

**4391 GRANITE DRIVE**  
**ROCKLIN, CA**  
FOR LEASE  
12,138 SF RETAIL/WAREHOUSE  
BUILDING

**ETHAN CONRAD**  
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

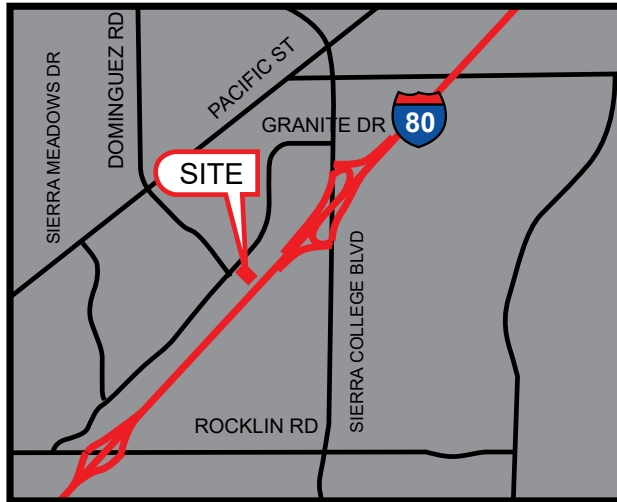
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**916.779.1000**

ETHAN CONRAD PROPERTIES, INC  
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
[www.ethanconradprop.com](http://www.ethanconradprop.com)

**FEATURES:**

- 12,138 SF freestanding retail/warehouse building
- I-80 visible pylon signage available
- Excellent access to I-80
- Monument signage available on Granite Dr.
- Gated/secure parking entrance
- 1000 Amps of 3-Phase power
- Two (2) 12' x 12' roll-up doors
- 5/1,000 SF parking ratio
- Fully conditioned throughout
- Ceiling height 17'-7" and deck height 20'-9"

**PROPERTY DETAILS:**

Located in Rocklin with high household incomes and rapidly growing community.

Adjacent to Rocklin Commons with tenants including Target, Stein Mart, Studio Movie Grill and Chipotle.

Other neighboring tenants include Walmart, Bass Pro Shop, Petsmart, In & Out and more.

**LEASE RATE:**

12,138 SF    \$21,242.00 (\$1.75 PSF, NNN)

NNN costs are approximately \$0.25 PSF.

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	6,508	58,071	156,121
2024 Average HH Income:	\$176,418	\$152,287	\$162,160
Traffic Count @ Granite Dr:	10,795	@ I-80: 100,795	

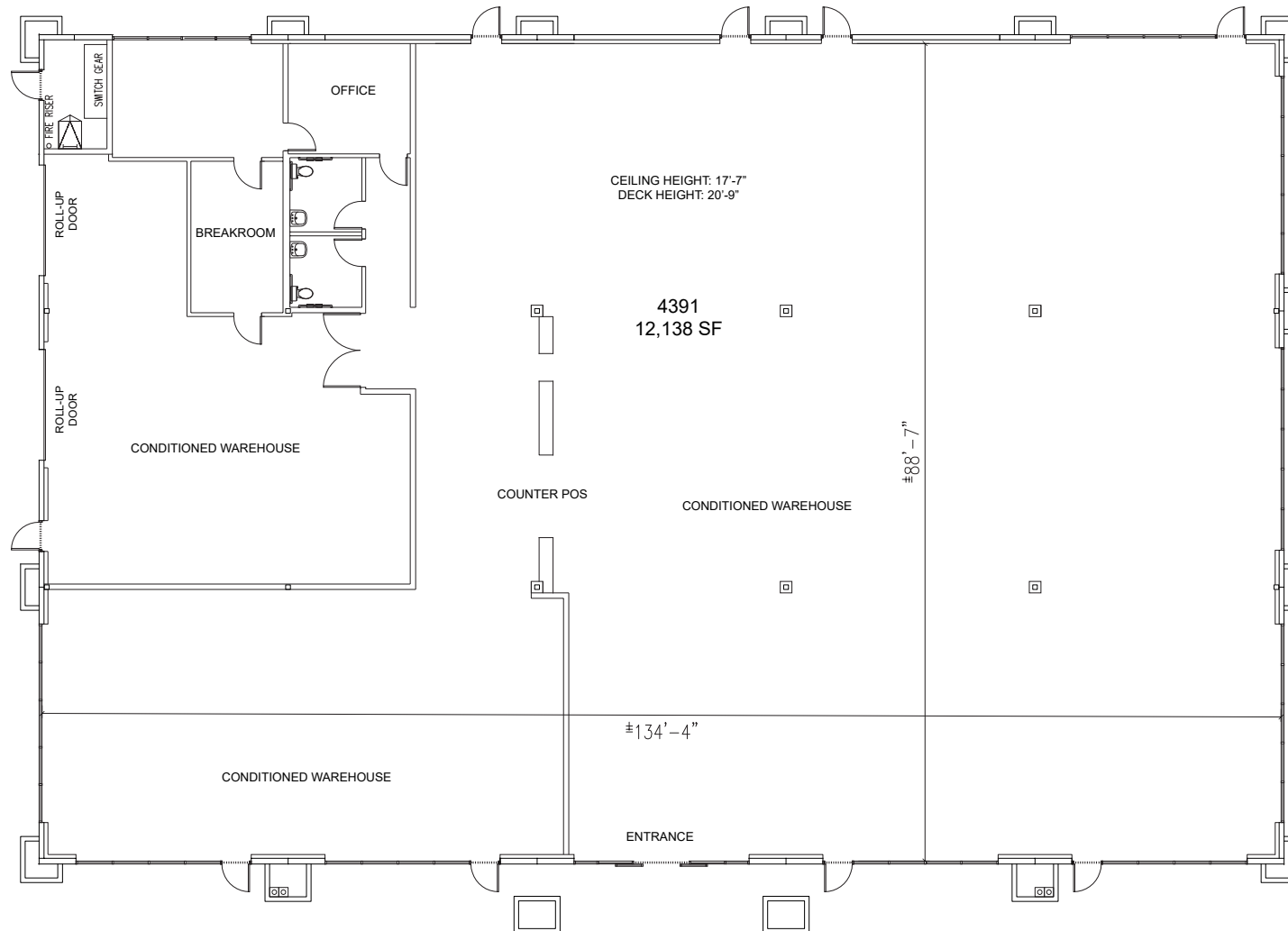
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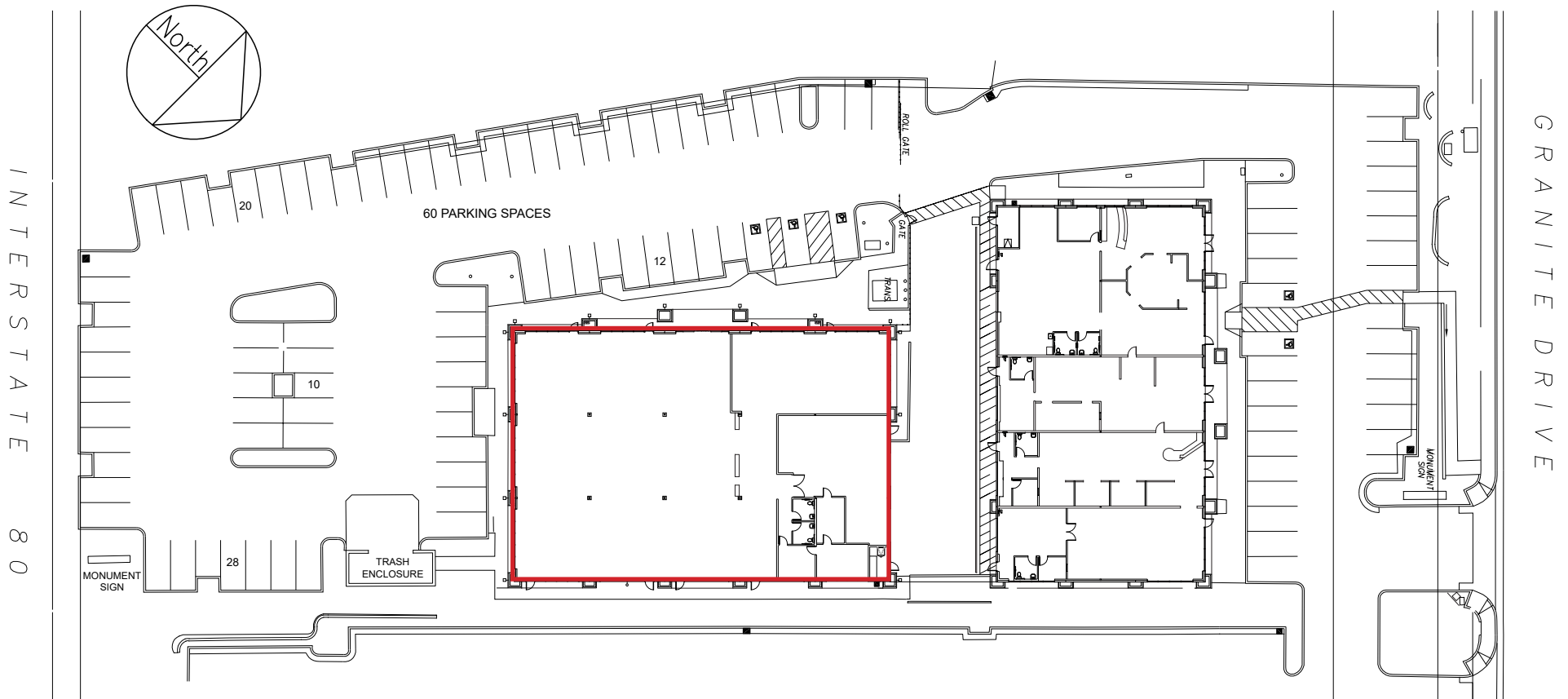
## FLOOR PLAN



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## SITE PLAN

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