

3875 ATHERTON ROAD ROCKLIN, CA 95765



FOR SALE | OFFICE/FLEX CONDOMINIUMS



www.osbornegrouppcre.com

Robb Osborne
Executive Vice President
DRE #01398696
(916) 789-3337
rosborne@gallellire.com

Brandon Sessions
Senior Vice President
DRE #01914432
(916) 789-3339
bsessions@gallellire.com

Kannon Kuhn
Associate
DRE #02079314
(916) 789-3333
kkuhn@gallellire.com

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made to the accuracy of the information contained herein.

PROPERTY DETAILS

3875 Atherton is located directly off of Highway 65 at the Sunset Blvd exit and provides convenient access to all main freeways, offering commuters easy travel. The building's office/industrial flex buildout and light industrial zoning provides for a variety of uses in a highly sought after location.

An additional benefit for users are the solar panels, which were installed in 2009, creating substantial energy costs savings.

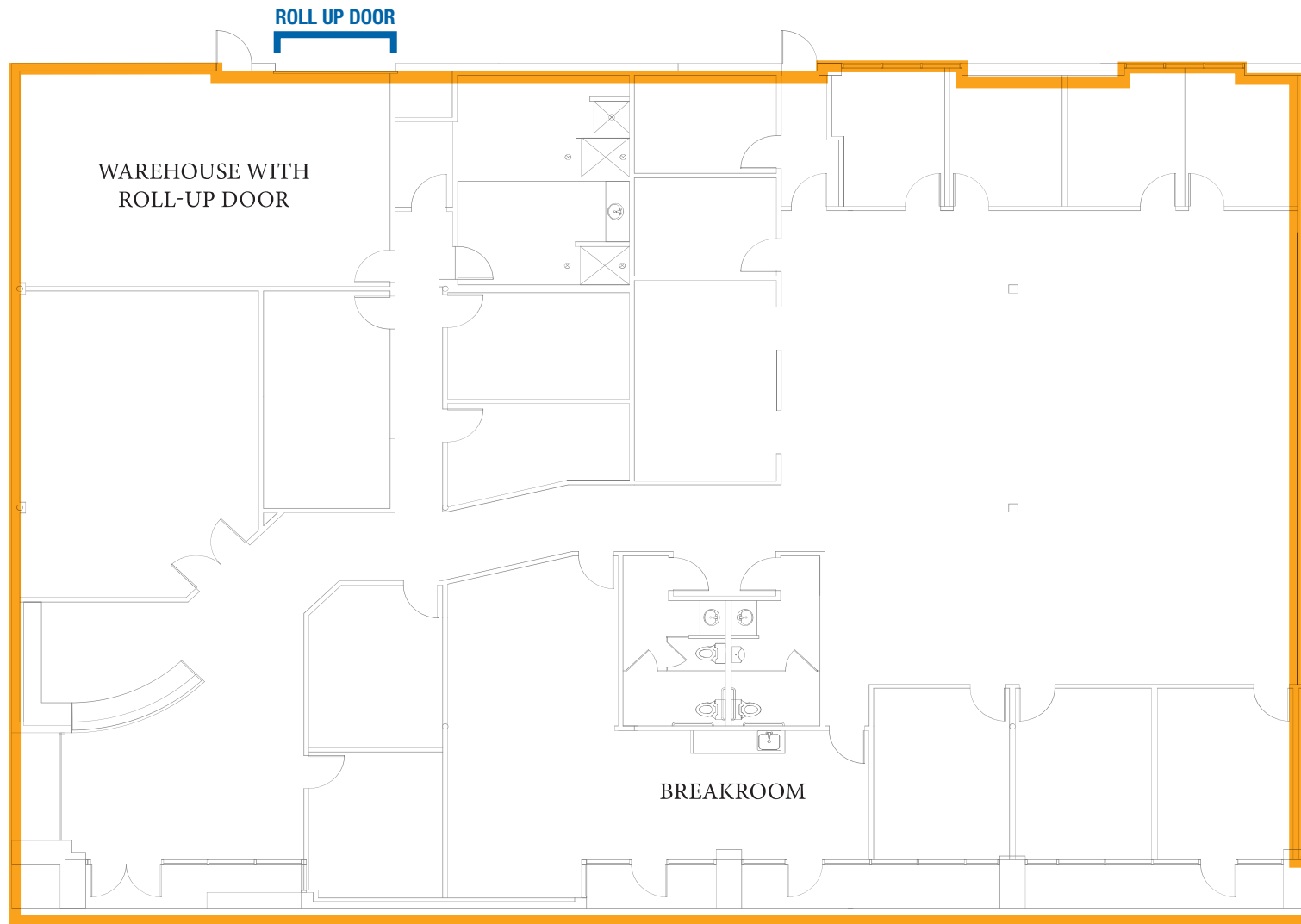
- Fully Improved Office/Flex Condos for Sale
- Located near the intersection of Atherton Road and Sunset Blvd
- Single Story, $\pm$ 19,001 SF building, divisible to approximately $\pm$ 2,500 SF*
- Variety of Industrial or Office Uses Allowable
- Functional Layout and Nicely Designed Interiors
- Highly Desirable Rocklin Location

PURCHASE PRICE: \$225/GSF

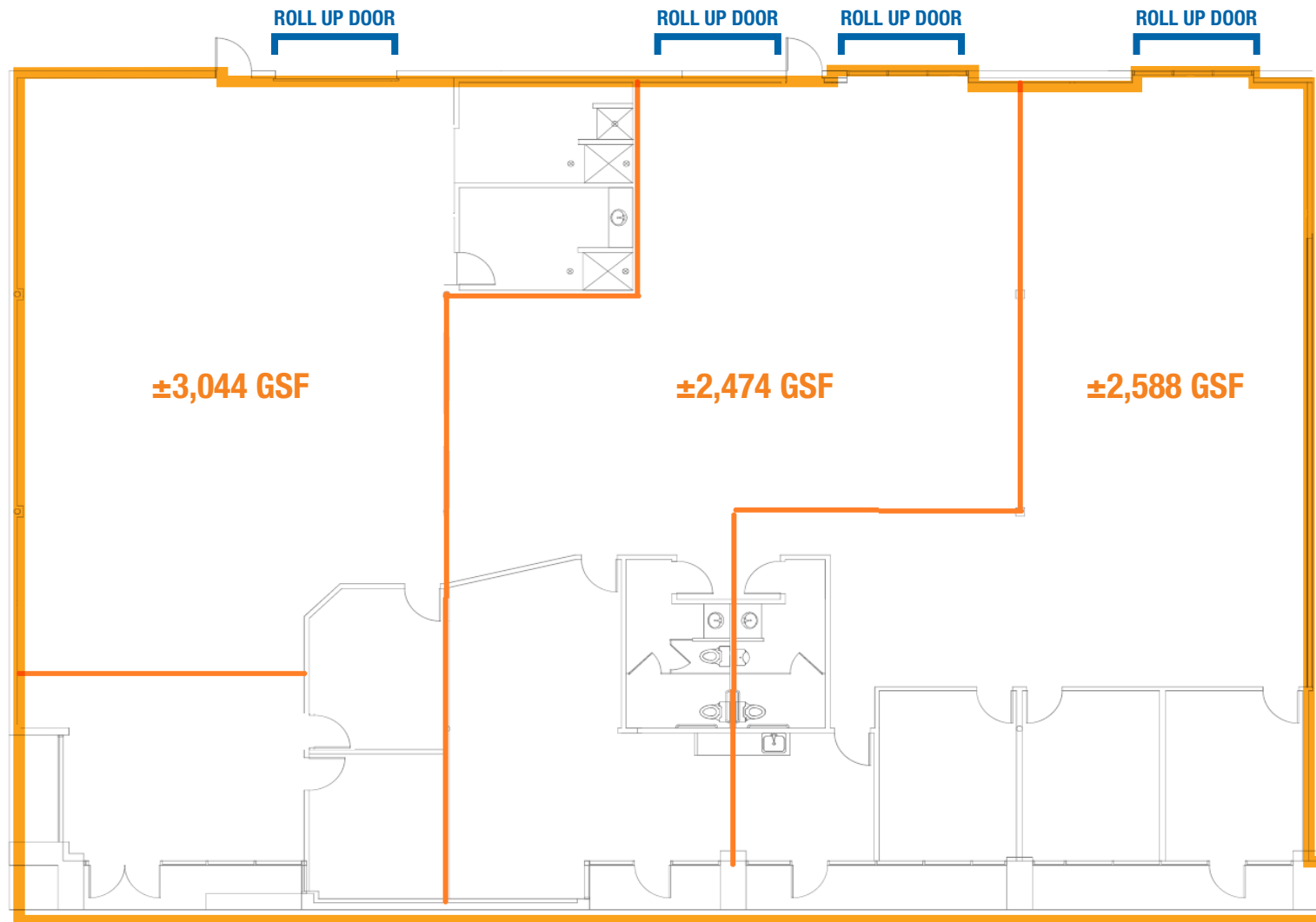
**Please note that the square footages are subject to change. Seller's engineer/surveyor will provide the final Usable Square Footage ("USF") and final Gross Square Footage ("GSF") of each unit. Gross Square Footage to include the square footage of the Common Areas.*



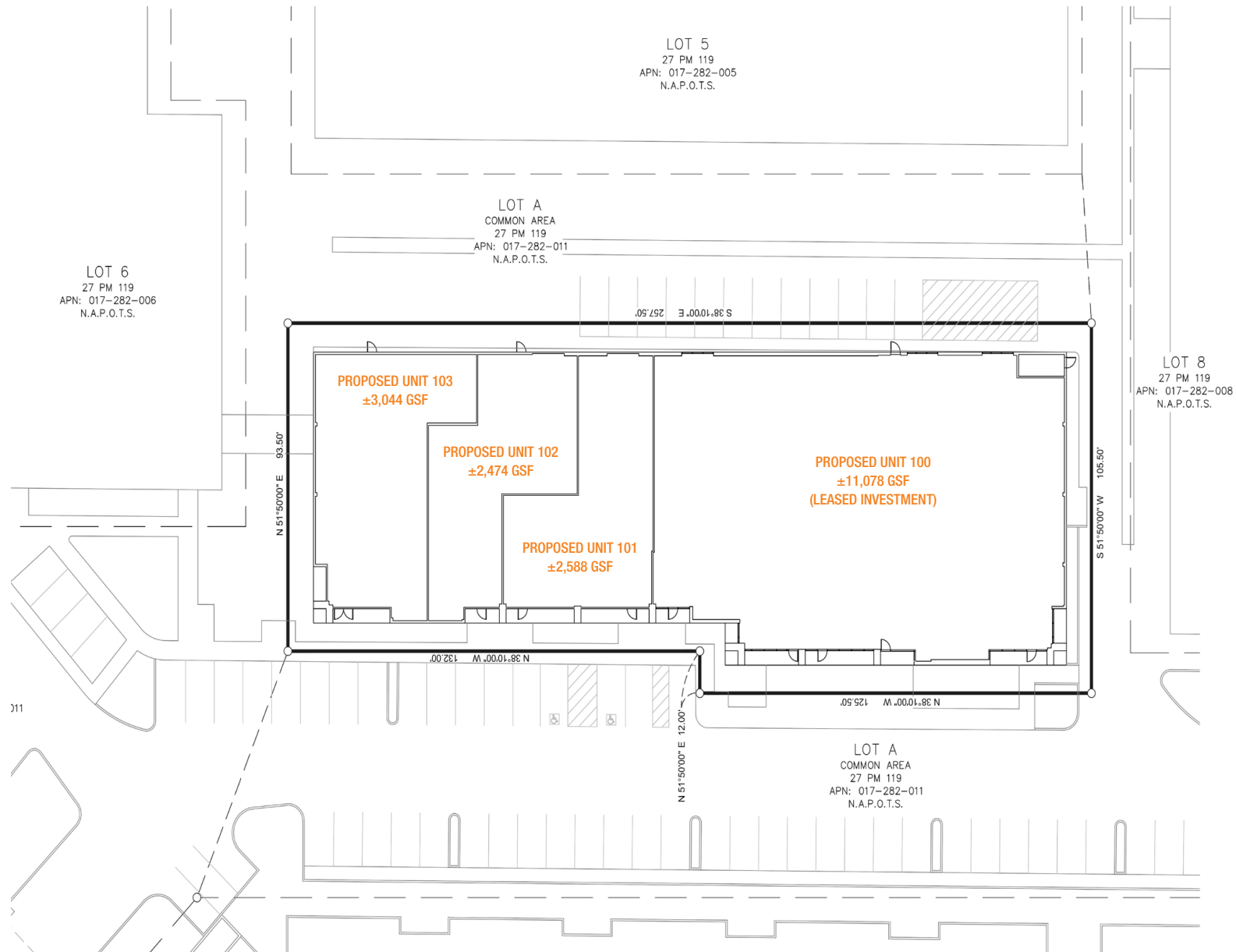
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED CONDO PLAN



SUITE IMAGES



ROSEVILLE/ROCKLIN TRADE AREA



DEMOGRAPHICS

MARKET OVERVIEW

3875 Atherton Road,
Rocklin, CA

3 MILE RADIUS

KEY FACTS

85,965

Population

38

Median Age



Average Household Size

\$129,660

Median Household Income

HOUSING STATS



\$555,531

Median Home Value



29,436

Households



31.23%

% Renter Occupied
Housing Units

COMMUTERS



1.06%

Used Public Transportation



89.18%

Drove Alone to Work

EDUCATION



13.13%

High
School Graduate



21.57%

Some
College



47.16%

Bachelor's
Degree Plus

BUSINESS



40,873

Total Employees

EMPLOYMENT



75.91%

White Collar



24.09%

Blue Collar

