUTIVE SUMMARY

Address	4335 Pacific Street, Rocklin, CA 95677
Property Type	Industrial Warehouse
Total Building SF	±40,460 SF
Parcel Size	2.9 Acres
Solar Array	New, 122-Kilowatt System (2020)
APN	045-021-009
Zoning	M-2, Heavy Industrial, City of Rocklin
Year Built/Renovated	1984/2021
Power	1,000 Amps / 480 Volt
Clear Height	22'-24'
Grade Level Doors	8 Total
Parking	2/1,000 SF

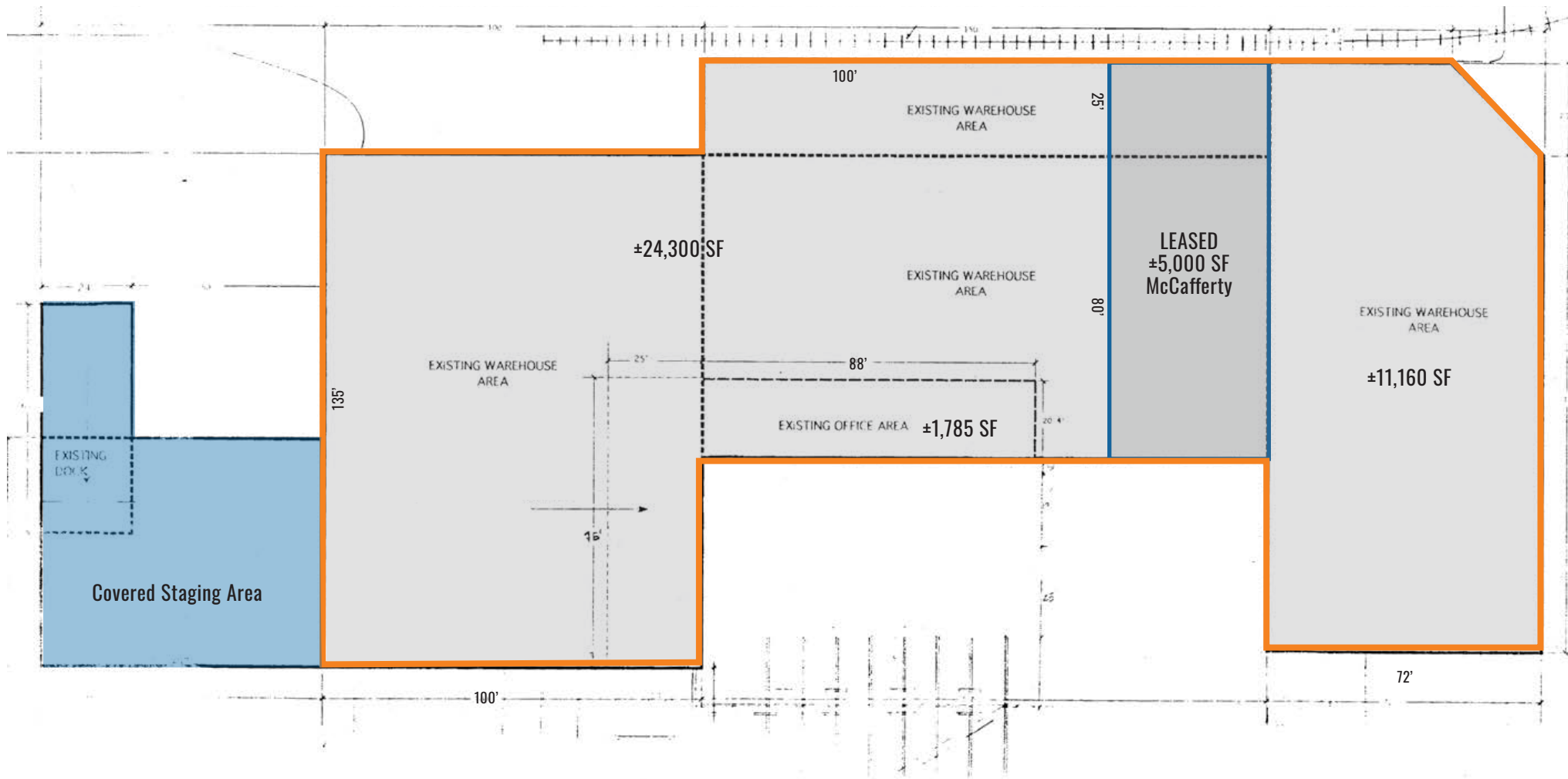


BUILDING HIGHLIGHTS

- Solar PV System
- Clear Span
- Sprinklered
- Well Maintained Property
- Steel Frame
- 19% Office Build-out
- ± 1 Acre Paved Yard
- South Placer Location



SITE PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



TENANT OVERVIEW



Demographics

Demographics	1-Mile	3-Mile	5-Mile
Population	5,407	62,840	152,305
Households	1,996	23,485	56,119
Average HH Income	\$88,657	\$124,599	\$136,313
Median Age	40.6	40.5	40.1
Total Businesses	641	2,644	8,304
Daytime Demographics 16+	8,776	44,711	132,718
White Collar Workers	69.6%	72.2%	73.9%
Blue Collar Workers	30.4%	27.8%	26.1%



RENT ROLL

Suite	Tenant	SF	Rent Per SF/Unit	Base Mo. Rent	Mo. Pass Through	Annual Rent	Lease Expiration	Options
A	Vacant (Subject to termination of existing lease)	35,460	-	-	-	-	-	-
B	McCafferty	5,000	\$1.00	\$5,000.00	N/A	\$60,000.00	June 30, 2025	N/A
C	Verizon Wireless Tower	-	-	\$1,039.75	N/A	\$12,477.00	April 26, 2030	Three (3) 5-year
Totals:		40,460 SF	\$0.89	\$6,039.75	N/A	\$72,477.00		

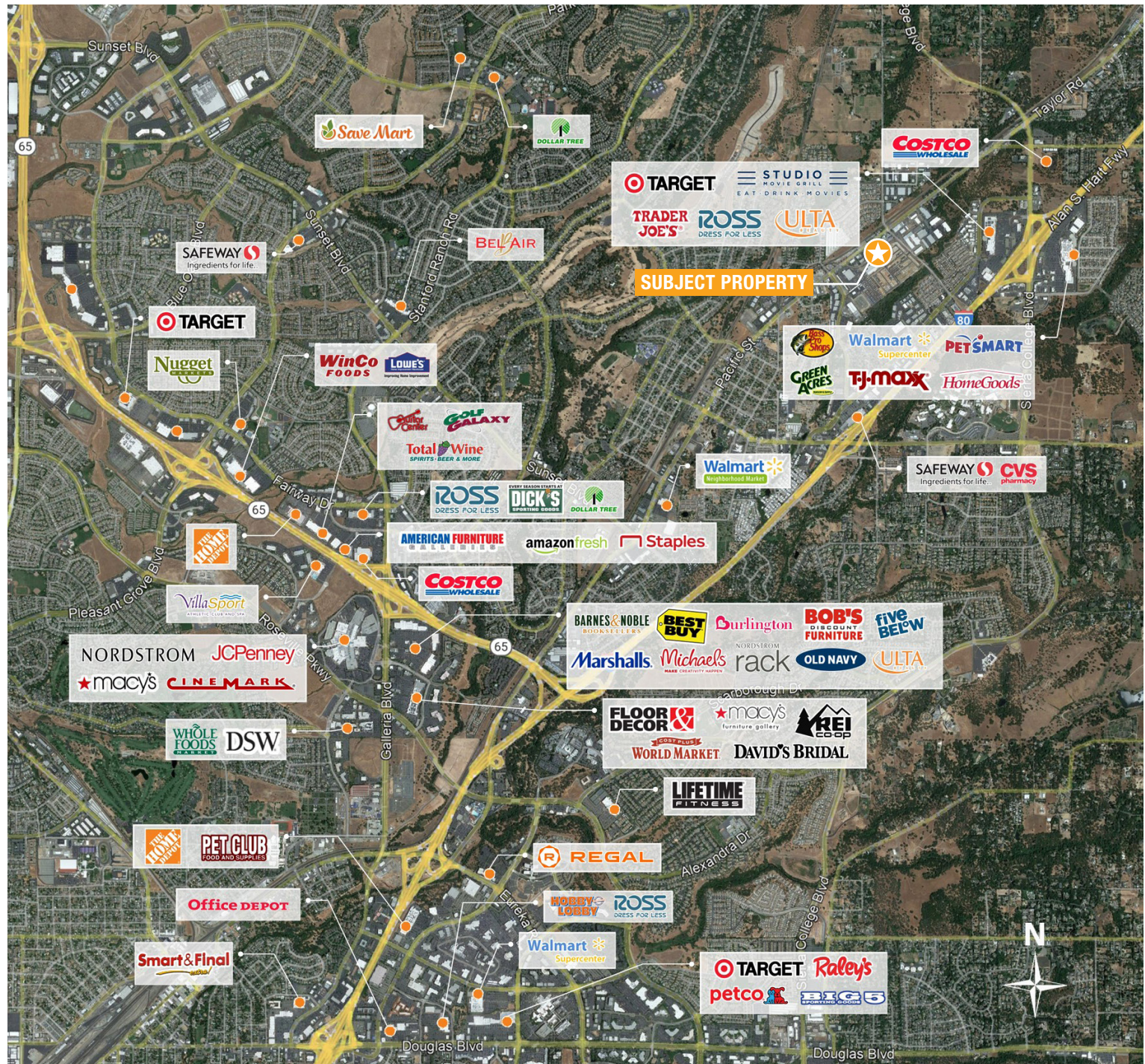
PROPERTY LOCATION

4335 Pacific Street is located in South Placer County at the intersection of Interstate 80 and State Highway 65 in Rocklin. The city is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte mountain range in the West.

Rocklin is a preferred location to live, work, visit and grow business because of its convenient location, excellent schools, universities, abundant recreational opportunities and the highest commitment to public safety. Rocklin is located in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento and less than 2 hours from Lake Tahoe, the Pacific Ocean and the Bay Area.

Rocklin has been one of the fastest-growing cities in California, with 65% growth since 2000. From 2010 to 2021, the population increased by 22%, with an estimated current population of approximately 71,609, according to the City of Rocklin in 2024. The population growth rate in Rocklin has been faster than the average countywide growth rate in Placer County. The city is also listed on SafeWise's list of Top 20 Safest Cities in California.

Rocklin's strongest assets are its residents, citizen input and participation that set the city apart. Rocklin offers a rich heritage and exciting growth in it's future. Thanks to residents, businesses and community leaders working together, Rocklin is ensured a bright future.



FOR MORE INFORMATION PLEASE CONTACT

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