



AVAILABLE  
**FOR LEASE**

**4785-4835 GRANITE DRIVE**  
ROCKLIN, CA 95677  
ONLY ONE SPACE LEFT AVAILABLE

**PREMIER RETAIL SPACE AVAILABLE IN ROCKLIN**

**DANIEL MUELLER**

Executive Director  
**916 704 9341**

1555 River Park Dr. Ste. 109  
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Cal DRE# 01829919

**CENTURY 21**

Select Real Estate, Inc.





# THE PROPERTY

4785-4835 GRANITE DRIVE ROCKLIN, CA 95677

REGION      AVAILABILITY      ZONING      OPPORTUNITY      PRICING

				
ROCKLIN	+/-1,750 SF	COMMERCIAL	RETAIL	\$1.75 NNN

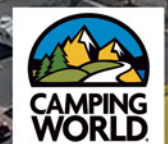




4785-4835  
GRANITE DRIVE

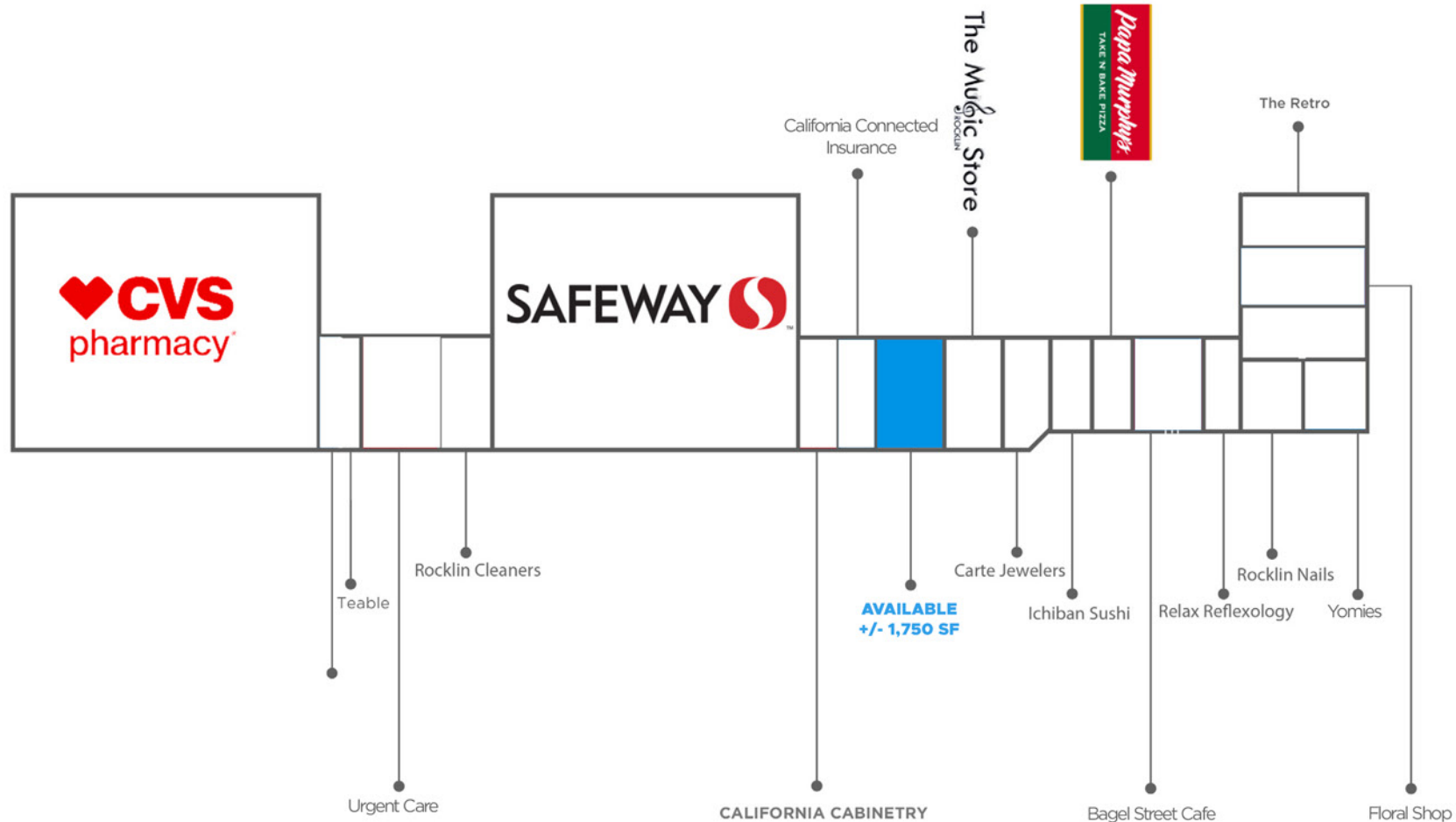


WEST  
MARINE  
PLAZA





# FLOOR PLANS



4785-4835  
GRANITE DRIVE





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# THE BUILDING

The property offers available suites in a multitude of different sizes and configurations. The building is anchored by Safeway and CVS and is visible from the Freeway. The main entrance of the center is located at a signalized intersection.

The ample parking allows for upward of 700 cars +/-; ratio of 3.68/1,000 SF. The building offers both building and monument signage. The center is near Sierra Community College which has a student population of approximately 20,000.







## THE AREA

Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte Mountain range in the West. Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety. Rocklin is in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area. Rocklin has been one of the fastest growing cities in California. The City's population grew 64 percent from 2000-2014 with a current population of approximately 70,350, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list). The City's strongest assets are its residents, and citizen input and participation set Rocklin apart. We are proud of Rocklin's rich heritage and excited about its future. Thanks to residents, businesses and community leaders working together, we can ensure a bright future.



4785-4835

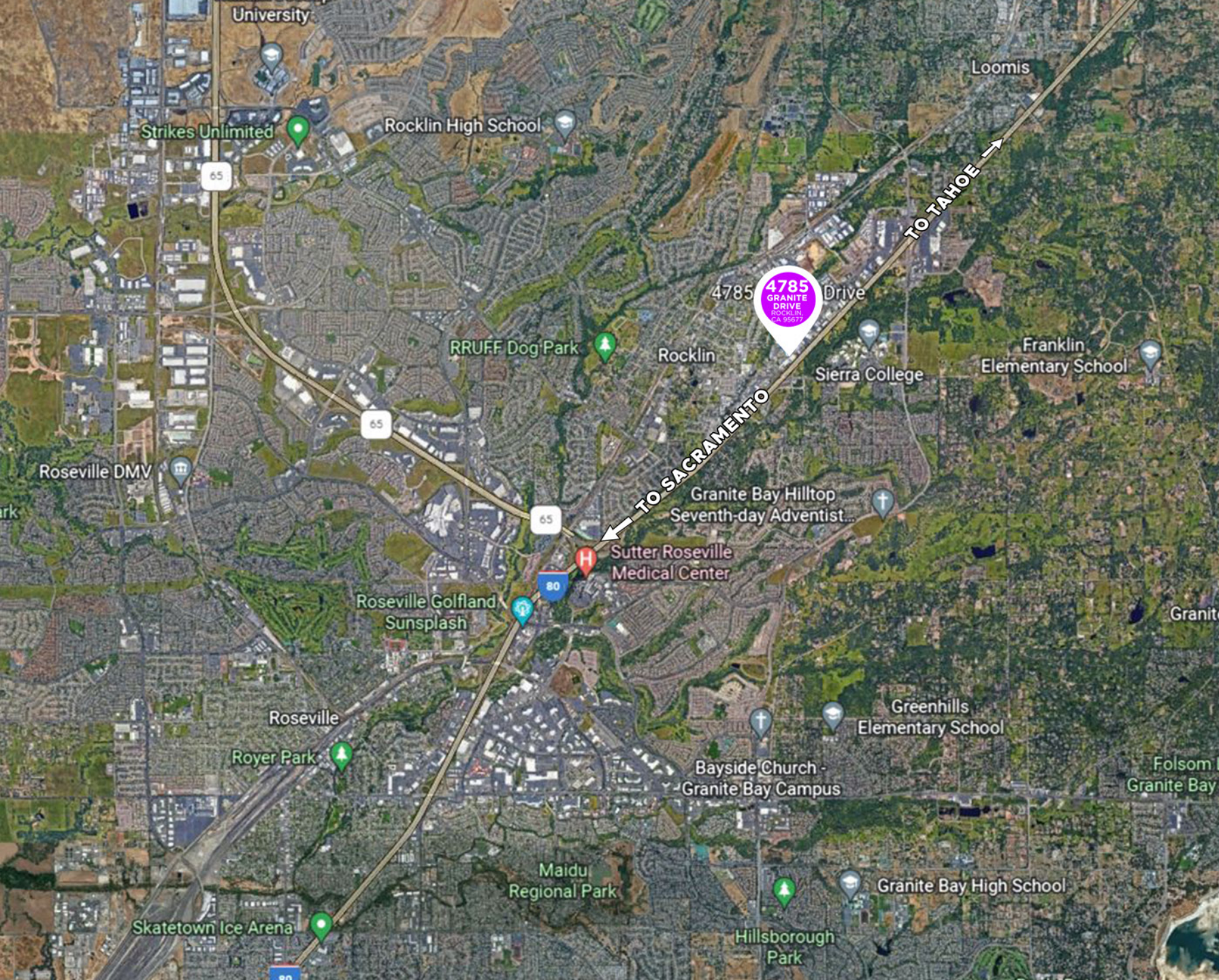
GRANITE DRIVE



CENTURY 21

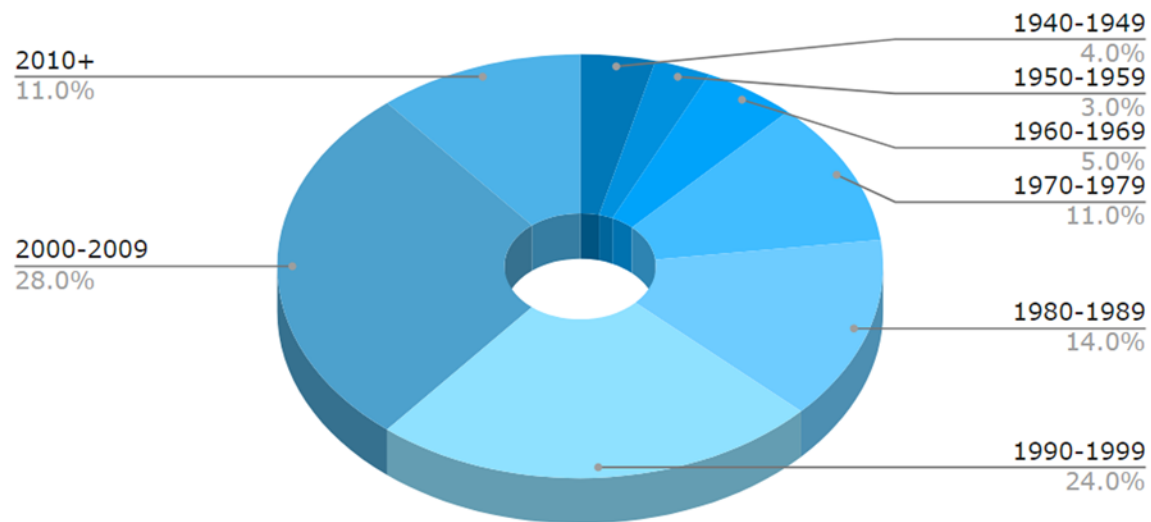
KELLER COMMERCIAL



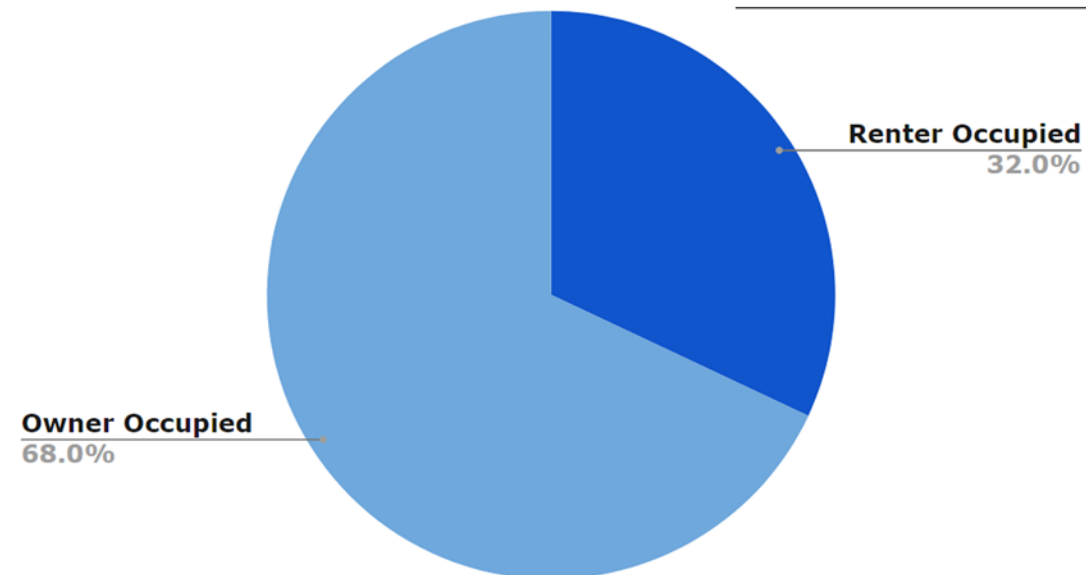




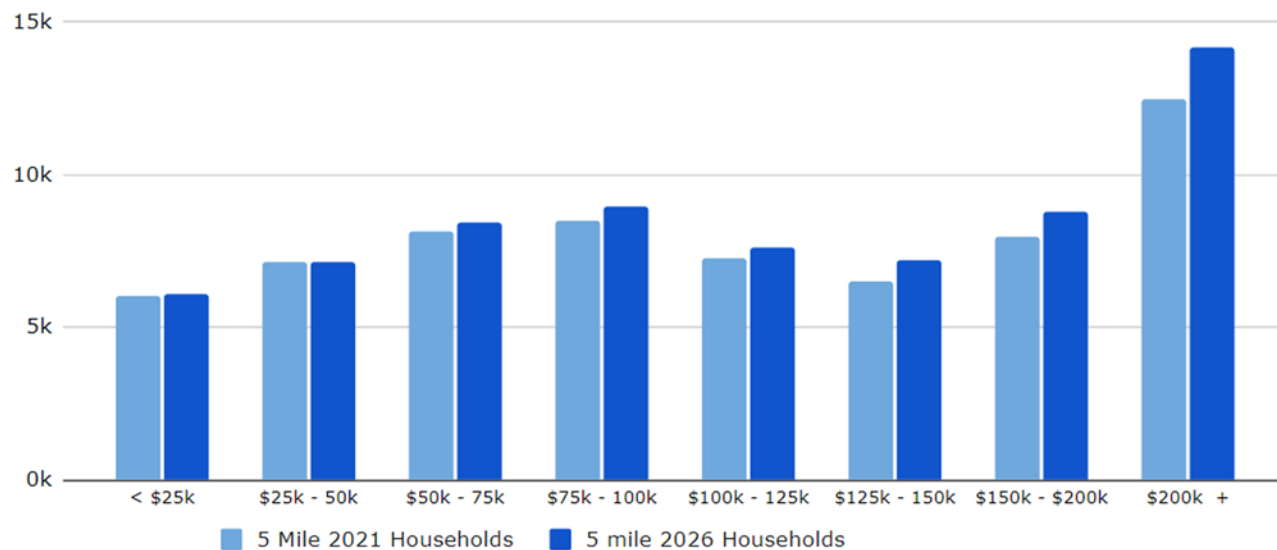
## Homes Built by Year



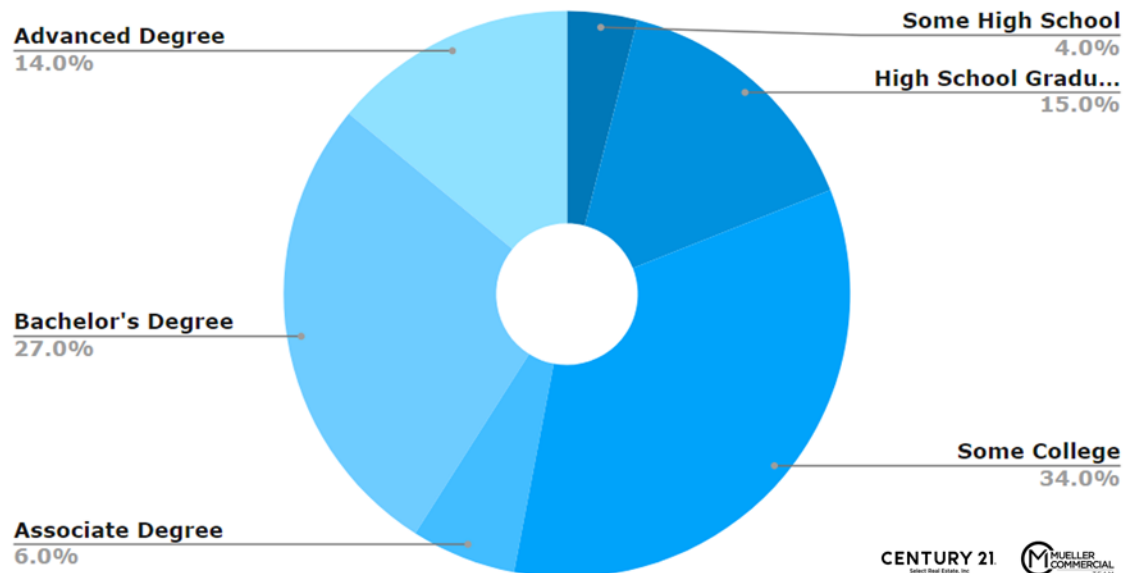
## Housing Occupancy



## Monthly House Hold Income



## Educational Attainment



**4785-4835**

GRANITE DRIVE



Housing Type

Group Quarters

2.0%

20+ Units

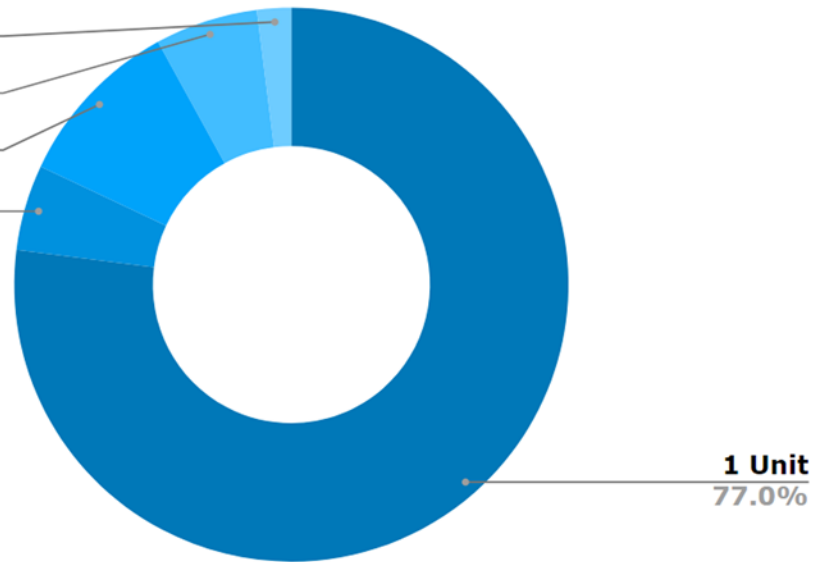
6.0%

5-19 Units

10.0%

2-4 Units

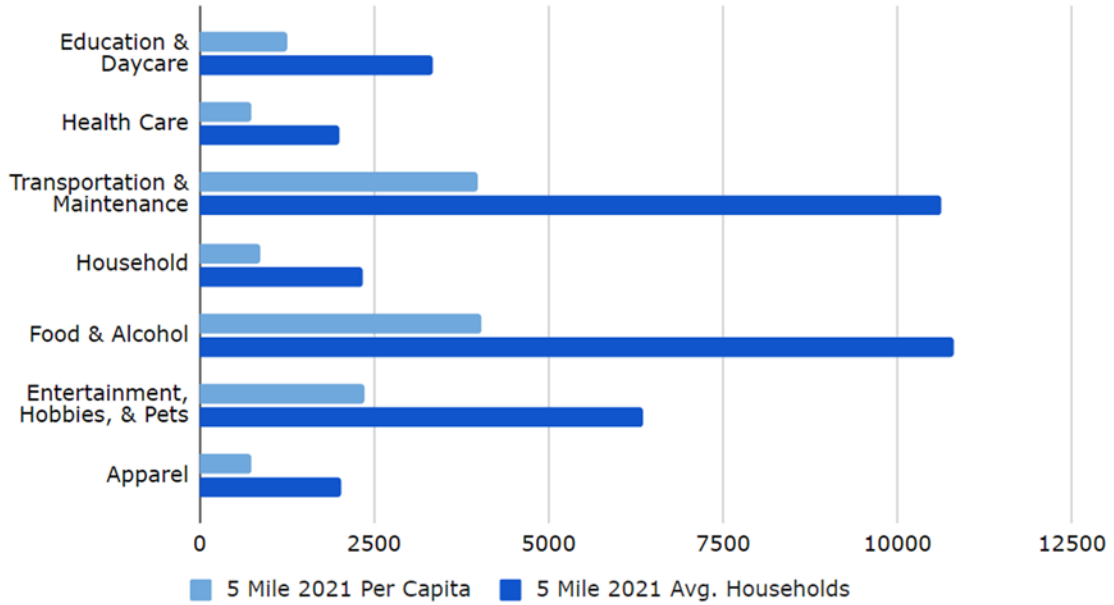
5.0%



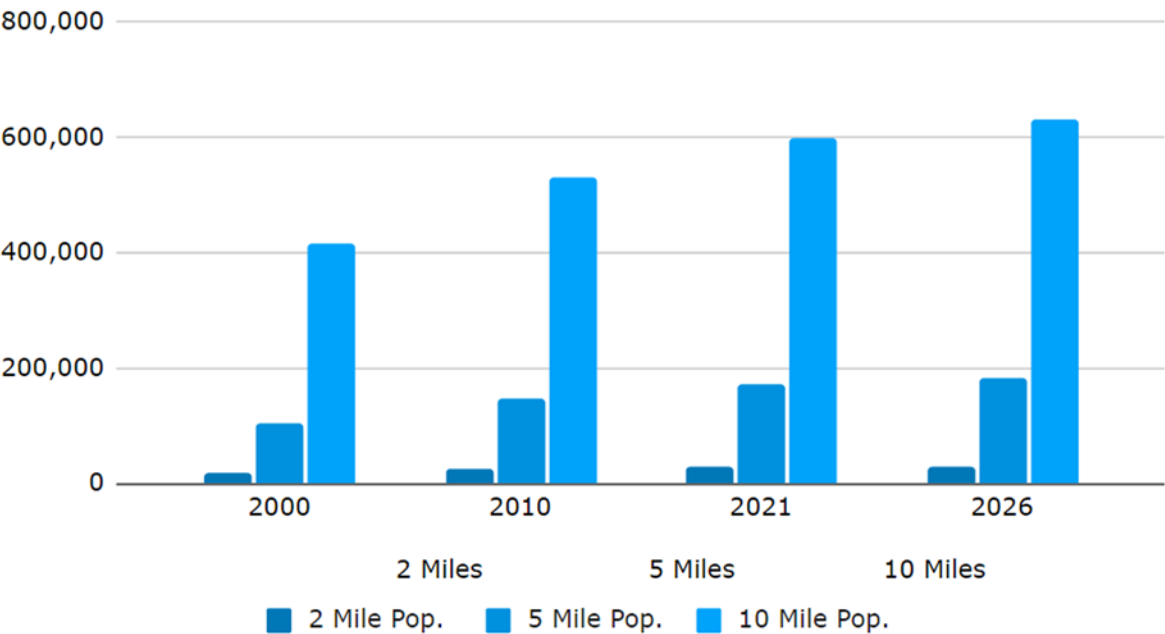
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	19,448	104,229	416,341
2010	23,896	148,297	532,437
2021	27,634	171,188	600,595
2026	29,516	182,809	632,623

1 Unit  
77.0%

Per Capita & Avg. Household Spending



Population







INTERSTATE 80 ADT 101,035

GRANITE DRIVE ADT 13,122

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