



ROCKLIN 65 RETAIL PLAZA

6502 - 6508 Lonetree Blvd, Rocklin, CA 95765

±1,800 SF (FORMER MEDICAL OFFICE) RETAIL / AVAILABLE / FOR LEASE

****PROMO****
3 MONTHS FREE RENT



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OVERVIEW

For Lease

PREMISES

NWC Lonetree Blvd. and Adams Dr.

AVAILABLE SPACE: ±1,800 SF (FORMER MEDICAL OFFICE)

LEASE TYPE

Direct

ASKING RENT

Upon Request

NEIGHBORS

Lucille's Smokehouse BBQ, RC Willey, Sportsman's Warehouse, BareBones WorkWear, Grocery Outlet, Dollar Tree, Hobby Lobby, Crunch Fitness and Century Theatres

PROPERTY HIGHLIGHTS

- Former medical office space space available (7 exam rooms, 2 offices & 2 restrooms)
- Prime location with easy access to Highway 65
- Retail center is located in front of an office complex consisting of 20 fully occupied professional buildings
- Adjacent to the Blue Oaks Town Center (±525,000 SF of retail)
- In front of Rocklin Academy with approx. ±1,200 students dropped off daily by parents
- Easy ingress/egress
- High visibility
- Pylon signage available

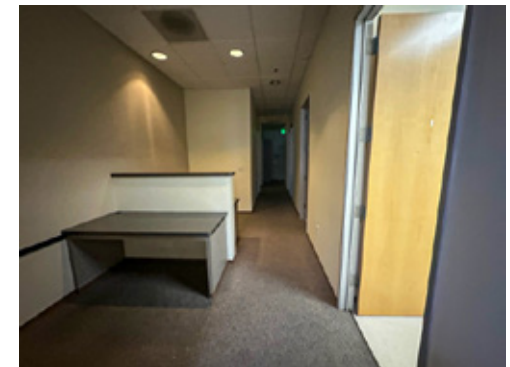
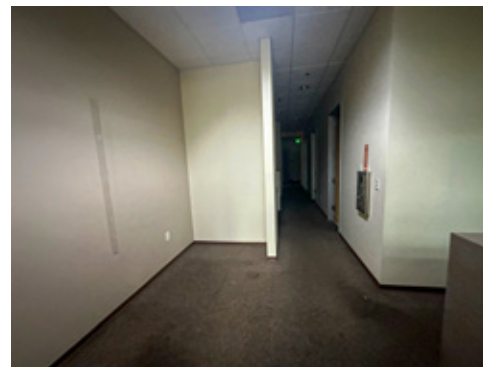
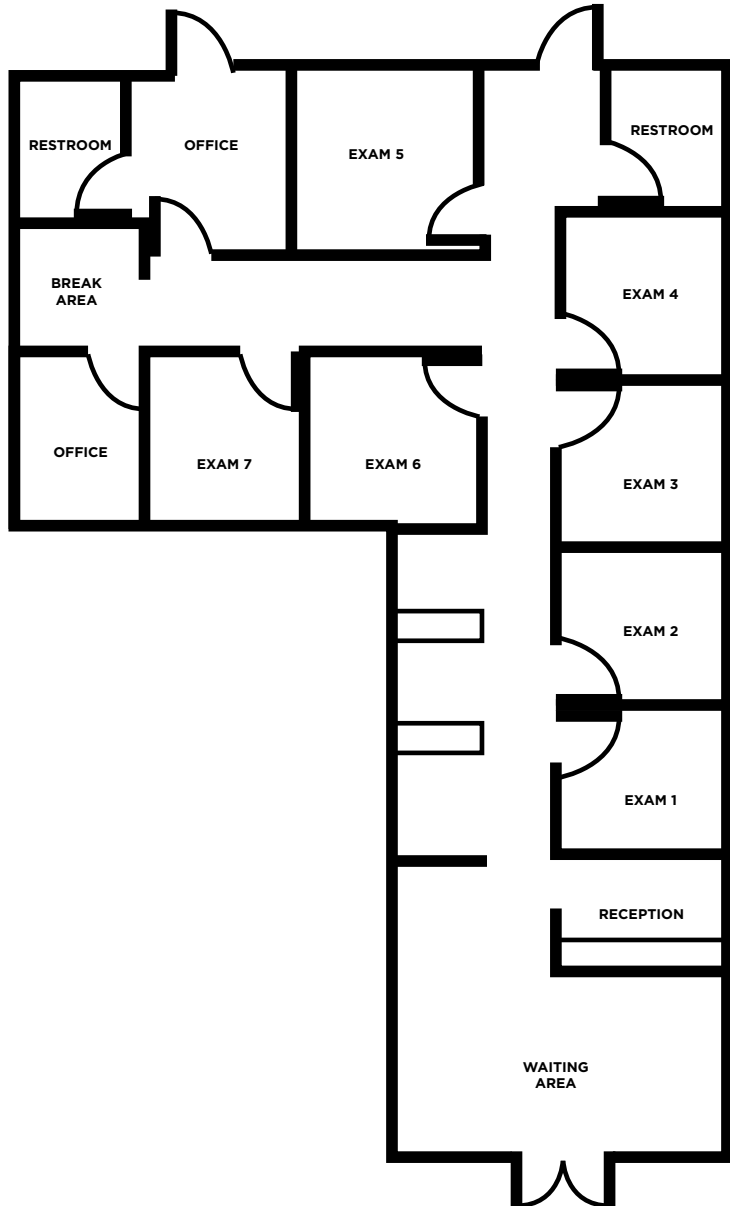


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FLOOR PLAN / PHOTOS

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NEIGHBORHOOD MAP

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TRADE AREA MAP

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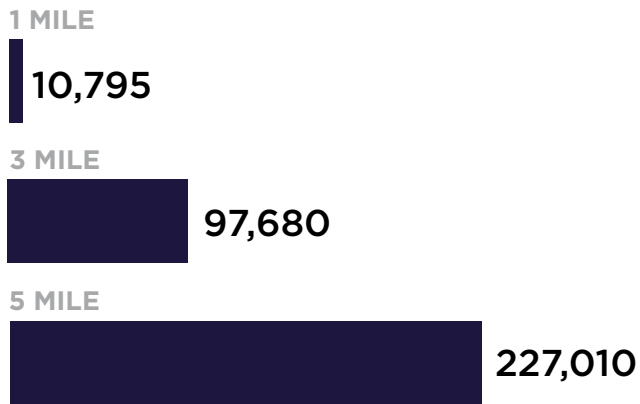
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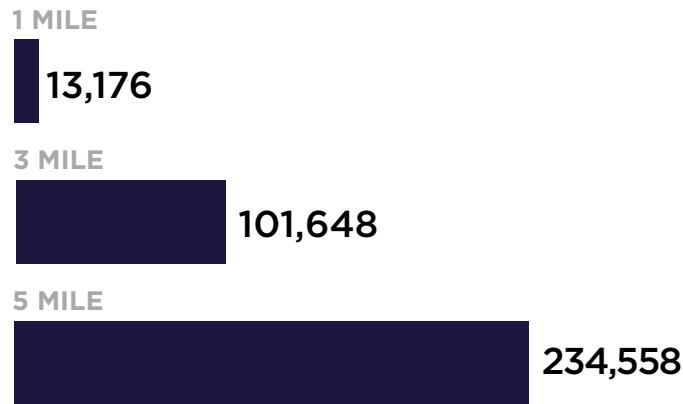
DEMOGRAPHICS

For Lease

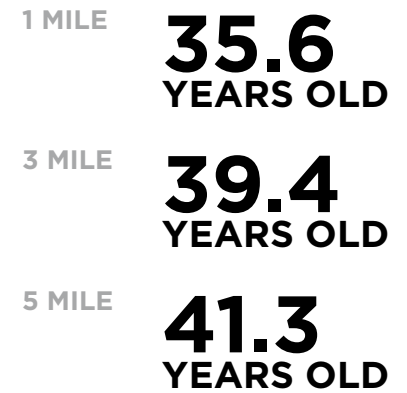
TOTAL POPULATION



DAYTIME POPULATION



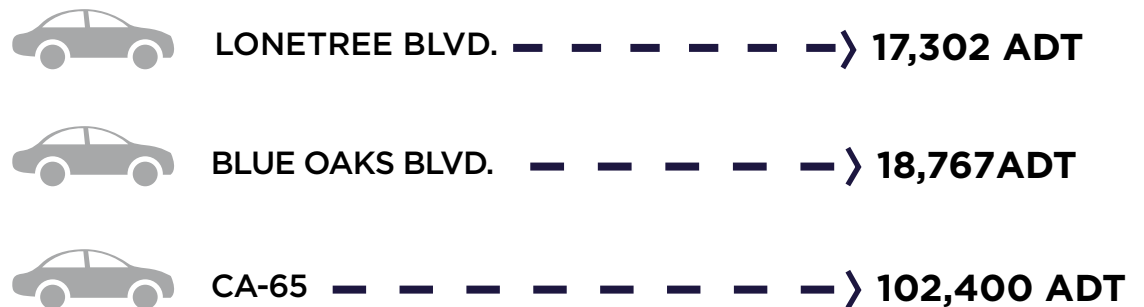
MEDIAN AGE



MED. HOUSEHOLD INCOME



TRAFFIC COUNTS





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