

ROCKLIN POINTE SHOPPING CENTER 1,079 SF OF RETAIL SPACE AVAILABLE

**NOW
REMODELED**



4780 GRANITE DRIVE, SUITE 200 ROCKLIN, CA

FEATURES:

- Excellent access to Hwy 80
- Hard corner at Granite Dr & Sierra Meadows Dr
- Building signage visible from busy Granite Drive
- Anchored by Jamba Juice
- Highly visible building signage

COMMENTS:

Next door to Rocklin Unified School district and across the street from Safeway Shopping Center, Beverly Fabrics and Wells Fargo. Located at the gateway to Rocklin's Auto Mall. Co-tenants with Milo's Greek Food and Goodwill.

LEASE RATE:

\$1,824.00, NNN (\$1.69 PSF)

DEMOGRAPHICS:	1 miles	3 miles	5 miles
2017 Population (est):	7,118	61,458	159,697
2017 Avg. HH Income:	\$87,589	\$103,593	\$106,548

NNN costs are approx. \$0.53 PSF

Daily Traffic Count: 16,642 @ Sierra Meadows & Granite

FOR MORE INFORMATION, CONTACT:

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ETHAN CONRAD

PROPERTIES INC.

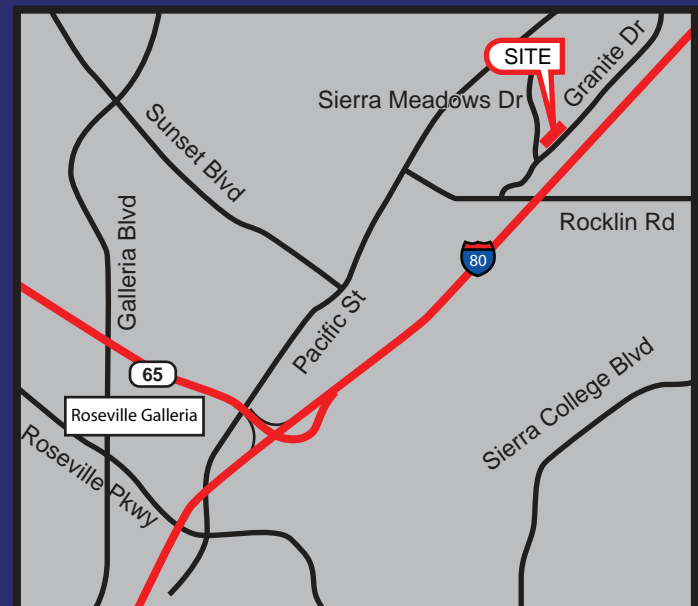
916.779.1000

1300 National Drive, Suite 100

Sacramento, CA 95834

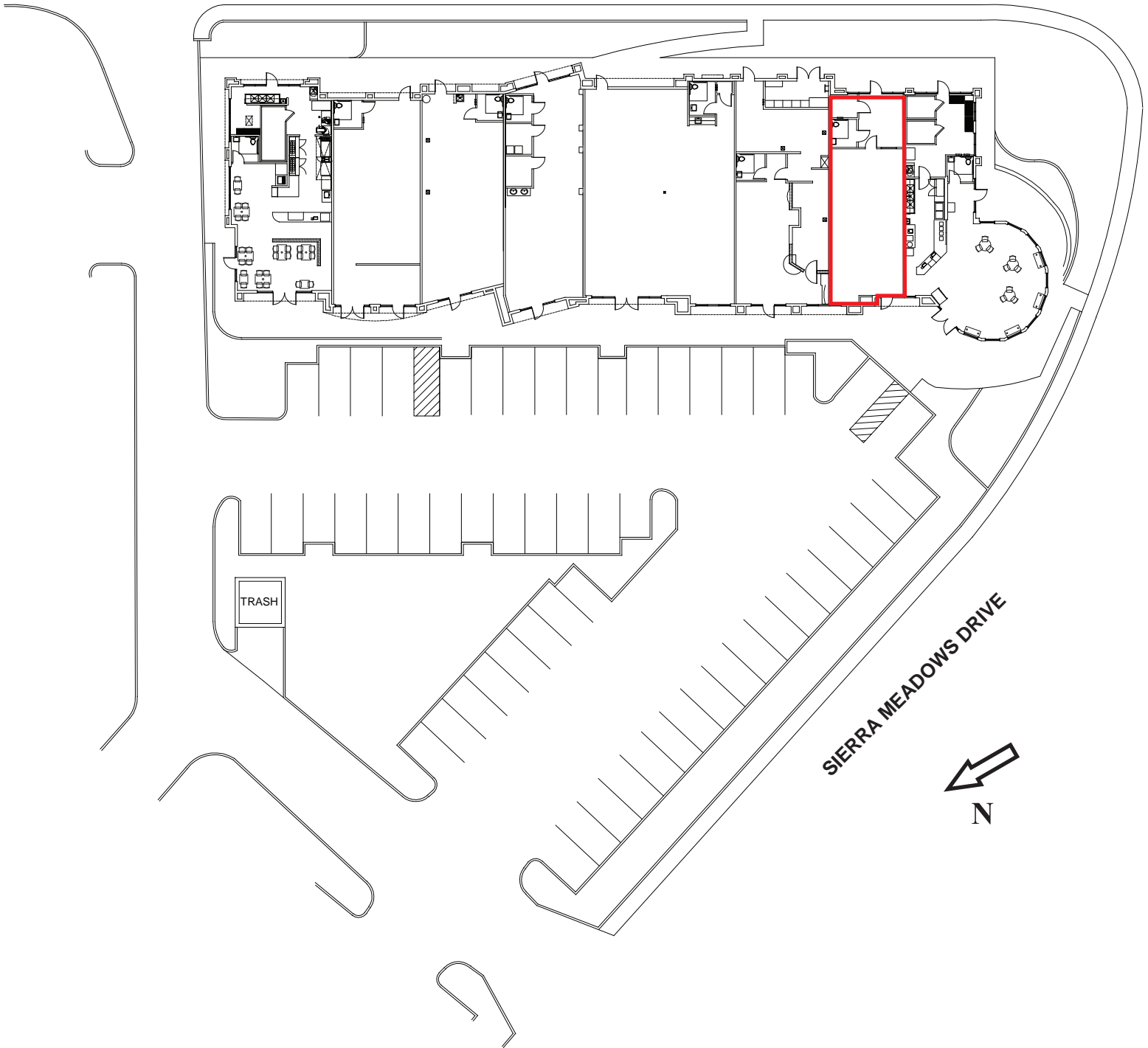
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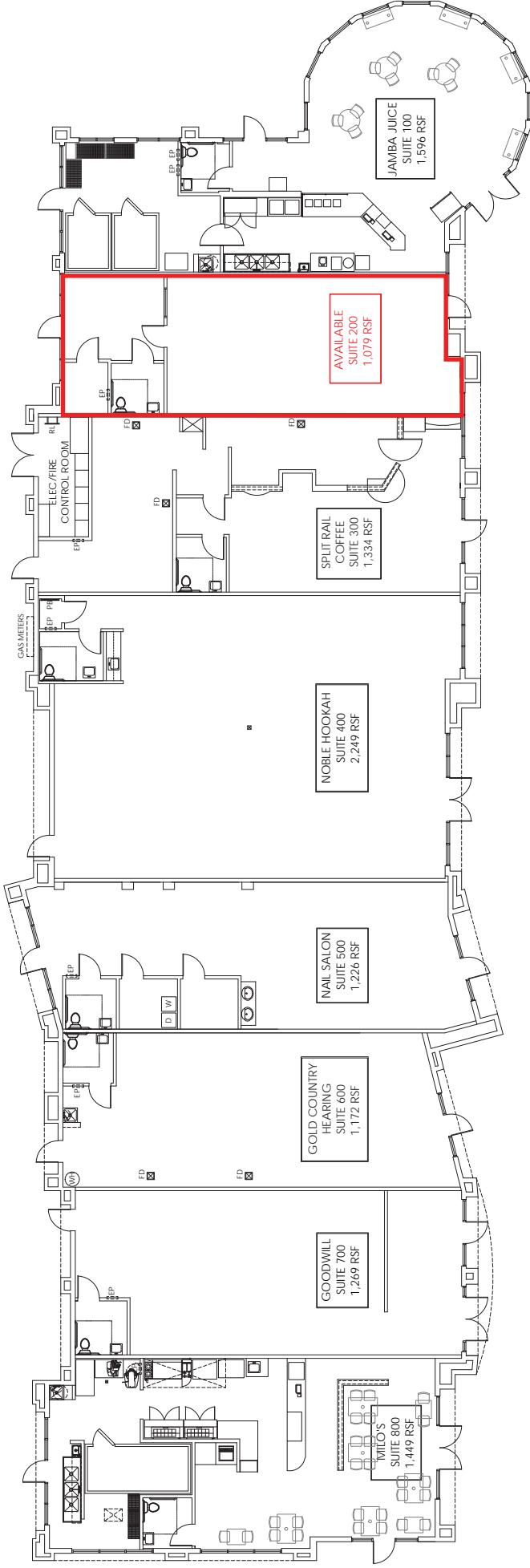
GRANITE DRIVE



Suite	Tenant	Suite SF	Lease Rate
Suite 100:	Jamba Juice	1,596 SF	\$1.69 PSF, NNN
Suite 200:	AVAILABLE	1,079 SF	
Suite 300:	Split Rail Coffee	1,334 SF	
Suite 400:	Nobel Hookah	2,249 SF	
Suite 500:	Nail Salon	1,226 SF	
Suite 600:	Gold Country Hearing	1,172 SF	
Suite 700:	Goodwill Donation Express	1,269 SF	
Suite 800:	Milo's Greek Restaurant	1,449 SF	

NNN costs are \$0.53 PSF.

ROCKLIN POINTE, 4780 GRANITE DRIVE, ROCKLIN CA



ETHAN CONRAD PROPERTIES
2625 SIERRA MEADOWS DRIVE - 11,374 SF TOTAL
ROCKLIN, CA

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