



FOR SALE  
OFFERED AT  
\$1,550,000 (\$352.27 PSF)  
±4,400 SF

# 4980 ROCKLIN ROAD

ROCKLIN, CA 95677

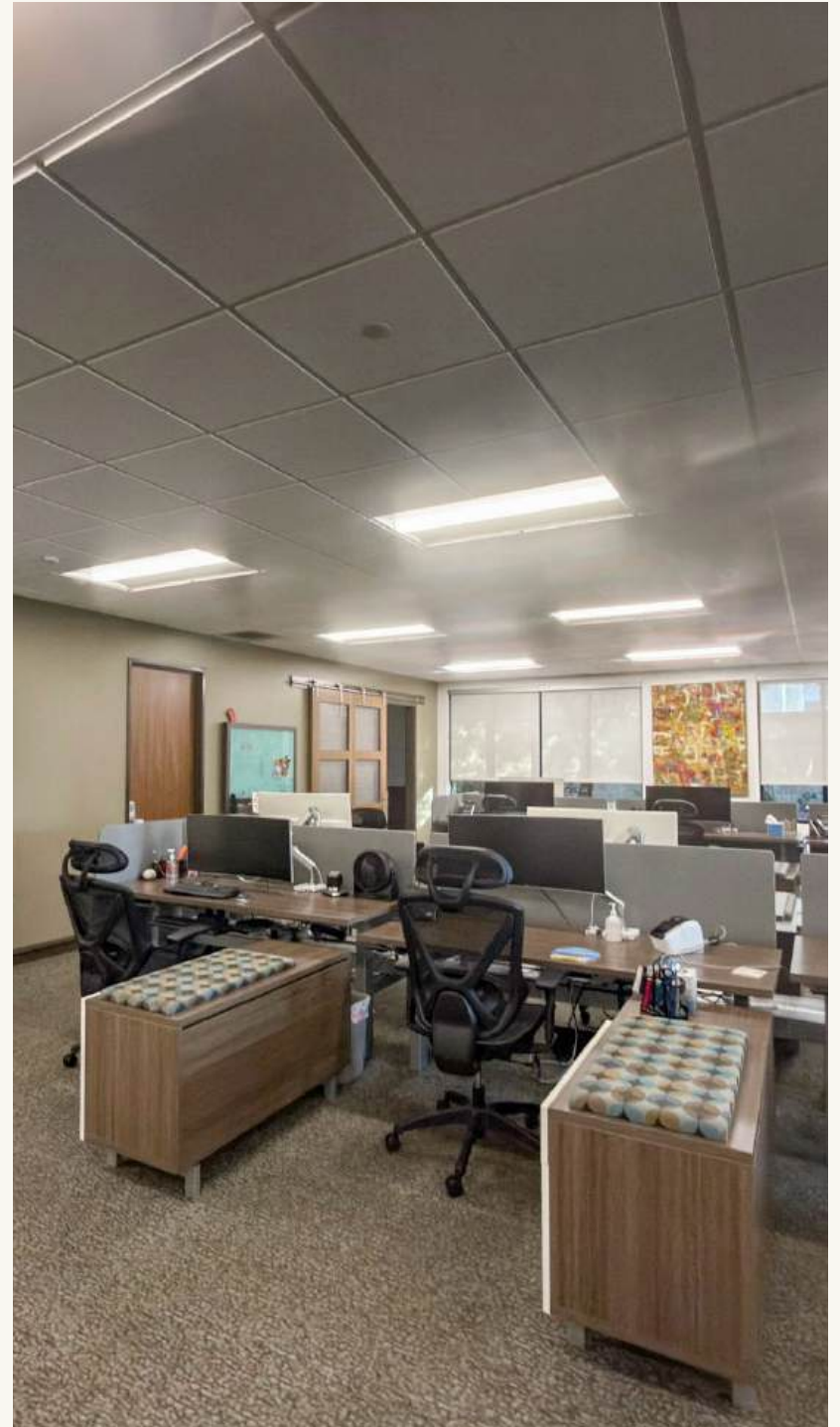


# THE OFFERING

Cushman & Wakefield is pleased to present 4980 Rocklin Road, an exceptional opportunity to acquire a ±4,400 SF, Class A office building in the heart of Rocklin, California. Built in 2007 and meticulously maintained, this property offers a professional environment ideal for medical practitioners, office users, or investors seeking a high quality asset in one of South Placer County's most desirable corridors.

## PROPERTY SUMMARY

<b>Address:</b>	4980 Rocklin Road, Rocklin, CA 95677
<b>Property Type:</b>	Office
<b>APN:</b>	045-131-006-000
<b>Occupancy:</b>	Delivered Vacant   Furniture available
<b>Stories:</b>	One (1)
<b>Year Built:</b>	2007
<b>Land (AC):</b>	0.15
<b>Zoning:</b>	PD C (Planned Development - Commercial)
<b>Building Size:</b>	±4,400 SF



# PROPERTY HIGHLIGHTS



MOVE-IN READY, MODERN FINISHES



FULLY FURNISHED



SOLAR PANELS



FULL KITCHEN/BREAK ROOM



HIGH-END WINDOW COVERINGS AND LIGHTING



ABUNDANT NATURAL LIGHT



MULTIPLE RESTROOMS



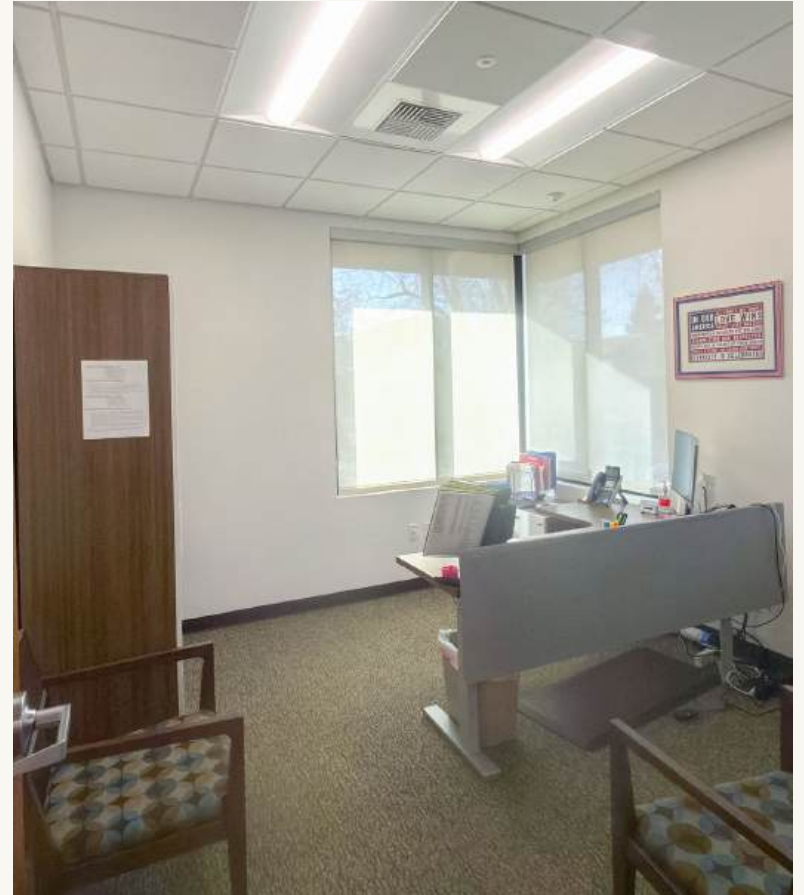
GENEROUS ON SITE PARKING



PROXIMITY TO INTERSTATE 80 & HIGHWAY 65



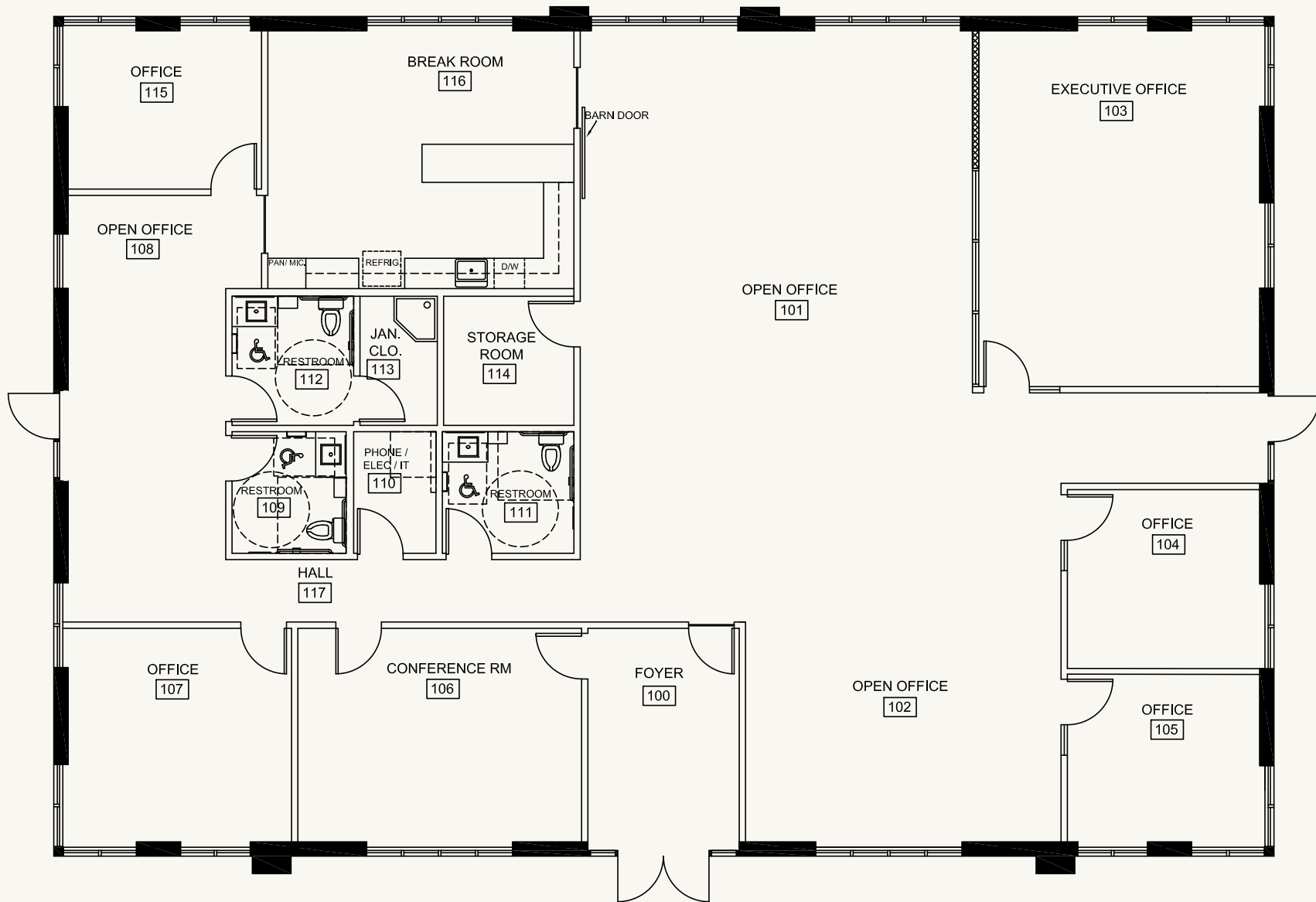
MONUMENT SIGNAGE AVAILABLE  
FACING ROCKLIN ROAD



# SITE PLAN



# FLOOR PLAN



# PRIME LOCATION

Positioned just off Interstate 80 and minutes from Highway 65, the property provides effortless access to the greater Sacramento region. Located within the Rocklin Executive Office Park and directly across from Sierra College, the site benefits from strong visibility, steady traffic, and a vibrant surrounding community.



# SURROUNDED BY AMENITIES

Employees, clients, and visitors enjoy immediate proximity to an impressive mix of retail, dining, and lifestyle destinations, including Rocklin Square, Rocklin Crossings, Rocklin Station, Roseville Fountains, and Westfield Galleria at Roseville.

# A COMMUNITY ON THE RISE

Rocklin Road continues to evolve as a dynamic corridor featuring professional offices, medical practices, retail centers, and executive housing. With strong demographics, a business friendly environment, and ongoing development, Rocklin remains one of the region's most compelling submarkets for both owner users and investors.





# CONTACT

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