

AVAILABLE  
**FOR SALE**

**4740 ROCKLIN ROAD**

**Rocklin, CA 95677**

**+/- 7,750 SF**

**\$2,790,000 (\$360 PSF)**



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**CENTURY 21**

Select Real Estate, Inc



**Owner/User Opportunity in Rocklin CA**



# THE PROPERTY

 **4740 ROCKLIN ROAD ROCKLIN, CA 95677**

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



**ROCKLIN**



**-/+ 7,750 SF**



**PD-C  
(Planned Dev.  
Commercial)**



**GENERAL OFFICE  
DELIVER VACANT**



**\$2,790,000  
(\$360 PSF)**



The Property provides 17 private offices, 2 conference rooms, a formal lobby with reception, a kitchen, work room, telco room, server room and upstairs storage area

Abundant parking



Professional office building with luxurious finishes throughout

Built in cabinetry



Built in lobby fish tank with service area

Abundant natural light

Attic storage



Bathrooms with showers

Private outdoor seating area



Convenient Interstate 80 access

Close proximity to numerous amenities, including various dining options, grocery, and entertainment





Rocklin Park Hotel

SureStay PLUS HOTEL by BEST WESTERN

Comfort INN

TACO BELL

Central Rocklin Self Storage

Rocklin Elementary School

Jack In the box, Arby's, 76, EARLY TOAST

Starbucks

Taco Express

Rocklin

Sushi Makogan

THE SMILING DOG

HOT OFF THE GRIDDLE

California Sun

SAFeway

Milo's Greek

The Church of Jesus Christ of Latter-day Saints

80

Mercedes-Benz

Rocklin Unified School District

PLACER SELF STORAGE

4740 ROCKLIN RD ROCKLIN CA 95677

ROCKLIN ROAD ANIMAL HOSPITAL

AMF

dion health Dental Medical Clinics

Little Caesars Pizza

SS. Peter & Paul Catholic

Monte Verde Park

PORSCHE

Days Inn

AQUALIFE

LAND ROVER

terra

GROWTH FACTORY

ROCKLIN RD

SIERRA COLLEGE

O.TILE

West Marine

HOT TUB

GENESIS OF ROCKLIN

IN-SHAPE FAMILY FITNESS

80

Sierra College Nature Trail

Audi

WhyBuyNewAutos

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# THE BUILDING

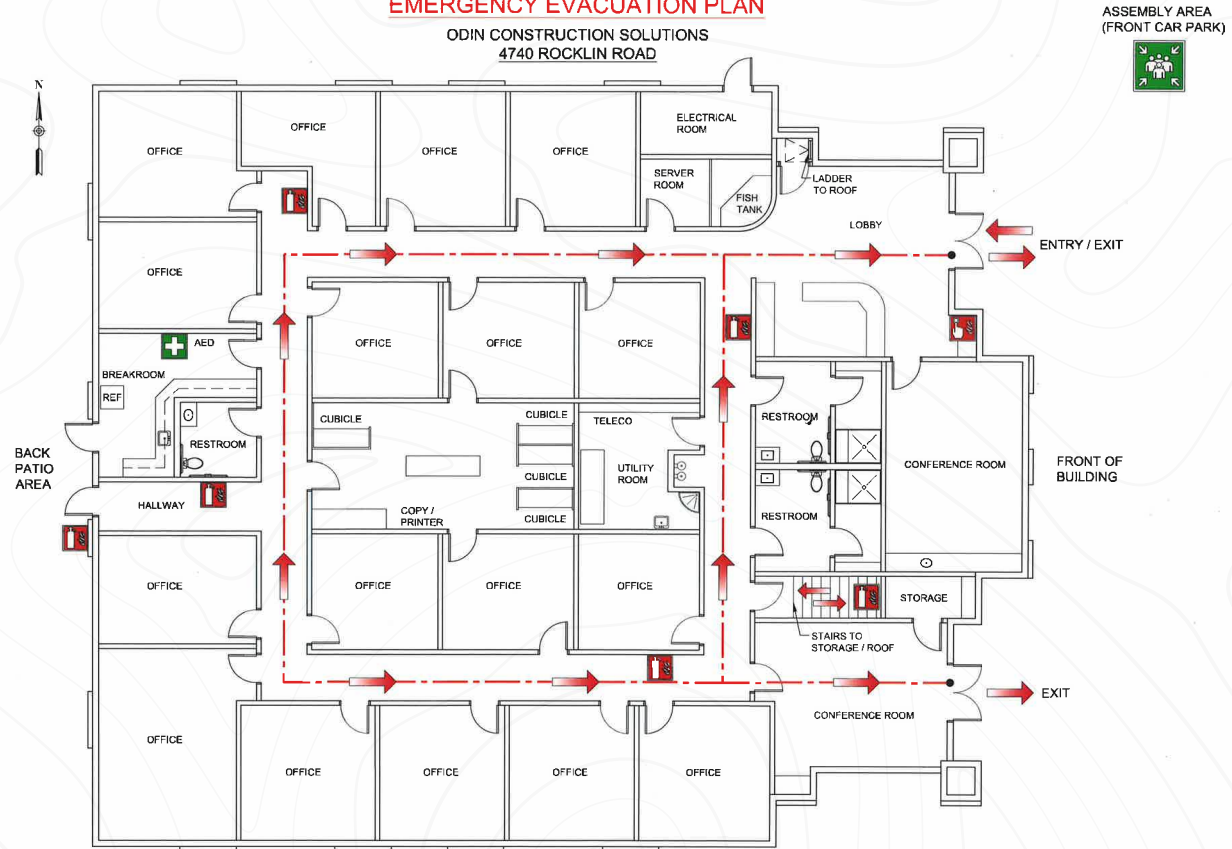
- Century 21 Select Real Estate, Inc is pleased to present 4740 Rocklin Road, a +/- 7,750 square foot office building located in Rocklin CA, for sale to qualified users and investors. Located in the ever-growing community of South Placer County, the building was built in 2006 by local development group Mandarin Developments and was the home to Odin Construction.
- 4740 Rocklin Road is located nearby to multiple retail amenities, including Rocklin Square, Rocklin Crossings, Rocklin Station, Roseville Fountains, Westfield Roseville Galleria Mall, and more. The asset is conveniently accessible to East and Westbound Interstate 80 and to Highway 65, further qualifying it as a prime location.
- Located on the East side of Interstate 80, the building is located within the Rocklin Sierra Plaza, across from Sierra College Campus. Rocklin Road is a busy thoroughfare with professional offices and multitudes of retail and an Abundance of executive and employee housing just minutes from the property.



# FLOOR PLAN

## EMERGENCY EVACUATION PLAN

ODIN CONSTRUCTION SOLUTIONS  
4740 ROCKLIN ROAD



### LEGEND



ASSEMBLY AREA



EXTINGUISHER



FIRE ALARM

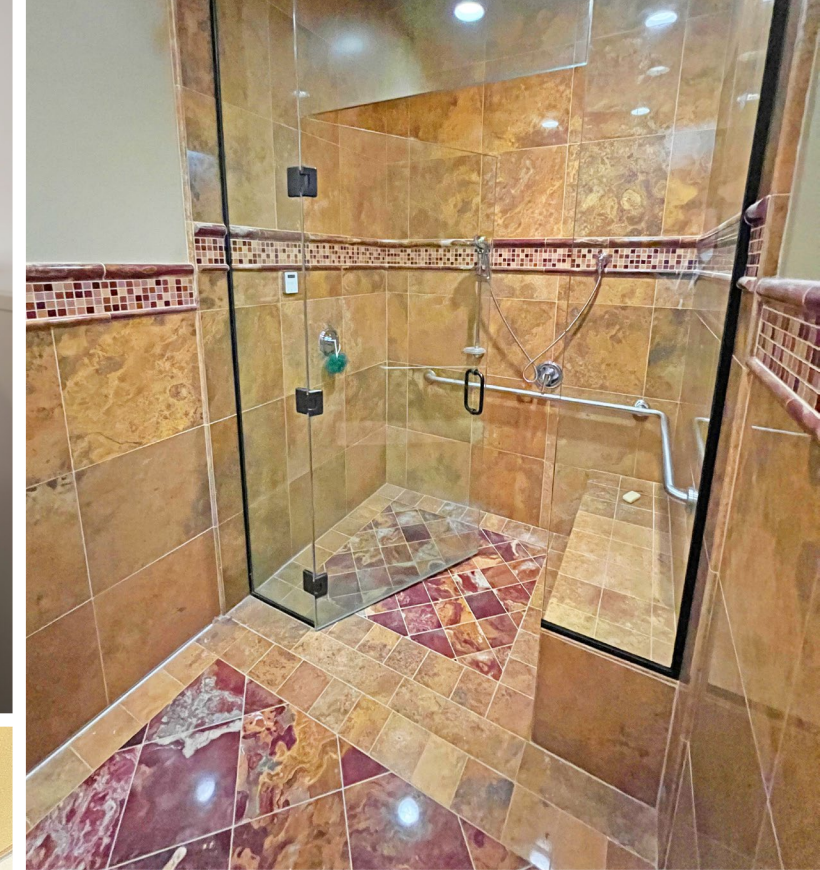


FIRST AID KIT / AED  
(DEFIBRILLATOR)



EXIT





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# THE REGION

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California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

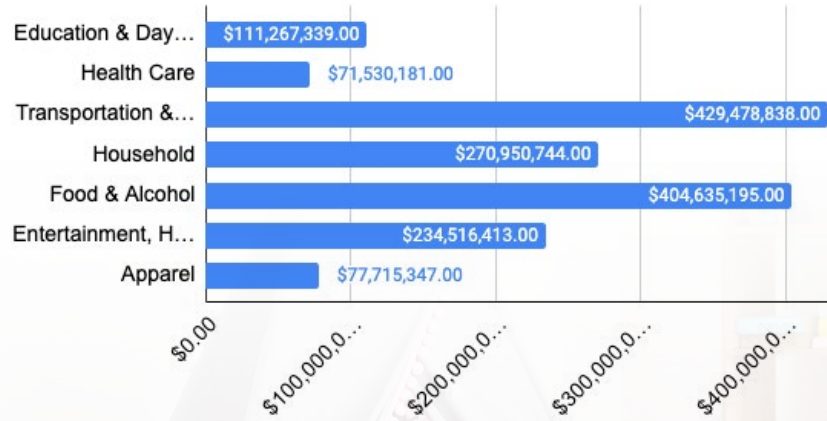
A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.



# DEMOGRAPHICS

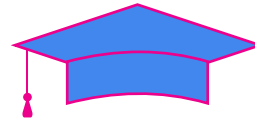
## CONSUMER SPENDING

5 mile Households



## EDUCATION

% Breakdown - 2023



- 38% Some College, No Degree
- 17% Bachelor's Degree
- 22% High School Graduate
- 8% Advanced Degree
- 9% Some High School, No Diploma
- 6% Associate Degree

## HOUSE HOLD INCOME



5 mile 2024 Households

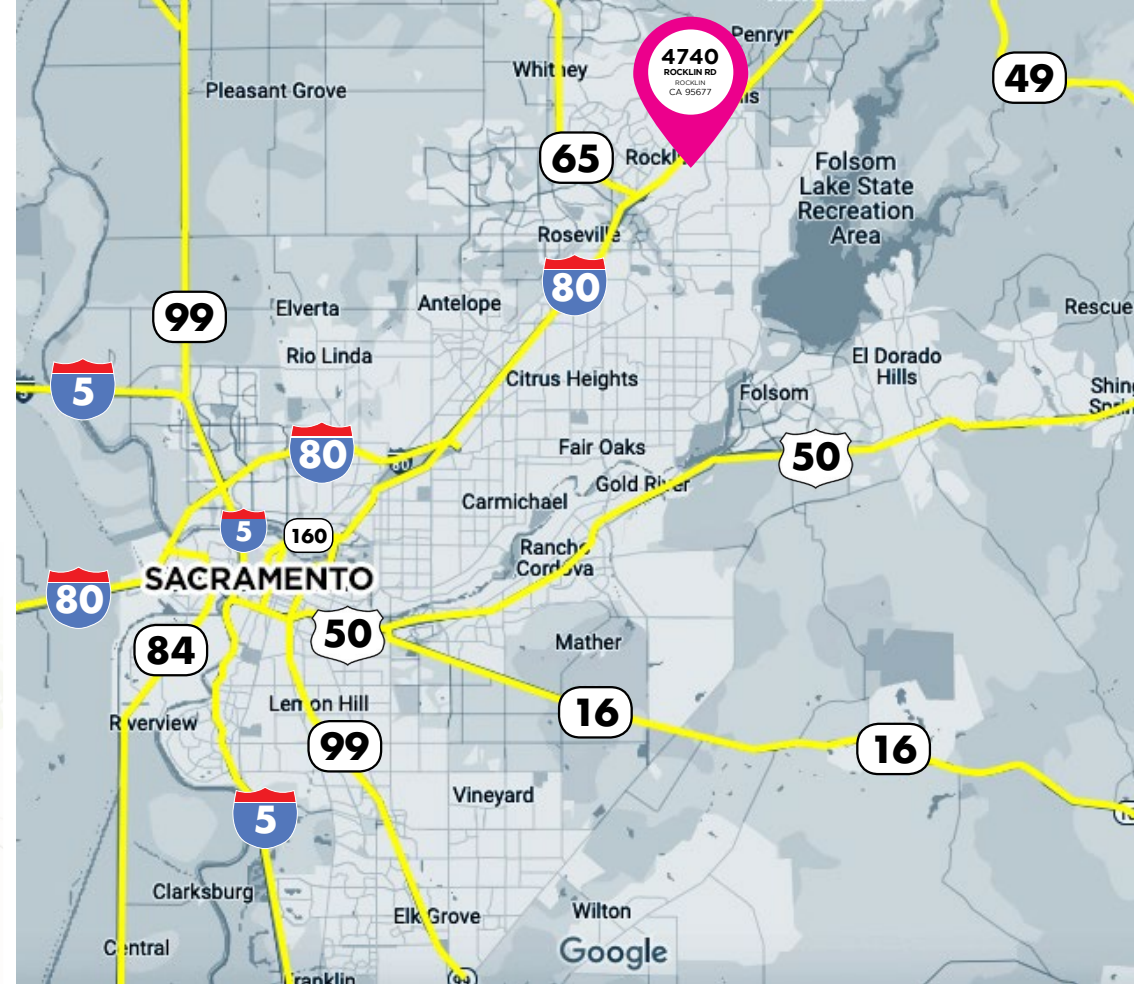
< \$25K	3,850
\$25K - 50K	4,910
\$50K - 75K	5,300
\$75K - 100K	5,562
\$100K - 125K	5,625
\$125K - 150K	3,357
\$150K - 200K	5,131
\$200K+	5,681

## RESIDENT POPULATION

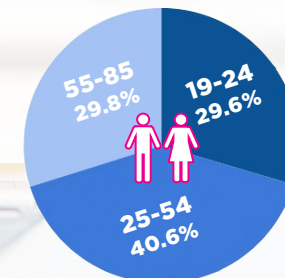


5 mile Population 2024

2010	116,410
2023	115,422
2028	114,426



## 2023 POPULATION BY AGE



## TOTAL HOUSE HOLDS - 2024



2 mile	23,998
5 mile	39,416
10 mile	82,214





# BUYER REPRESENTATION



**The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.**

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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# SALE

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