



FOR LEASE

4257 Rocklin Road | ROCKLIN, CA



NICKOLAS SALDIVAR III

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Lic #01766394



NORTHGATE

LEASING TEAM

PROPERTY SUMMARY



AVAILABLE SPACE
± 7,500 SF



LEASE TERMS
Negotiable



LEASE TYPE
NNN



PROPERTY INFO

LEASE PRICE:	Contact Broker
PREMISES:	± 7,500 SF
ZONING:	C-2 Commercial
LEASE TYPE:	NNN
TRAFFIC:	Rocklin Rd: 21,755 ADT Granite Dr E: 13,000 ADT

PROPERTY HIGHLIGHTS

- High exposure retail opportunity
- Excellent visibility and access to Rocklin Road
- Monument & façade signage options for new tenant
- High exposure opportunity to attract instant attention.
- Surrounded by corporate offices and retail outlets, this property offers great networking potential to the occupant.
- The road frontage provides optimal exposure to highway and interstate traffic.
- Ample onsite parking for staff and patrons.

MARKET OVERVIEW



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CITY OVERVIEW

ROCKLIN, CALIFORNIA

- RAPIDLY GROWING POPULATION:** Rocklin has witnessed substantial population growth, positioning it as a prime location for new retail businesses. With a thriving community that has surpassed 70,000 residents, Rocklin provides a solid consumer base that is always on the lookout for fresh retail experiences. The city's growth is projected to maintain its momentum, promising a steady stream of potential patrons for your establishment.
- STRONG ECONOMIC BASE:** Rocklin's economy is both strong and varied, with significant employment opportunities in sectors such as technology, education, and healthcare. Its proximity to Sacramento also contributes to its economic vitality. A flourishing job market leads to higher disposable incomes, which in turn benefits retail operations through heightened consumer spending.
- BUSINESS-FRIENDLY ENVIRONMENT:** Rocklin is committed to fostering a business-friendly atmosphere. The city has streamlined its permitting processes and offers numerous resources to support business owners. Moreover, the local government is known for its proactive approach in assisting new and expanding businesses, simplifying the process for retailers to establish and grow their presence.
- STRONG COMMUNITY ENGAGEMENT:** The city of Rocklin is characterized by its engaged and close-knit community. Residents take great pride in their local businesses and are known for their strong support and loyalty. Setting up your retail business in Rocklin means becoming a part of this dynamic community, enjoying the support and frequent patronage of its residents.

	POPULATION	1 MILE	3 MILE	5 MILE
2023 Estimated Population	8,610	75,202	189,666	
2028 Projected Population	9,023	78,586	198,200	
2023 Median Age	41	41	41	
	INCOME			
2023 Estimated Average Household Income	\$97,904	\$132,916	\$133,444	
	DIVERSITY			
2023 Estimated White	86%	81%	81%	
2023 Estimated African American/Black	2%	2%	2%	
2023 Estimated Hispanic	17%	14%	15%	





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