

PRIME RETAIL SITE 4147 ROCKLIN ROAD ROCKLIN, CALIFORNIA



LOCATION: 4147 Rocklin Road, in historic Rocklin, CA, is a highly visible site situated on an arterial thoroughfare with quick egress/ingress to Interstate **80** and is surrounded by promising demographics. This site, zoned “RC” or “Retail Commercial”, also benefits from easy access to shopping and services and is currently complimented by nearby Wells Fargo, KFC, **Carl’s, Subway, Denny’s, and the Safeway anchored Rocklin Square Shopping Center.**

AVAILABLE: +/- 3,100 SF Free-**Standing Building** designed for “Drive Up/Thru” on +/- .58 Acres (to be verified by interested parties)

RENT: ~~\$4,030.00~~ Per Month NNN **REDUCED TO \$3,100.00 PSF**

IMPROVEMENTS: “As Is” Includes Walk-in Vault, 2 Restrooms, Break Room

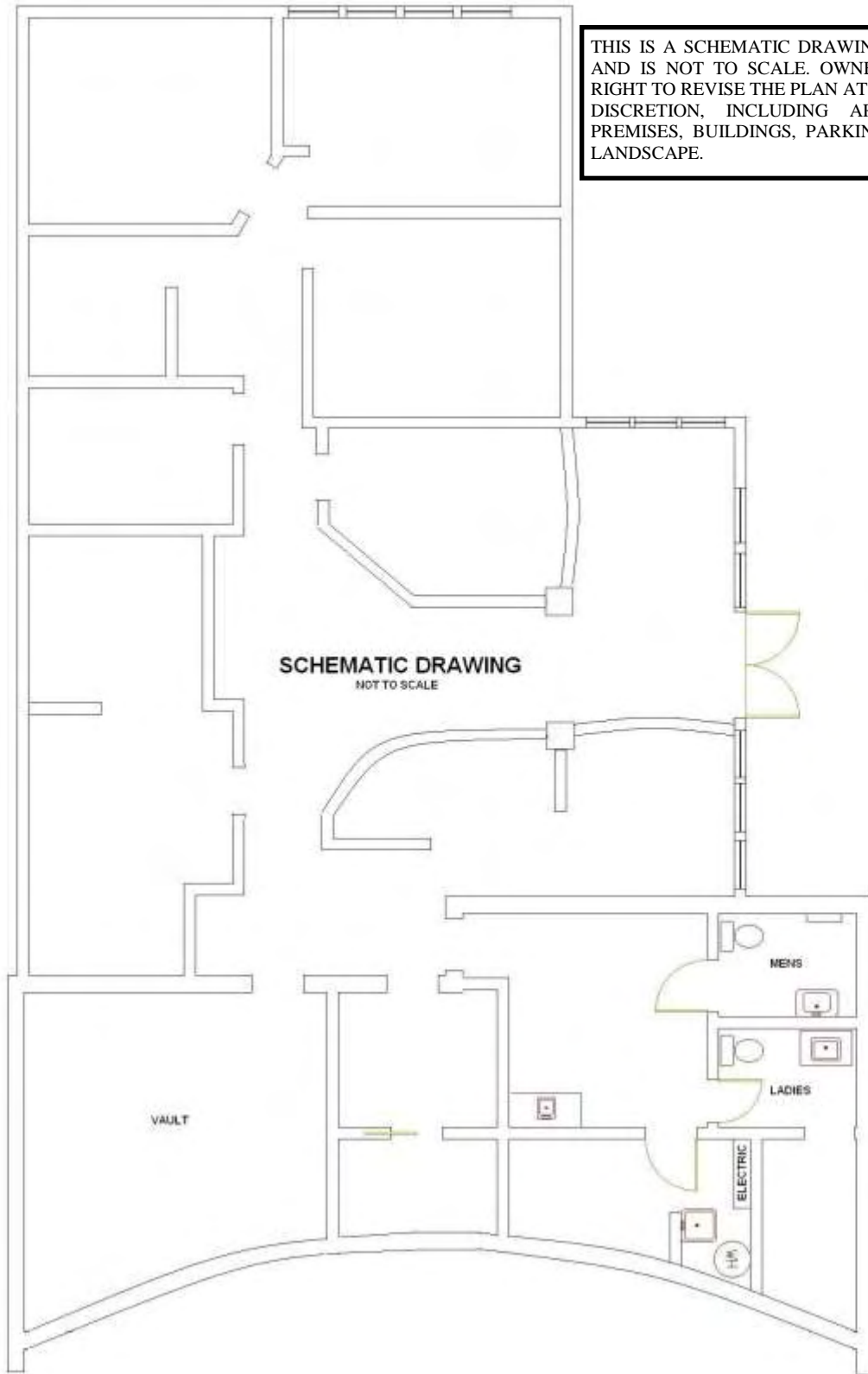
TERM: Negotiable

OTHER: Reciprocal parking with neighboring owners/tenants

[FOR ADDITIONAL INFORMATION
GO TO: WWW.WESTERNEDGE.COM](http://WWW.WESTERNEDGE.COM)
OR CONTACT: ROBERT BURGESS
415-860-5000

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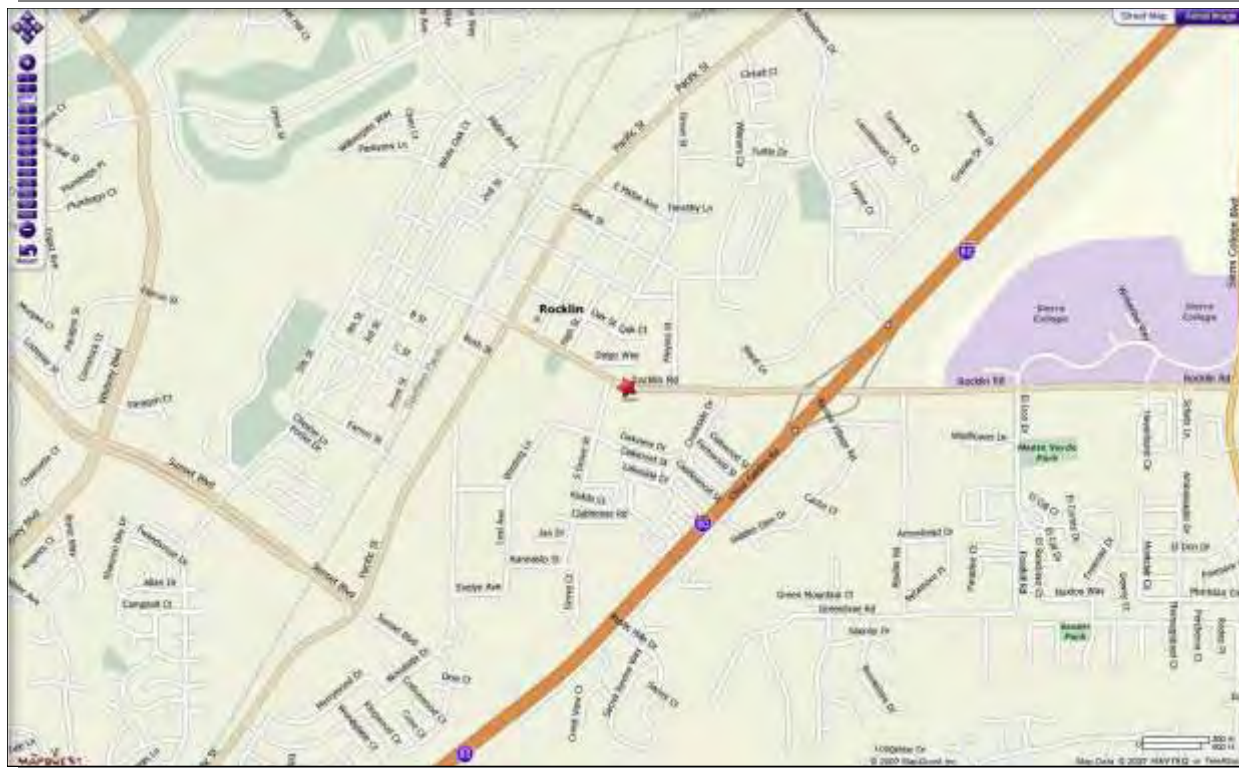
4147 Rocklin Road, Rocklin, CA— Schematic Drawing



THIS IS A SCHEMATIC DRAWING OF A PREMISES AND IS NOT TO SCALE. OWNER RESERVES THE RIGHT TO REVISE THE PLAN AT OWNERS DISCRETION, INCLUDING ARCHITECTURE OF PREMISES, BUILDINGS, PARKING FACILITIES, OR LANDSCAPE.

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4147 Rocklin Road, Rocklin, CA— Area Maps



4147 Rocklin Road, Rocklin, CA— Aerial Maps



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4147 Rocklin Road, Rocklin, CA— Exterior Photographs



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4147 Rocklin Road, Rocklin, CA— Exterior Photographs

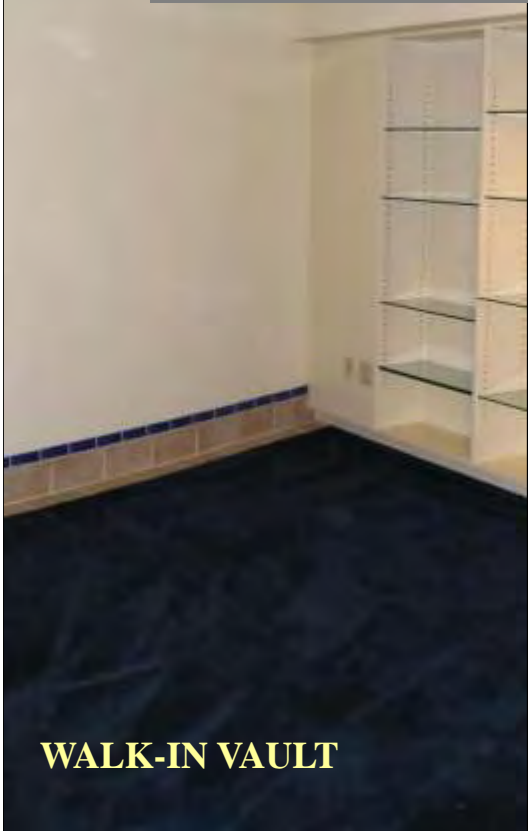


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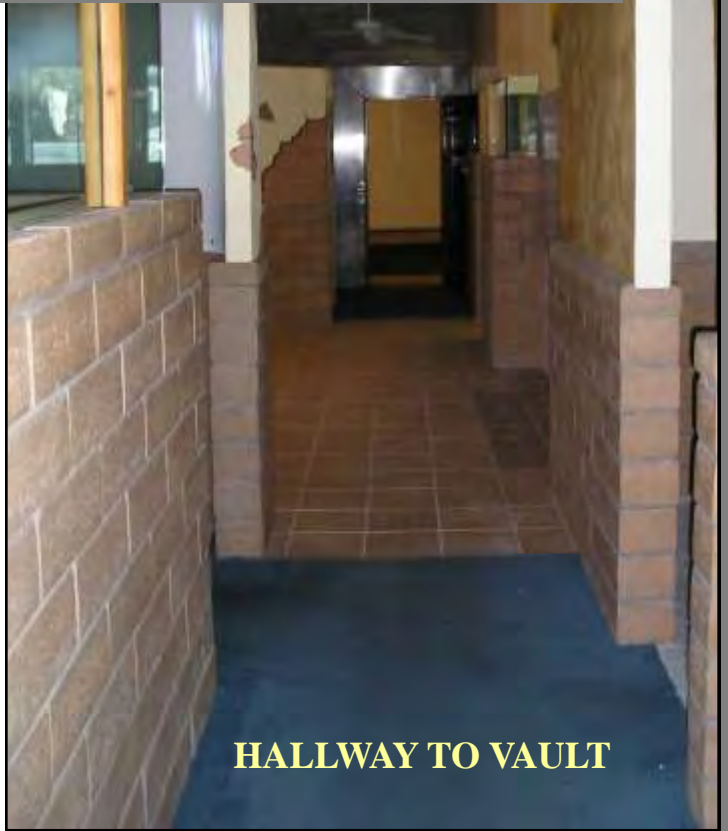
4147 Rocklin Road, Rocklin, CA— Interior Photographs



ENTRANCE AREA



WALK-IN VAULT



HALLWAY TO VAULT

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Rocklin at a Glance

| | |
|--------------------------------|---|
| Type of Government | General Law Municipal Corporation |
| Incorporated | 1893 |
| Size | 19.87 square miles |
| Elevation | 249' above sea level |
| Average Annual Rainfall | 23.15 inches |
| Bond Rating | A- |
| Earthquake Zone | Zone 3 (Not located in Fault - Rupture Hazard Zone) |
| Fire Protection | ISO Rating 3 |

| | |
|----------------------------------|--------------------------|
| Population | 51,951 |
| Population Growth | 5.8% annually since 2000 |
| Projected Population 2012 | 67,067 |
| Median Age | 35.3 |

| | |
|---------------------------------|-----------|
| Median Household Income | \$88,374 |
| Per Capita Income | \$39,997 |
| Average Household Income | \$111,214 |
| Average Household Size | 2.78 |
| Number of Households | 24,430 |
| Median Housing Value | \$411,500 |
| Average Housing Value | \$543,105 |
| SF Median Rent | \$1,700 |
| Median Rent (Apts) | \$1,100 |
| Median Rent (1 bdrm Apt) | \$1,070 |
| Median Rent (2 bdrm Apt) | \$1,200 |



| | |
|--|-------|
| School District API Score | 840 |
| AT Score (Math/Verbal) | 1,057 |
| % w Bachelor's Degree or Higher | 26% |
| % w HS Diploma or Higher | 95% |

© City of Rocklin, 3970 Rocklin Road, Rocklin, CA, 95677 | Placer County
 Phone 916.625.5000 | Fax 916.625.5095 | TTY 916.632.4013

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4147 Rocklin Road, Rocklin, CA— Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|------------------------------------|--------|--------|---------|
| 2006 Male Population | 4,109 | 28,391 | 76,041 |
| 2006 Female Population | 4,292 | 28,925 | 78,104 |
| % 2006 Male Population | 48.91% | 49.53% | 49.33% |
| % 2006 Female Population | 51.09% | 50.47% | 50.67% |
| 2006 Total Adult Population | 6,309 | 41,907 | 113,237 |
| 2006 Total Daytime Population | 8,252 | 54,811 | 150,837 |
| 2006 Total Daytime Work Population | 3,644 | 28,496 | 72,374 |
| 2006 Median Age Total Population | 36 | 36 | 37 |
| 2006 Median Age Adult Population | 45 | 44 | 45 |
| 2006 Age 0-5 | 593 | 4,595 | 12,137 |
| 2006 Age 6-13 | 927 | 6,792 | 18,323 |
| 2006 Age 14-17 | 571 | 4,023 | 10,448 |
| 2006 Age 18-20 | 511 | 2,841 | 7,297 |
| 2006 Age 21-24 | 607 | 3,091 | 8,221 |
| 2006 Age 25-29 | 420 | 2,760 | 7,532 |
| 2006 Age 30-34 | 396 | 2,990 | 7,557 |
| 2006 Age 35-39 | 457 | 3,680 | 9,466 |
| 2006 Age 40-44 | 675 | 5,122 | 13,280 |
| 2006 Age 45-49 | 727 | 5,019 | 13,451 |
| 2006 Age 50-54 | 608 | 4,468 | 12,284 |
| 2006 Age 55-59 | 507 | 3,908 | 10,701 |
| 2006 Age 60-64 | 387 | 2,528 | 6,964 |
| 2006 Age 65-69 | 238 | 1,524 | 3,985 |
| 2006 Age 70-74 | 220 | 1,331 | 3,632 |
| 2006 Age 75-79 | 218 | 1,216 | 3,633 |
| 2006 Age 80-84 | 211 | 904 | 2,829 |
| 2006 Age 85+ | 126 | 525 | 2,402 |
| % 2006 Age 0-5 | 7.06% | 8.02% | 7.87% |
| % 2006 Age 6-13 | 11.04% | 11.85% | 11.89% |
| % 2006 Age 14-17 | 6.80% | 7.02% | 6.78% |
| % 2006 Age 18-20 | 6.08% | 4.96% | 4.73% |
| % 2006 Age 21-24 | 7.23% | 5.39% | 5.33% |
| % 2006 Age 25-29 | 5.00% | 4.82% | 4.89% |
| % 2006 Age 30-34 | 4.71% | 5.22% | 4.90% |
| % 2006 Age 35-39 | 5.44% | 6.42% | 6.14% |
| % 2006 Age 40-44 | 8.04% | 8.94% | 8.62% |
| % 2006 Age 45-49 | 8.66% | 8.76% | 8.73% |
| % 2006 Age 50-54 | 7.24% | 7.80% | 7.97% |
| % 2006 Age 55-59 | 6.04% | 6.82% | 6.94% |
| % 2006 Age 60-64 | 4.61% | 4.41% | 4.52% |

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| | | | |
|---|--------------|--------------|--------------|
| % 2006 Age 65-69 | 2.83% | 2.66% | 2.59% |
| % 2006 Age 70-74 | 2.62% | 2.32% | 2.36% |
| % 2006 Age 75-79 | 2.60% | 2.12% | 2.36% |
| % 2006 Age 80-84 | 2.51% | 1.58% | 1.84% |
| % 2006 Age 85+ | 1.50% | 0.92% | 1.56% |
| 2006 White Population | 7,460 | 50,602 | 133,887 |
| 2006 Black Population | 62 | 497 | 1,634 |
| 2006 Asian/Hawaiian/Pacific Islander | 248 | 2,509 | 6,786 |
| 2006 American Indian/Alaska Native | 93 | 463 | 1,194 |
| 2006 Other Population (Incl 2+ Races) | 537 | 3,246 | 10,643 |
| 2006 Hispanic Population | 927 | 5,232 | 17,402 |
| 2006 Non-Hispanic Population | 7,474 | 52,084 | 136,742 |
| % 2006 White Population | 88.81% | 88.28% | 86.86% |
| % 2006 Black Population | 0.74% | 0.87% | 1.06% |
| % 2006 Asian/Hawaiian/Pacific Islander | 2.95% | 4.38% | 4.40% |
| % 2006 American Indian/Alaska Native | 1.11% | 0.81% | 0.77% |
| % 2006 Other Population (Incl 2+ Races) | 6.39% | 5.66% | 6.90% |
| % 2006 Hispanic Population | 11.03% | 9.13% | 11.29% |
| % 2006 Non-Hispanic Population | 88.97% | 90.87% | 88.71% |
| 2000 Non-Hispanic White | 5,918 | 35,964 | 95,897 |
| 2000 Non-Hispanic Black | 22 | 488 | 1,329 |
| 2000 Non-Hispanic Amer Indian/Alaska Native | 29 | 240 | 544 |
| 2000 Non-Hispanic Asian | 224 | 1,550 | 4,266 |
| 2000 Non-Hispanic Hawaiian/Pacific Islander | 7 | 33 | 137 |
| 2000 Non-Hispanic Some Other Race | 10 | 52 | 103 |
| 2000 Non-Hispanic Two or More Races | 211 | 1,165 | 3,168 |
| % 2000 Non-Hispanic White | 92.17% | 91.07% | 90.95% |
| % 2000 Non-Hispanic Black | 0.34% | 1.24% | 1.26% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.45% | 0.61% | 0.52% |
| % 2000 Non-Hispanic Asian | 3.49% | 3.92% | 4.05% |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.11% | 0.08% | 0.13% |
| % 2000 Non-Hispanic Some Other Race | 0.16% | 0.13% | 0.10% |
| % 2000 Non-Hispanic Two or More Races | 3.29% | 2.95% | 3.00% |
| <hr/> | | | |
| Population Change | 1-mi. | 3-mi. | 5-mi. |
| Total Employees | n/a | n/a | n/a |
| Total Establishments | n/a | n/a | n/a |
| 2006 Total Population | 8,401 | 57,316 | 154,144 |
| 2006 Total Households | 3,372 | 20,979 | 56,681 |
| Population Change 1990-2006 | 2,301 | 31,805 | 80,929 |
| Household Change 1990-2006 | 903 | 11,786 | 30,192 |
| % Population Change 1990-2006 | 37.72% | 124.67% | 110.54% |
| % Household Change 1990-2006 | 36.57% | 128.21% | 113.98% |
| Population Change 2000-2006 | 1,322 | 14,659 | 37,394 |
| Household Change 2000-2006 | 545 | 5,397 | 13,861 |
| % Population Change 2000-2006 | 18.67% | 34.36% | 32.03% |

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4147 Rocklin Road, Rocklin, CA— Demographics

| % Households Change 2000-2006 | 19.28% | 34.64% | 32.37% |
|---|----------|----------|----------|
| Housing | | | |
| 2000 Total Housing Units | 2,970 | 17,138 | 45,265 |
| 2000 Occupied Housing Units | 2,847 | 15,819 | 42,910 |
| 2000 Owner Occupied Housing Units | 1,795 | 11,341 | 30,761 |
| 2000 Renter Occupied Housing Units | 1,051 | 4,478 | 12,149 |
| 2000 Vacant Housing Units | 123 | 1,319 | 2,355 |
| % 2000 Occupied Housing Units | 95.86% | 92.30% | 94.80% |
| % 2000 Owner Occupied Housing Units | 60.46% | 66.17% | 67.96% |
| % 2000 Renter Occupied Housing Units | 35.40% | 26.13% | 26.84% |
| % 2000 Vacant Housing Units | 4.14% | 7.70% | 5.20% |
| Income | | | |
| 2006 Median Household Income | \$51,999 | \$73,250 | \$73,401 |
| 2006 Per Capita Income | \$26,572 | \$33,928 | \$36,139 |
| 2006 Average Household Income | \$66,202 | \$92,693 | \$98,281 |
| 2006 Household Income < \$10,000 | 238 | 646 | 1,688 |
| 2006 Household Income \$10,000-\$14,999 | 179 | 597 | 1,836 |
| 2006 Household Income \$15,000-\$19,999 | 225 | 797 | 2,099 |
| 2006 Household Income \$20,000-\$24,999 | 166 | 668 | 1,851 |
| 2006 Household Income \$25,000-\$29,999 | 187 | 741 | 1,979 |
| 2006 Household Income \$30,000-\$34,999 | 183 | 716 | 1,953 |
| 2006 Household Income \$35,000-\$39,999 | 140 | 680 | 2,162 |
| 2006 Household Income \$40,000-\$44,999 | 143 | 775 | 2,297 |
| 2006 Household Income \$45,000-\$49,999 | 160 | 617 | 1,932 |
| 2006 Household Income \$50,000-\$59,999 | 330 | 1,718 | 4,276 |
| 2006 Household Income \$60,000-\$74,999 | 451 | 2,869 | 7,015 |
| 2006 Household Income \$75,000-\$99,999 | 475 | 4,250 | 10,860 |
| 2006 Household Income \$100,000-\$124,999 | 215 | 2,554 | 6,137 |
| 2006 Household Income \$125,000-\$149,999 | 150 | 1,624 | 4,365 |
| 2006 Household Income \$150,000-\$199,999 | 98 | 966 | 3,023 |
| 2006 Household Income \$200,000-\$249,999 | 9 | 200 | 902 |
| 2006 Household Income \$250,000-\$499,999 | 24 | 537 | 2,200 |
| 2006 Household Income \$500,000+ | 1 | 24 | 106 |
| 2006 Household Income \$200,000+ | 33 | 762 | 3,208 |
| % 2006 Household Income < \$10,000 | 7.05% | 3.08% | 2.98% |
| % 2006 Household Income \$10,000-\$14,999 | 5.31% | 2.85% | 3.24% |
| % 2006 Household Income \$15,000-\$19,999 | 6.67% | 3.80% | 3.70% |
| % 2006 Household Income \$20,000-\$24,999 | 4.92% | 3.18% | 3.27% |
| % 2006 Household Income \$25,000-\$29,999 | 5.54% | 3.53% | 3.49% |
| % 2006 Household Income \$30,000-\$34,999 | 5.42% | 3.41% | 3.45% |
| % 2006 Household Income \$35,000-\$39,999 | 4.15% | 3.24% | 3.81% |
| % 2006 Household Income \$40,000-\$44,999 | 4.24% | 3.69% | 4.05% |
| % 2006 Household Income \$45,000-\$49,999 | 4.74% | 2.94% | 3.41% |
| % 2006 Household Income \$50,000-\$59,999 | 9.78% | 8.19% | 7.54% |

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4147 Rocklin Road, Rocklin, CA— Demographics

| | | | |
|---|--------|--------|--------|
| % 2006 Household Income \$60,000-\$74,999 | 13.37% | 13.68% | 12.38% |
| % 2006 Household Income \$75,000-\$99,999 | 14.08% | 20.26% | 19.16% |
| % 2006 Household Income \$100,000-\$124,999 | 6.37% | 12.17% | 10.83% |
| % 2006 Household Income \$125,000-\$149,999 | 4.45% | 7.74% | 7.70% |
| % 2006 Household Income \$150,000-\$199,999 | 2.90% | 4.60% | 5.33% |
| % 2006 Household Income \$200,000-\$249,999 | 0.27% | 0.95% | 1.59% |
| % 2006 Household Income \$250,000-\$499,999 | 0.71% | 2.56% | 3.88% |
| % 2006 Household Income \$500,000+ | 0.03% | 0.11% | 0.19% |
| % 2006 Household Income \$200,000+ | 0.98% | 3.63% | 5.66% |

| Retail Sales Volume | 1-mi. | 3-mi. | 5-mi. |
|--|--------------|---------------|---------------|
| 2006 Children/Infants Clothing Stores | \$1,917,446 | \$5,264,529 | \$12,085,561 |
| 2006 Jewelry Stores | \$575,709 | \$4,346,800 | \$12,635,854 |
| 2006 Mens Clothing Stores | \$2,152,560 | \$13,859,190 | \$39,738,664 |
| 2006 Shoe Stores | \$1,763,338 | \$7,930,187 | \$21,543,135 |
| 2006 Womens Clothing Stores | \$3,136,073 | \$22,161,290 | \$63,615,746 |
| 2006 Automobile Dealers | \$21,441,217 | \$110,041,550 | \$298,706,046 |
| 2006 Automotive Parts/Acc/Repair Stores | \$3,461,856 | \$20,407,246 | \$56,967,132 |
| 2006 Other Motor Vehicle Dealers | \$459,417 | \$4,306,674 | \$12,196,883 |
| 2006 Tire Dealers | \$852,810 | \$4,688,199 | \$12,850,228 |
| 2006 Hardware Stores | \$872,484 | \$5,738,926 | \$16,237,995 |
| 2006 Home Centers | \$5,272,903 | \$37,904,254 | \$105,517,511 |
| 2006 Nursery/Garden Centers | \$2,047,202 | \$17,184,671 | \$50,617,348 |
| 2006 Outdoor Power Equipment Stores | \$1,056,133 | \$7,458,392 | \$20,207,176 |
| 2006 Paint/Wallpaper Stores | \$395,484 | \$2,966,886 | \$8,344,662 |
| 2006 Appliance/TV/Other Electronics Stores | \$2,637,249 | \$15,393,656 | \$42,283,474 |
| 2006 Camera/Photographic Supplies Stores | \$407,083 | \$2,757,189 | \$7,745,627 |
| 2006 Computer/Software Stores | \$1,415,422 | \$10,710,992 | \$30,482,285 |
| 2006 Beer/Wine/Liquor Stores | \$1,552,879 | \$10,996,330 | \$31,955,452 |
| 2006 Convenience/Specialty Food Stores | \$1,978,215 | \$9,668,899 | \$26,060,521 |
| 2006 Restaurant Expenditures | \$8,182,571 | \$49,596,300 | \$139,904,828 |
| 2006 Supermarkets/Other Grocery excl Conv | \$19,756,781 | \$91,459,094 | \$246,894,909 |
| 2006 Furniture Stores | \$1,815,658 | \$12,574,909 | \$35,388,817 |
| 2006 Home Furnishings Stores | \$6,771,086 | \$52,656,960 | \$150,913,043 |
| 2006 Gen Merch/Appliance/Furniture Stores | \$26,994,376 | \$172,137,476 | \$484,122,445 |
| 2006 Gasoline Stations w/ Convenience Stores | \$9,997,004 | \$46,067,880 | \$123,297,725 |
| 2006 Other Gasoline Stations | \$8,018,789 | \$36,398,981 | \$97,237,203 |
| 2006 Department Stores excl Leased Depts | \$29,631,625 | \$187,531,132 | \$526,405,920 |
| 2006 General Merchandise Stores | \$25,178,718 | \$159,562,567 | \$448,733,628 |
| 2006 Other Health/Personal Care Stores | \$1,007,337 | \$7,072,443 | \$20,149,771 |
| 2006 Pharmacies/Drug Stores | \$8,396,644 | \$48,696,043 | \$135,603,066 |
| 2006 Pet/Pet Supplies Stores | \$1,854,221 | \$11,649,508 | \$32,503,860 |
| 2006 Book/Periodical/Music Stores | \$883,927 | \$6,574,005 | \$19,144,419 |

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