

4487 Pacific Street, Rocklin

FOR LEASE | ±11,400 SF WAREHOUSE WITH OFFICE AND YARD



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GALLELLI REAL ESTATE
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PROPERTY DETAILS

Property Details:

- ±11,400 SF
- Zoned C-2
- 400 Amp Service
- Excellent Freeway Access
- High Identity Site

Office Breakdown:

- ±2,400 SF Office
- Five (5) Private
- Breakroom
- Two (2) Restrooms

Yard Breakdown:

- Approx. ±8,000 SF
- Paved and Fenced

Warehouse Breakdown:

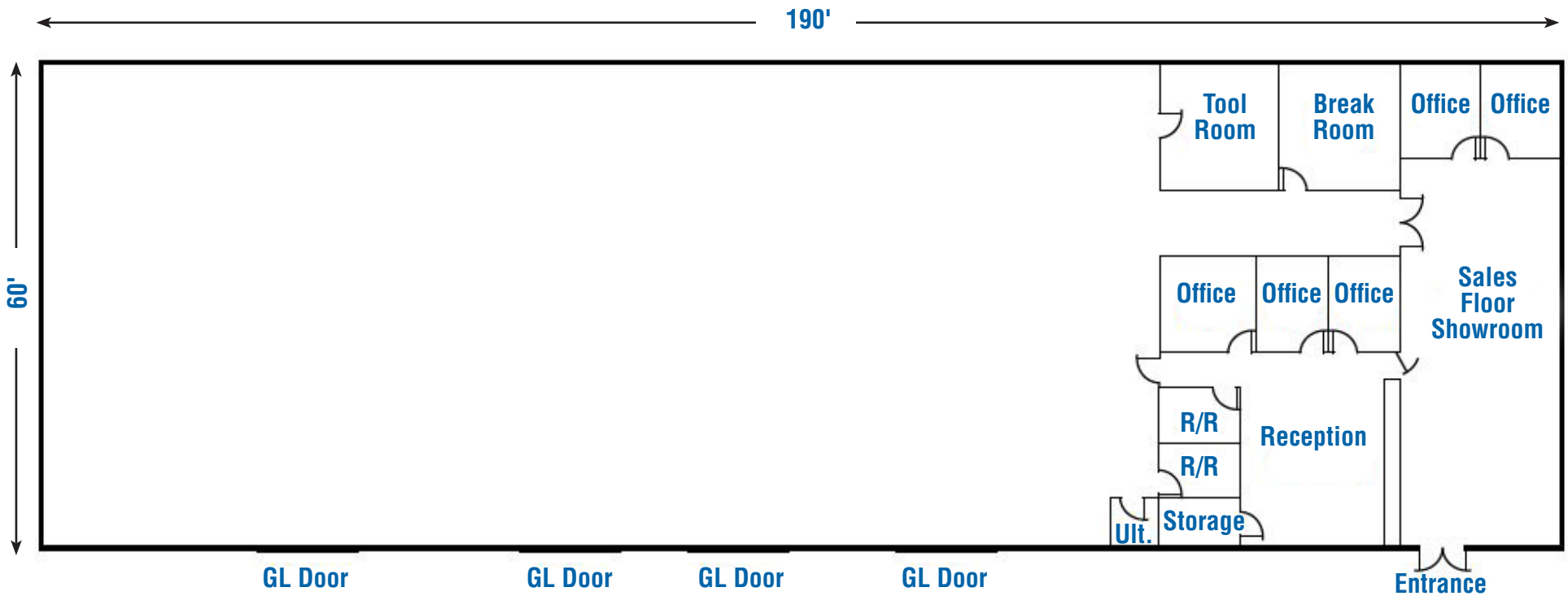
- ±9,000 SF Warehouse
- Insulated with Skylights
- Clear Span
- Fully Sprinklered
- Mezzanine Storage
- One (1) Restroom
- Four (4) Grade Level Overhead Doors
- 16'-18' Clear Height
- Upgraded Lighting



**LEASE RATE:
\$13,750/MONTH; NNN**



FLOOR PLAN



DEMOGRAPHICS

MARKET OVERVIEW

4487 Pacific St, Rocklin, CA 95677

2023 - 3 Mile Radius

KEY FACTS

POPULATION	74,169	AVERAGE HOUSEHOLD SIZE	2.7
MEDIAN AGE	40	MEDIAN HOUSEHOLD INCOME	\$112,507

EDUCATION

15.92%	23.31%	42.13%
HIGH SCHOOL GRADUATE	SOME COLLEGE	BACHELOR/GRAD/DOC DEGREE

HOUSING STATISTICS

\$557,715	27,328	34.38%
MEDIAN HOME VALUE	HOUSEHOLDS	% RENTER OCCUPIED HOUSING UNITS

BUSINESS

33,624
TOTAL EMPLOYEES

COMMUTERS

1.13%	88.71%
USED PUBLIC TRANSPORTATION	DROVE ALONE TO WORK

EMPLOYMENT

72.77%	27.23%
WHITE COLLAR	BLUE COLLAR

SURROUNDING AERIAL



SHRED
BE ER CO

enterprise

Pacific St

4487 PACIFIC ST

Sierra Meadows Dr

Grove St

AMF
BOWLING

FOR MORE INFORMATION PLEASE CONTACT

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