

# 3875 ATHERTON ROAD ROCKLIN, CA 95765



FOR SALE | OFFICE/FLEX CONDOMINIUMS



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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,  $\pm$  19,001 SF building, divisible to approximately  $\pm$  2,500 SF\*
- Variety of Industrial or Office Uses Allowable
- Functional Layout and Nicely Designed Interiors
- Highly Desirable Rocklin Location

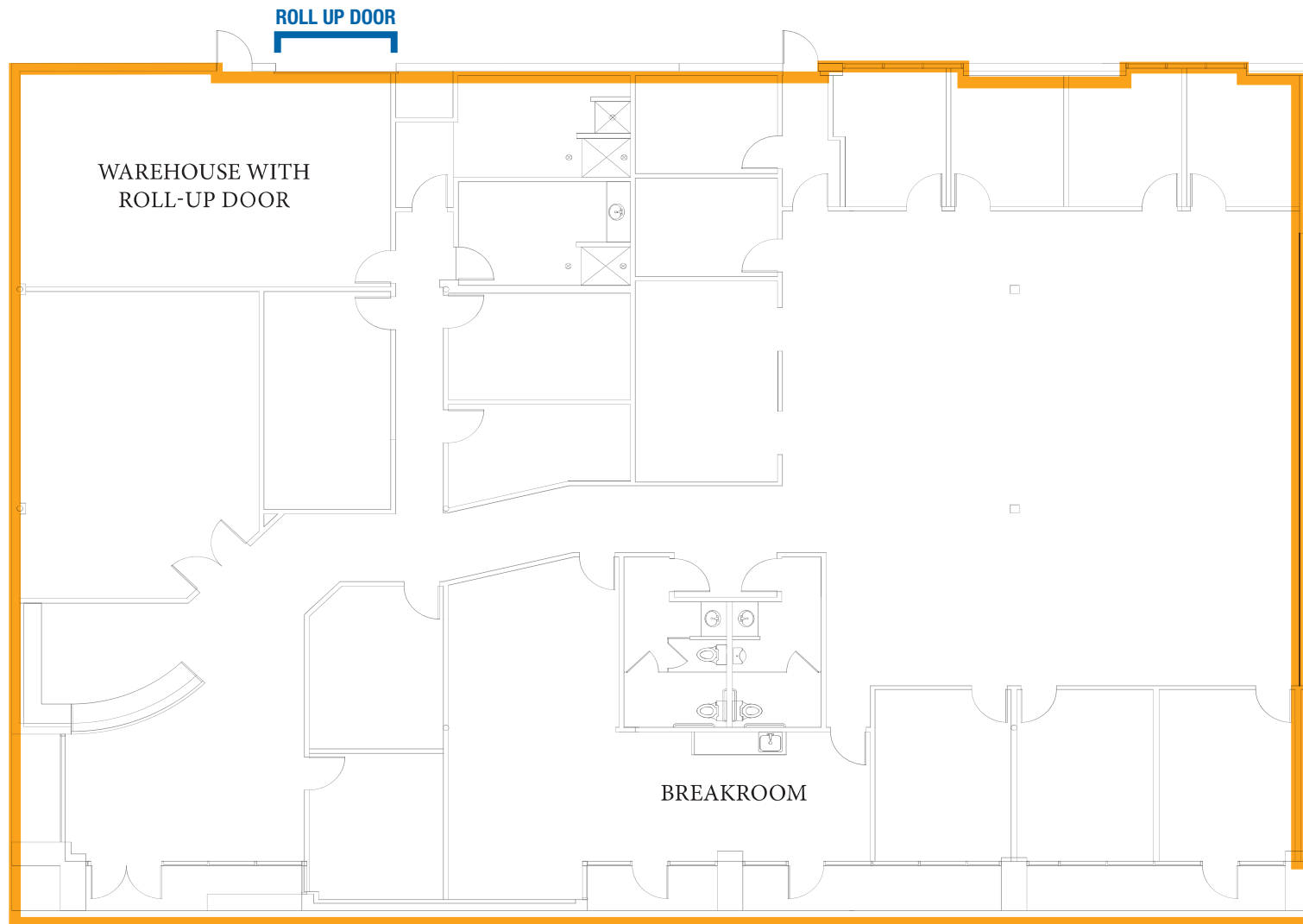
**PURCHASE PRICE: \$250/GSF**

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

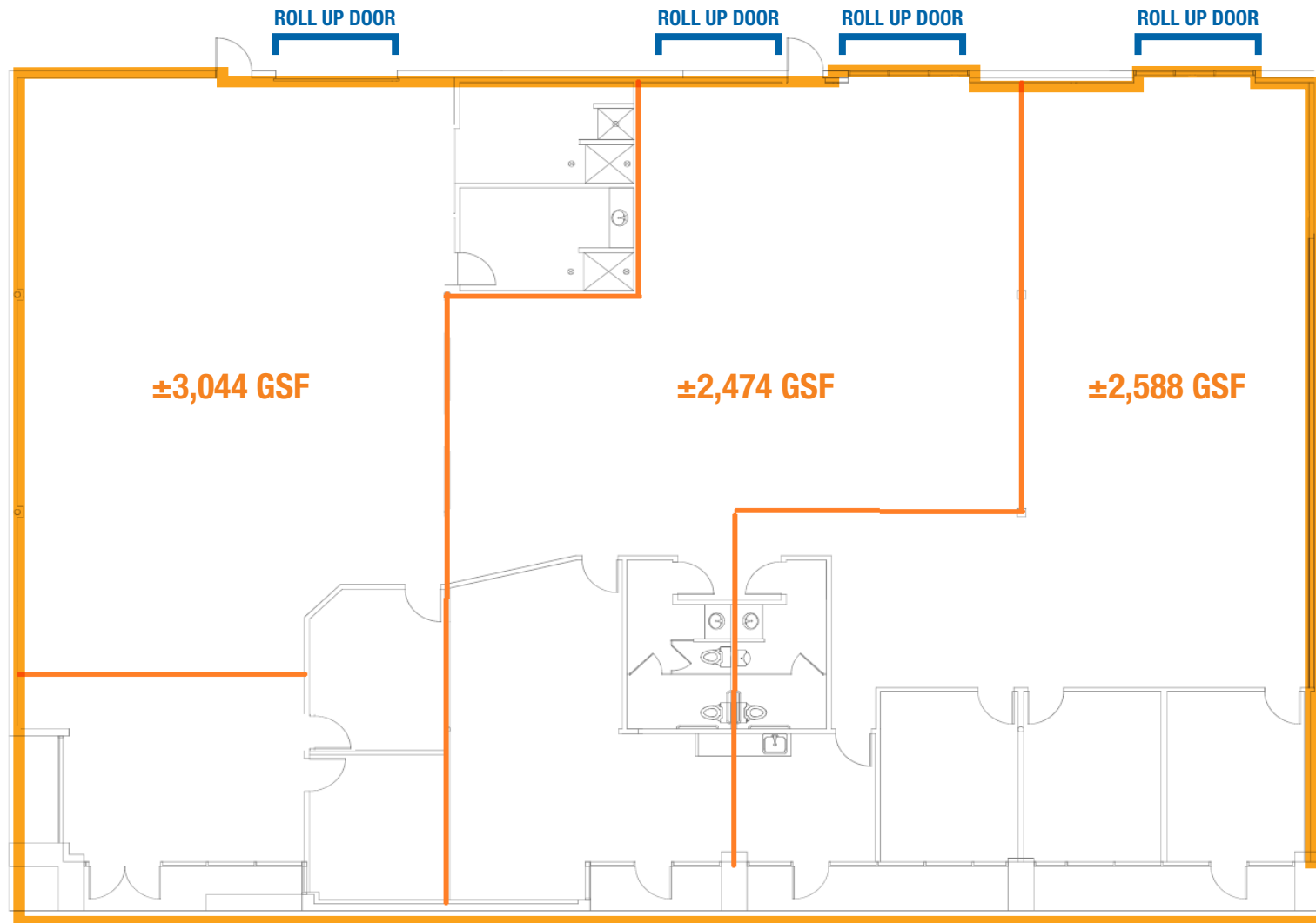
*\*Please note that the square footages are subject to change. Seller's engineer/surveyor will provide the final Usable Square Footage ("USF") and final Gross Square Footage ("GSF") of each unit. Gross Square Footage to include the square footage of the Common Areas.*



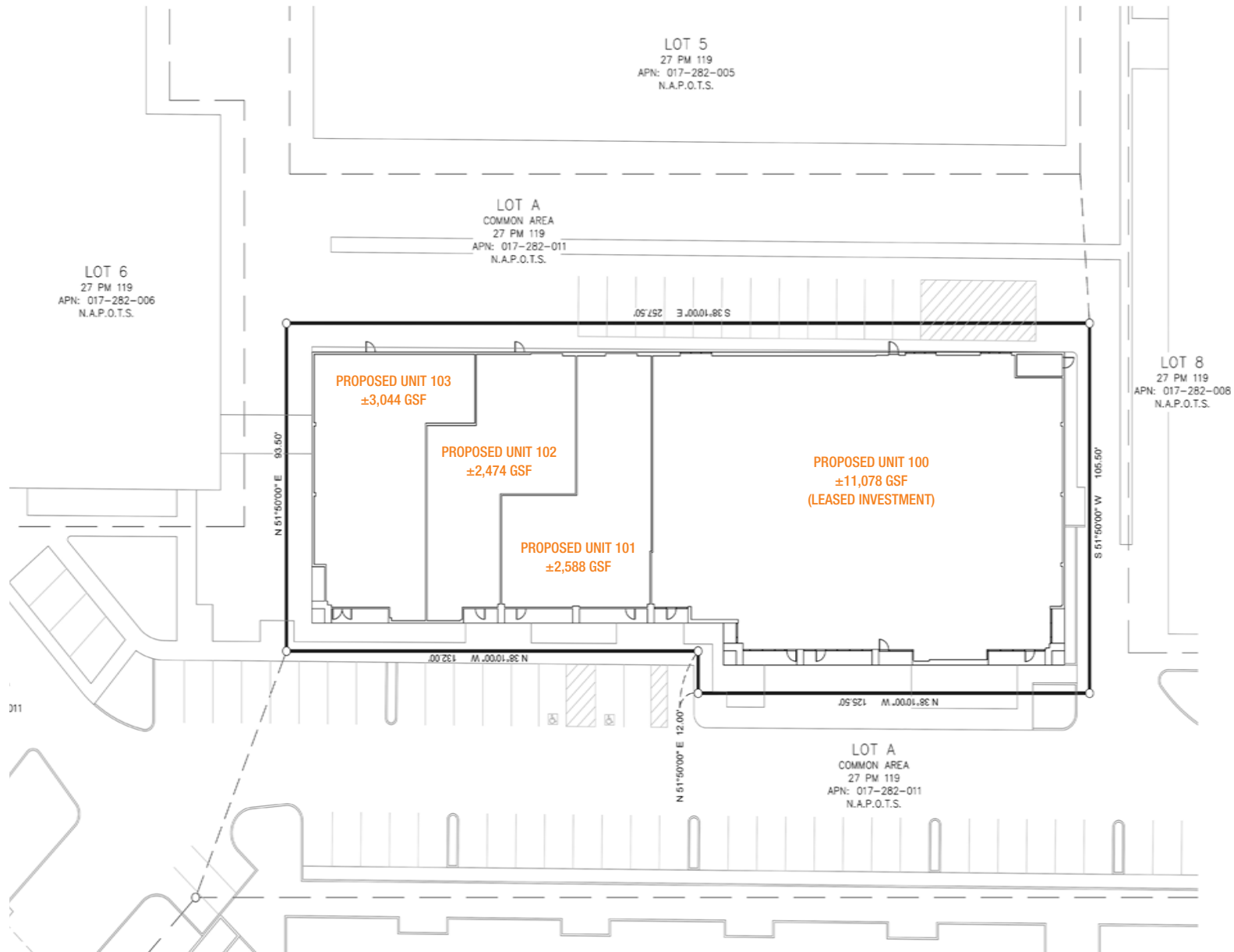
# EXISTING FLOOR PLAN



# PROPOSED FLOOR PLAN



# PROPOSED CONDO PLAN



# SUITE IMAGES



# ROSEVILLE/ROCKLIN TRADE AREA



# DEMOGRAPHICS

## MARKET OVERVIEW

3875 Atherton Road,  
Rocklin, CA

3 MILE RADIUS

### KEY FACTS

85,965

Population

38

Median Age



Average Household Size

\$129,660

Median Household Income

### HOUSING STATS



\$555,531

Median Home Value



29,436

Households



31.23%

% Renter Occupied  
Housing Units

### COMMUTERS



1.06%

Used Public Transportation



89.18%

Drove Alone to Work

### EDUCATION



13.13%

High  
School Graduate



21.57%

Some  
College



47.16%

Bachelor's  
Degree Plus

### BUSINESS



40,873

Total Employees

### EMPLOYMENT



75.91%

White Collar



24.09%

Blue Collar

