

# LIBERTY BUSINESS ADVISORS

## Commercial Sales Team

### FOR SALE

### Highway 80 Office-Medical/Retail Development Land

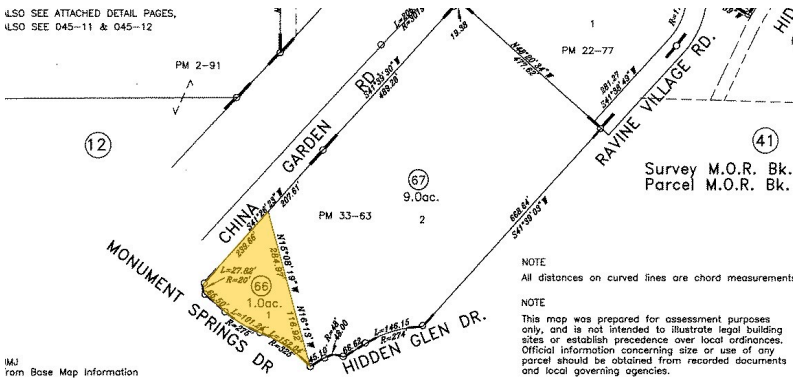


### Offering Summary

Asking Price: ~~\$699,000~~ **\$649,000! PRICE REDUCED!**

5500 China Garden Rd, Rocklin, CA 95677

- Lot Size: 1 AC (43,560 SF)
- **Excellent Freeway Visibility with 100,000+ cars per day**
- Placer County Parcel No. 045-110-066-000
- PDC Zoning with allowed uses based upon C-2 Zoning
- **Zoned for retail, school, church and medical/dental use**
- Curbs, gutters, and sidewalks in place
- **10,180 SF retail plans included in the sale**
- **Built-to-Suit Possible**



IMJ from Base Map Information



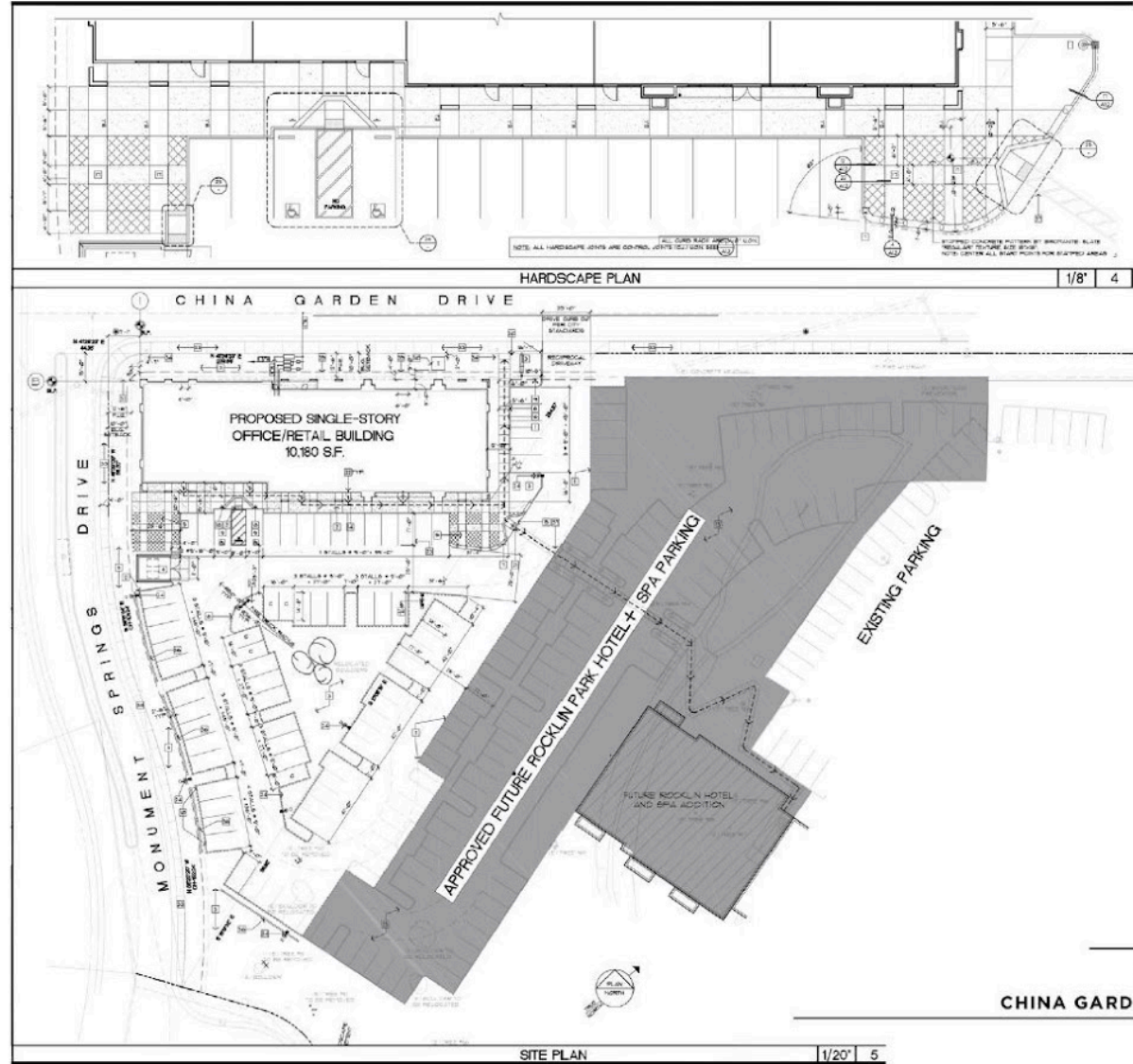
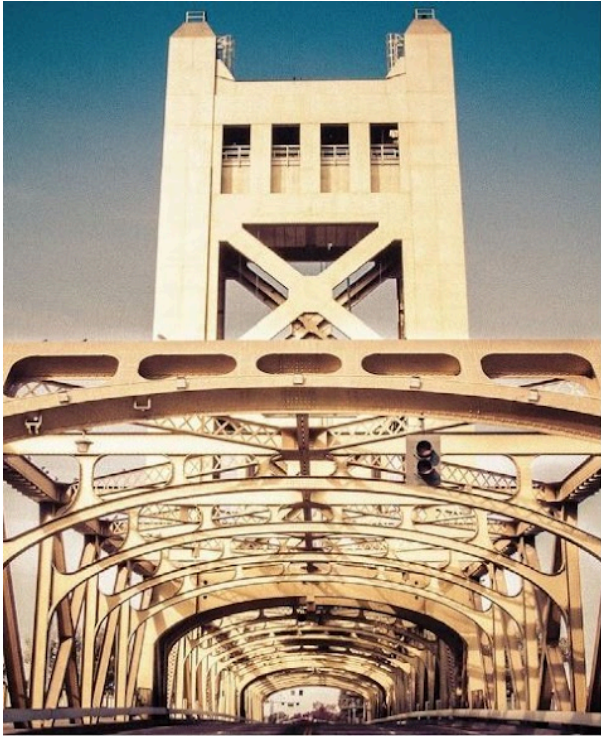
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**5500**  
**CHINA GARDEN ROAD**



**SOUTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION (MONUMENT SPRING DRIVE)**

