

**FOR SALE**

**±6.5 AC of Prime Commercial Land**

Granite Dr & Sierra College Blvd, Rocklin, CA 95677



**CONTACT**

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## FEATURES & HIGHLIGHTS

±6.5 Acres (All or Part)

For Sale: \$3,680,820 (\$13/SF) - Bulk Sale Price

Parcel 20: ±3.9 AC

Granite Drive frontage

Parcel 19: ±1.5 AC

Land Use: C-2 (Commercial)

Parcel 18: ±1.1 AC

No bond debt

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## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Total Population	1,765	44,862	127,317
Households	645	16,915	47,598
Average Age	40	41	39
Median Household Income	\$81,653	\$86,244	\$89,266
Daytime Employees	4,464	15,109	71,132
Population Growth '17-'22	^6.1%	^5.5%	^5.75%
Household Growth '17-'22	^6.1%	^5.6%	^5.78%

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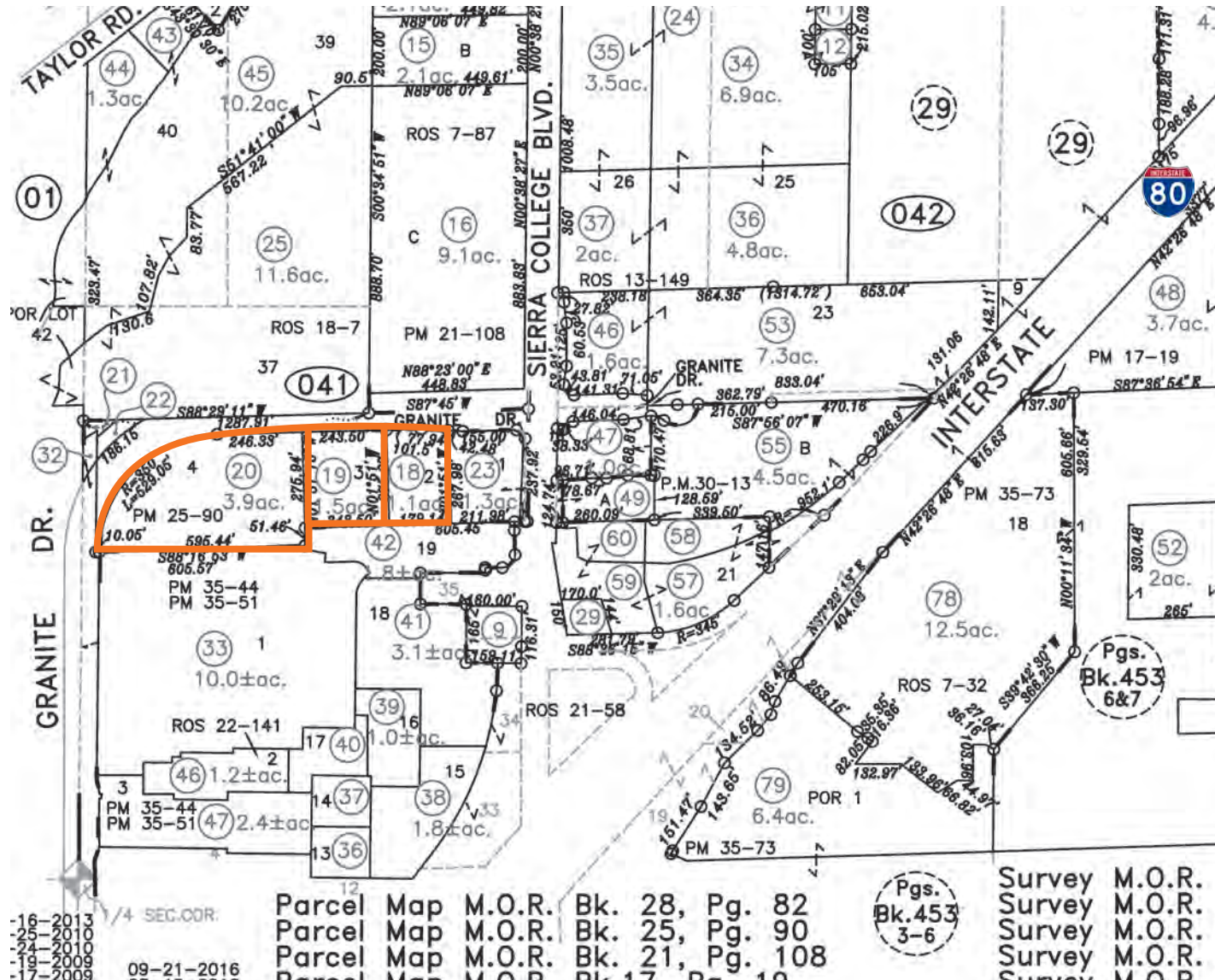
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## SITE PLAN



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