

# 5470 Pacific Street, Rocklin, CA 95677



The Vollman Company is delighted to introduce 5470 Pacific Street, a fantastic opportunity for businesses seeking a well-located commercial property in Rocklin, CA. This property, with its allowable auto use for maintenance and light repair, is strategically located and provides ample space and flexibility for all businesses looking to establish or expand their presence in this thriving area.

5470 Pacific Street offers +/- 3,550 SF of Shop Space and +/- 850 SF of Office Space with 6 Ground Level Roll-Up Doors and an abundance of parking.



## FOR LEASE

### \$1.75/SF

### NNN LEASE +/- 4,400 SF

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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# 5470 PACIFIC ST - FOR LEASE AUTO-USE PROPERTY

**\$1.75/SF – NNN LEASE**

5470 Pacific Street is located in the vibrant city of Rocklin, CA. Its prime location grants quick access to major highways, facilitating effortless transportation and connectivity throughout the region. The property has ingress and egress points are conveniently located on both Pacific Street and Farron Street.

The zoning of the property (C-3) allows for a range of potential uses, providing flexibility for different business needs.

Allowable Auto Uses include but not limited to oil changes, lubrication, tire repair and sales, smog checking, muffler replacement, transmission repair, brake shops, tune-up shops, auto glass replacement and radiator shops.

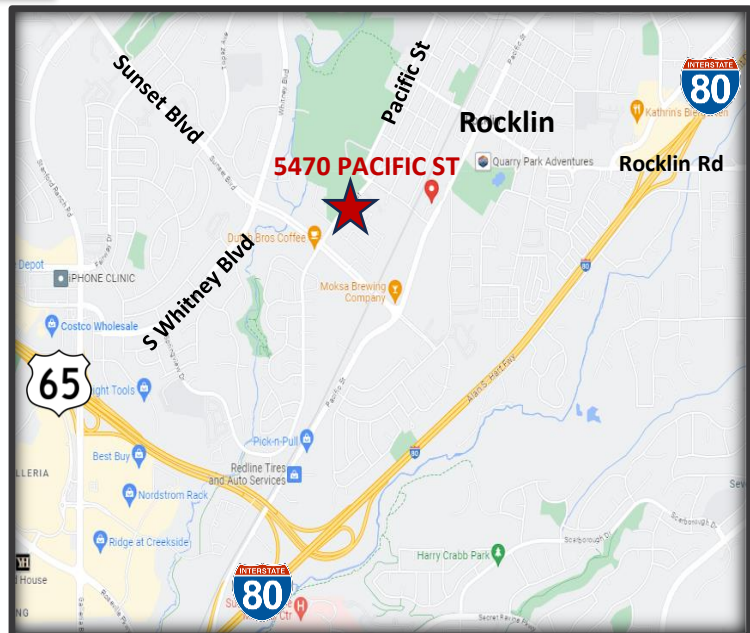


Walk Score  
**67**

Transit Score  
**28**

Bike Score  
**70**

**ZONED:** **C-3**  
**BUILDING SIZE:** **+/- 4,400 SF**  
**OFFICE:** **+/- 850 SF**  
**SERVICE AREA:** **+/- 3,550 SF**  
**EXTERIOR:** **Abundant Parking**  
**Secure Storage**  
**FEATURES:** **6 GL Roll-Up Doors**  
**1 Private Office**  
**Reception Desk**  
**Waiting Area**



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# 5470 PACIFIC ST DEMOGRAPHICS

Rocklin, CA, situated 25 miles northeast of Sacramento, has earned a reputation as one of California's fastest-growing cities. Alongside Roseville, Rocklin stands out as a premier sub-market in Sacramento, boasting remarkable growth and development over the past two decades. In this lively area, both residents and visitors are treated to an abundance of attractions, including Quarry Park Adventures, golfing at Whitney Oaks Golf Club, and exploring the scenic parks and hiking trails that dot the region.



Placer County finds itself gracefully nestled between Sacramento and North Lake Tahoe, encompassing a vast expanse of Northern California. On one end, you'll be captivated by the charm of cities like Roseville and Rocklin, while on the other, the serene allure of Tahoe beckons. Conveniently connected by Interstate 80, the county holds a strategic central position, providing seamless access to a myriad of activities, all just a short drive away. Placer County serves as a treasure trove of hidden gems, promising boundless opportunities for exploration and adventure, ensuring your adventurous spirit is always fulfilled.

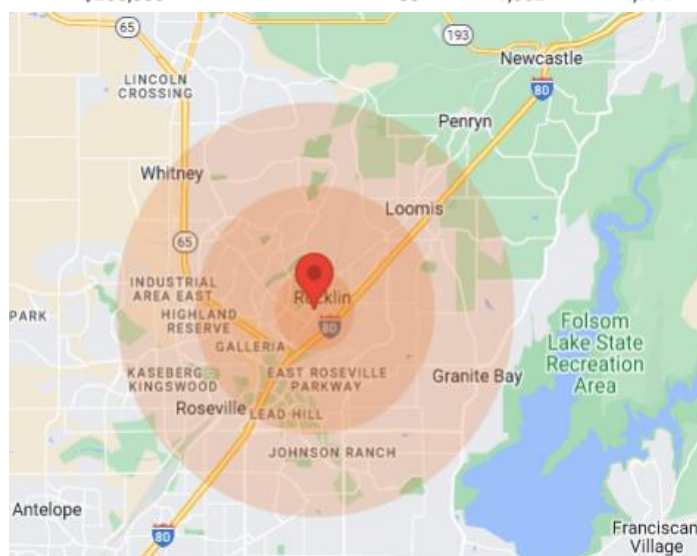
Population	1 Mile	3 Miles	5 Miles
Male	4,406	35,547	90,126
Female	5,031	37,459	95,426
Total Population	9,437	73,006	185,552

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,754	14,901	37,140
Ages 15-24	1,279	10,455	26,626
Ages 25-54	3,558	26,803	67,410
Ages 55-64	1,184	8,597	22,208
Ages 65+	1,662	12,250	32,168

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,201	27,323	71,344
Occupied	3,954	25,893	67,316
Owner Occupied	2,069	15,586	44,752
Renter Occupied	1,885	10,307	22,564
Vacant	247	1,430	4,028

Race	1 Mile	3 Miles	5 Miles
White	8,431	61,549	158,160
Black	52	698	1,541
Am In/AK Nat	42	125	315
Hawaiian	N/A	35	48
Hispanic	1,292	7,620	21,574
Multi-Racial	1,576	9,936	26,894

Income	1 Mile	3 Miles	5 Miles
Median	\$53,195	\$85,020	\$84,619
< \$15,000	577	1,719	4,101
\$15,000-\$24,999	419	1,666	4,904
\$25,000-\$34,999	324	2,036	4,603
\$35,000-\$49,999	396	2,948	7,320
\$50,000-\$74,999	942	5,325	11,634
\$75,000-\$99,999	595	4,196	10,626
\$100,000-\$149,999	508	5,642	14,338
\$150,000-\$199,999	98	2,355	6,487
> \$200,000	53	1,562	4,974



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