

Venture Commerce Center

5736 Lonetree Blvd Rocklin, CA



FOR LEASE
AND SALE

±2,840 SF available Office and Warehouse
Move-in ready in like new condition

Jon Walker
Partner & Senior Vice President
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LIC #01204666

kiddermathews.com

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Mathews

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Features

±2,840 SF Available

±1,340 Sq Ft office

±1,500 Sq Ft warehouse

Lease Rate - \$1.25/SF + Electricity & Janitorial

Purchase Price: \$564,000 (\$198/SF)

Move-in ready in like new condition with ample parking

Men's & Women's restrooms

Easy access to Hwy 65

HVAC provided in office areas

21' clear ceiling height (insulated), one (1) 10' x 14' roll-up

Sprinklered

Zoned: PD-IP (City of Rocklin)

"Store-front" window and rear entry door

High-speed Internet access available

200 Amps, 208/120 Volt, 3 Phase



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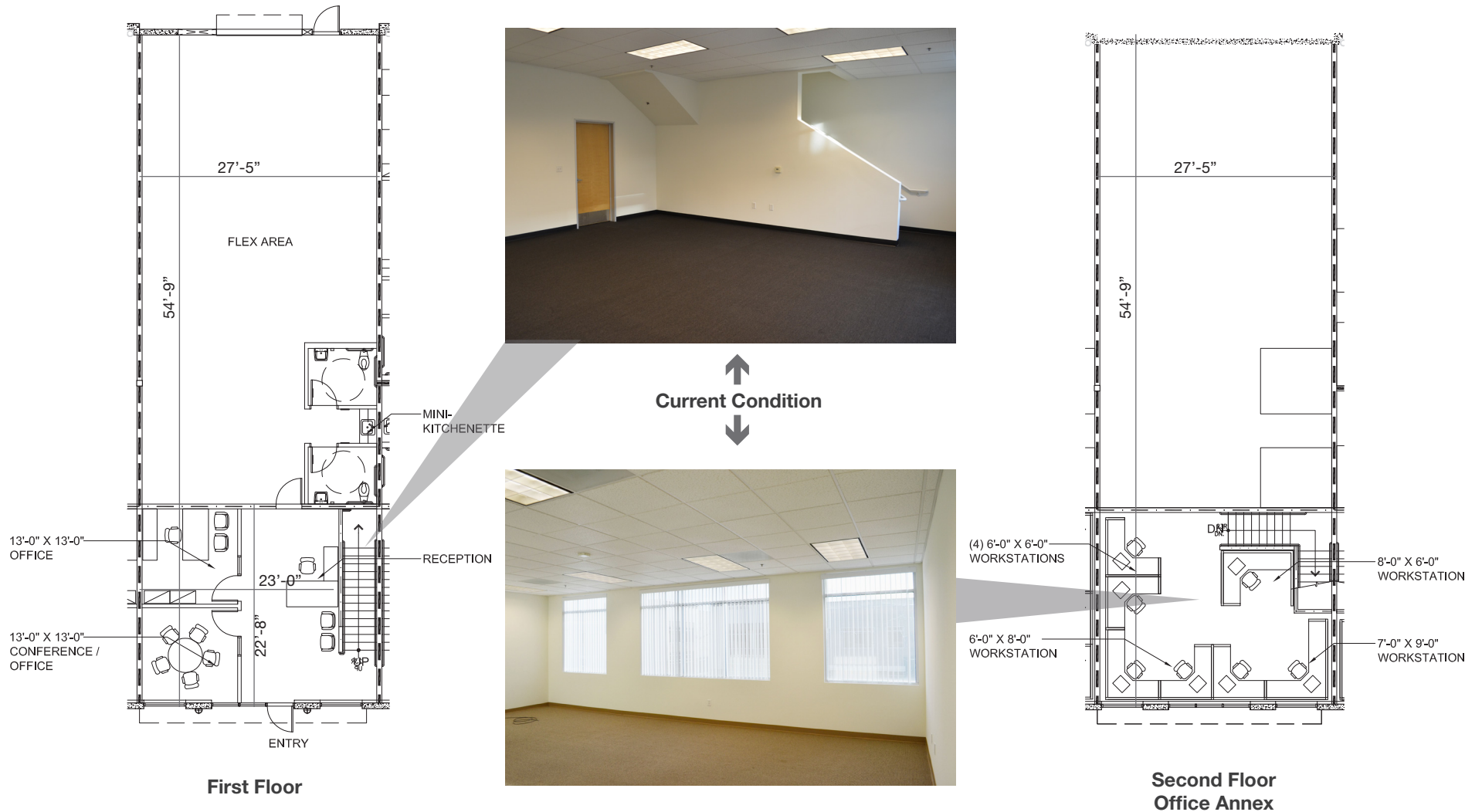


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Potential Office and Furniture Designs



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City of Rocklin Statistics

Population	58,738
Population Growth	64% growth since 2000
Projected Population 2019	61,823
Median Age	35.8
Unemployment Rate (5/14)	4.2%

City of Rocklin Demographics

Median Household Income	\$76,898
Average Household Income	\$94,625
Median Home Price (5/14)	\$378,300
Highway 65 Daily Traffic Count	71,770
# of Businesses within 1 Mile	756

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