3875 ATHERTON ROAD
ROCKLIN, CA 95765

GALLELLI REAL ESTATE

FOR SALE | OFFICE/FLEX CONDOMINIUMS

OSBORNE GROUP

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PROPERTY DETAILS

3875 Atherton is located directly off of Highway 65 at the Sunset Blvd exit and provides convenient access to all main freeways, offering commuters easy travel. The building's office/industrial flex buildout and light industrial zoning provides for a variety of uses in a highly sought after location.

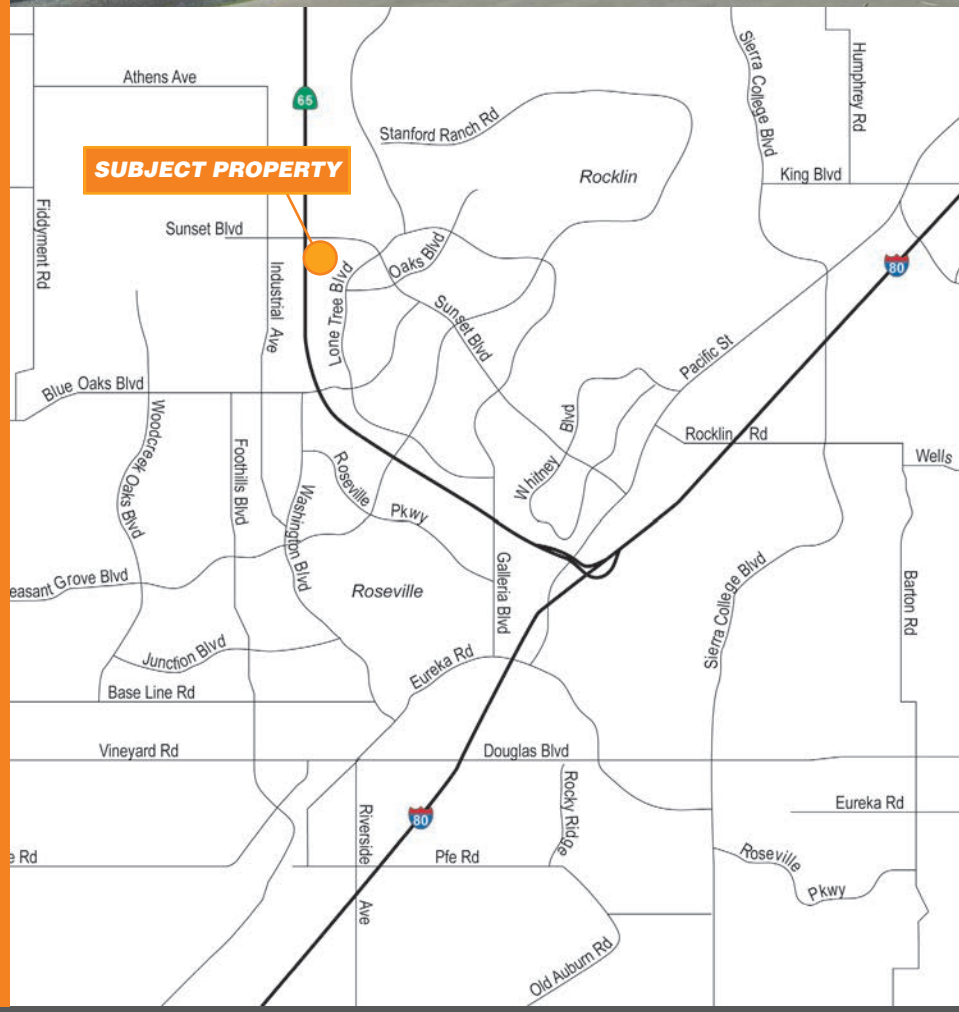
An additional benefit for users are the solar panels, which were installed in 2009, creating substantial energy costs savings.

- Fully Improved Office Condos for Sale
- Located near the intersection of Atherton Road and Sunset Blvd
- Single Story, ± 19,001 SF building, divisible to approximately ± 2,500 SF*
- Variety of Industrial or Office Uses Allowable
- Functional Layout and Nicely Designed Interiors
- Highly Desirable Rocklin Location

PURCHASE PRICE: $250/GSF

The proposed condominium conversion is contingent upon receipt of an approved Condominium Plan by Placer County.

**Please note that the square footages are subject to change. Seller's engineer/surveyor will provide the final Usable Square Footage ("USF") and final Gross Square Footage ("GSF") of each unit. Gross Square Footage to include the square footage of the Common Areas.*



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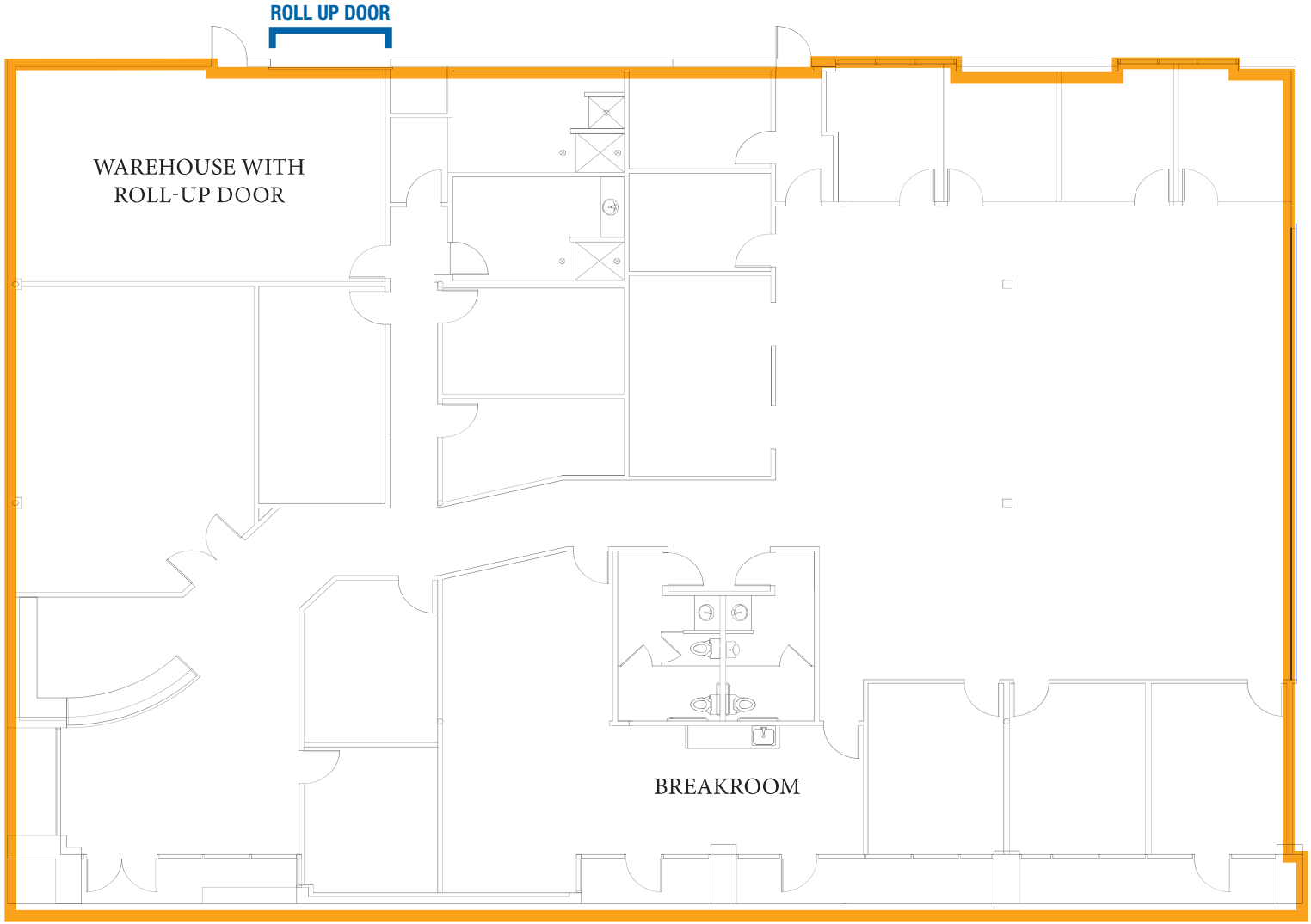
EXISTING FLOOR PLAN



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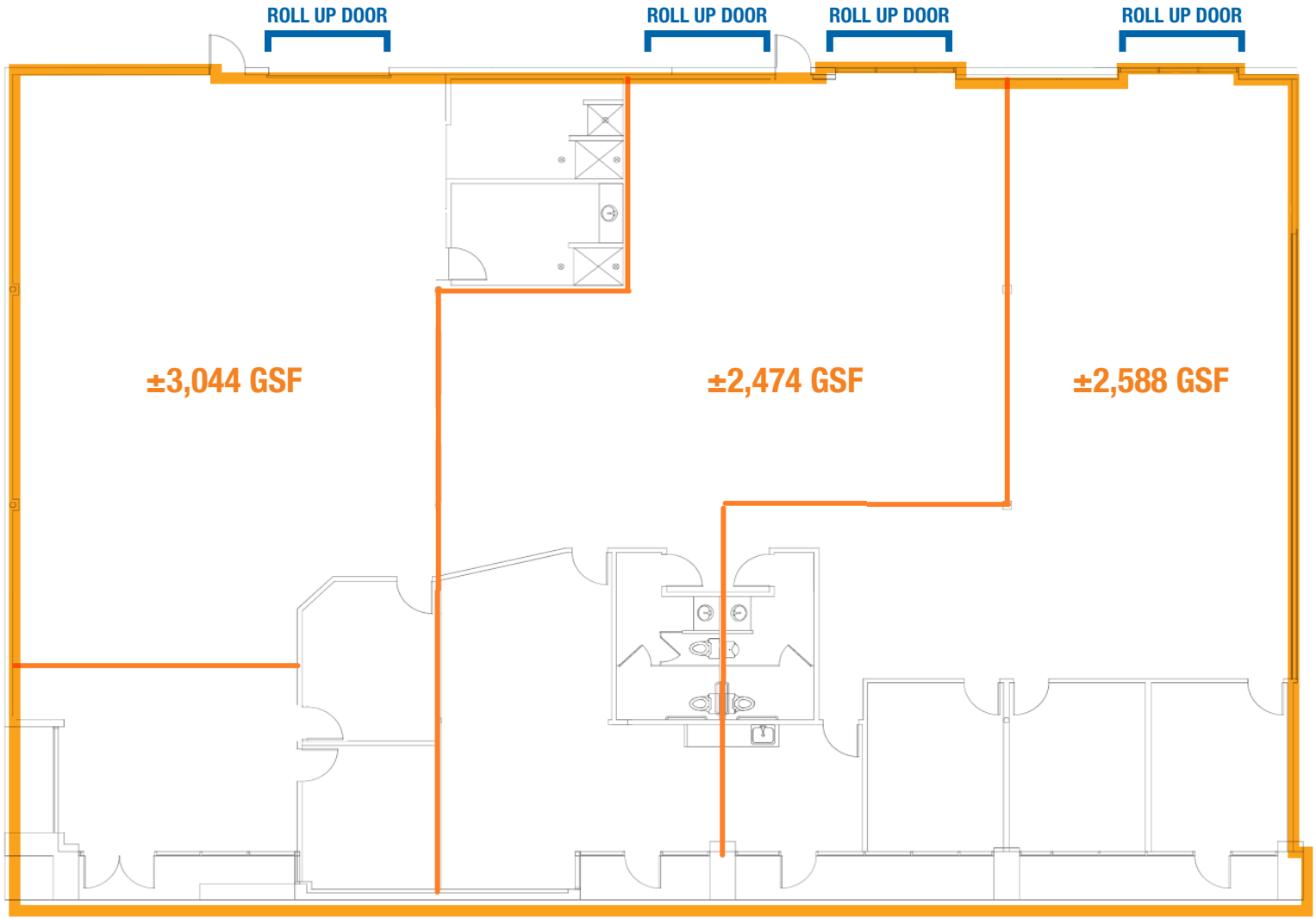
PROPOSED FLOOR PLAN



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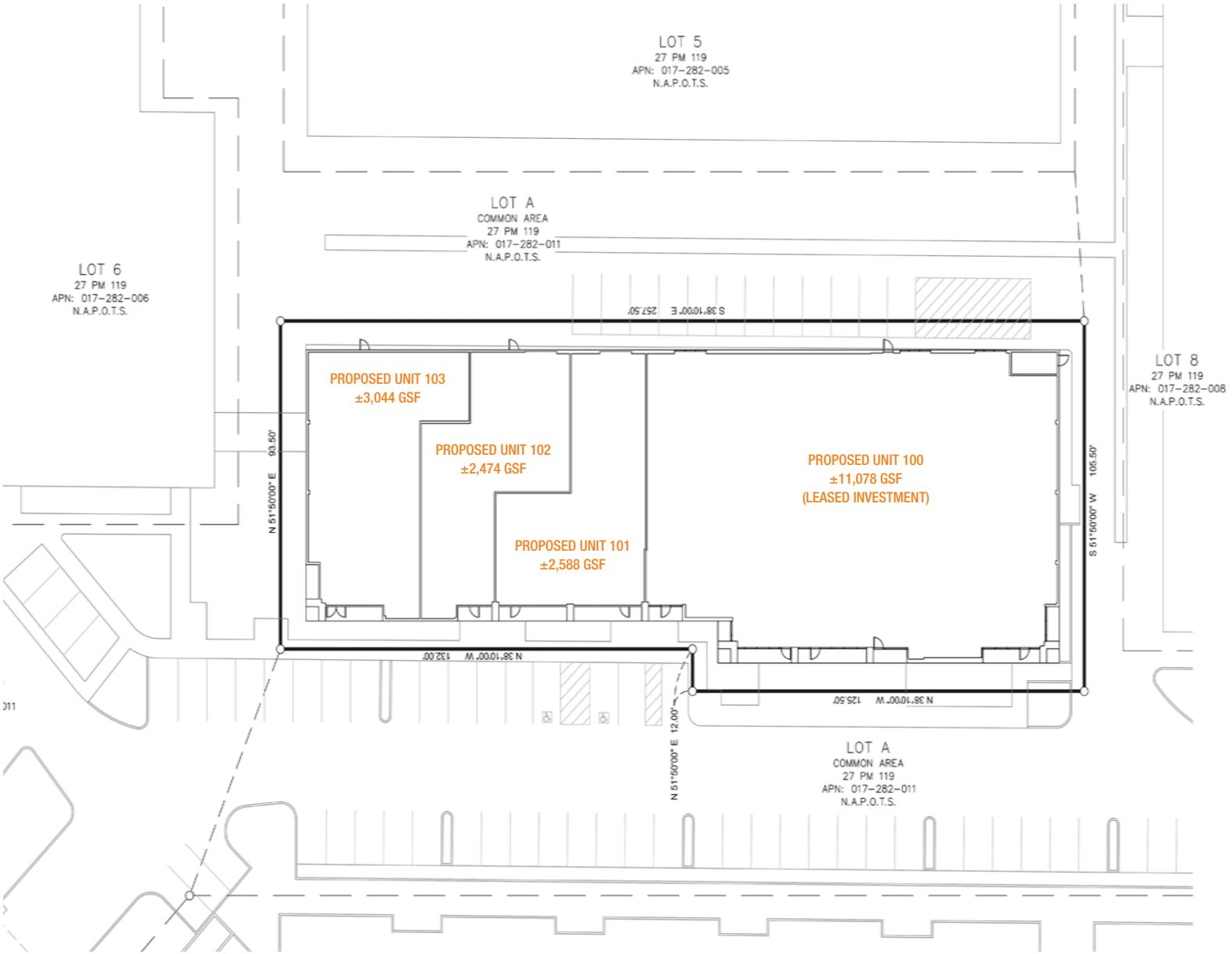
PROPOSED CONDO PLAN



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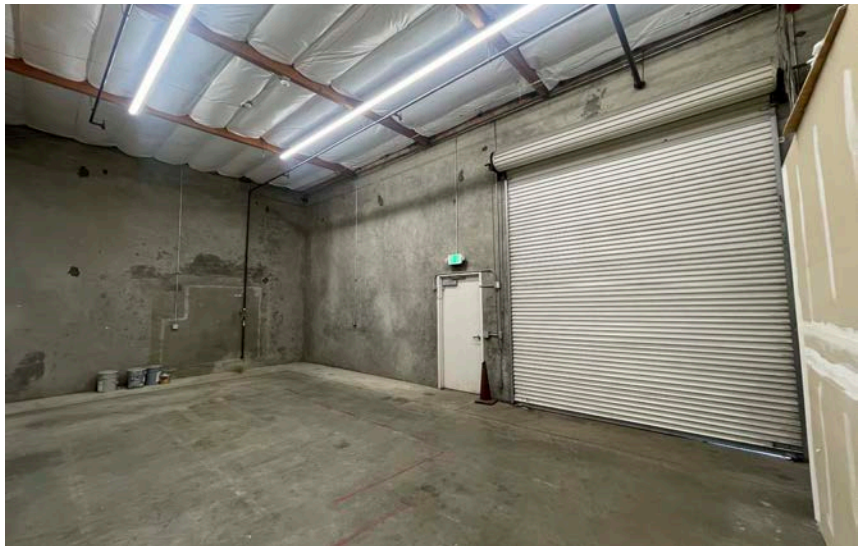
SUITE IMAGES



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ROSEVILLE/ROCKLIN TRADE AREA

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DEMOGRAPHICS

MARKET OVERVIEW

**3875 Atherton Road,
Rocklin, CA**

3 MILE RADIUS

KEY FACTS

85,965
Population

38
Median Age

2.9
Average Household Size

$129,660
Median Household Income

EDUCATION

13.13%
High School Graduate

21.57%
Some College

47.16%
Bachelor's Degree Plus

HOUSING STATS

$555,531
Median Home Value

29,436
Households

31.23%
% Renter Occupied Housing Units

BUSINESS

40,873
Total Employees

COMMUTERS

1.06%
Used Public Transportation

89.18%
Drove Alone to Work

EMPLOYMENT

75.91%
White Collar

24.09%
Blue Collar

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