

ROCKLIN POINTE
4780 GRANITE DRIVE
ROCKLIN, CA
FOR LEASE
1,172 SF RETAIL SUITE

ETHAN CONRAD
PROPERTIES INC.



NOW REMODELED

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

916.779.1000

ETHAN CONRAD PROPERTIES, INC
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

FEATURES:

- Excellent access to I-80 freeway
- Hard corner at Granite Dr and Sierra Meadow Dr
- Building signage visible from busy Granite Dr
- Anchored by Jamba Juice
- Diverse mix of tenants



PROPERTY DETAILS:

Next door to Rocklin Unified School district and across the street from Safeway Shopping Center, Beverly Fabrics and Wells Fargo.

Located at the gateway to Rocklin’s Auto Mall with dealers such as Porsche, Land Rover, Audi, Mercedes-Benz, Tesla, and Harley Davidson. Other neighboring businesses include Pottery World, Camping World, Studio Movie Grill and many more.

Hyperfuel EV charging stations on-site.

LEASE RATE:

Suite 600 1,172 SF \$2,449.00 (\$2.09 PSF, NNN)

NNN costs are approximately \$0.65 PSF.

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	9,636	68,644	178,740
2025 Average HH Income:	\$149,075	\$167,703	\$174,545
Traffic Count @ Granite Dr:	10,215		

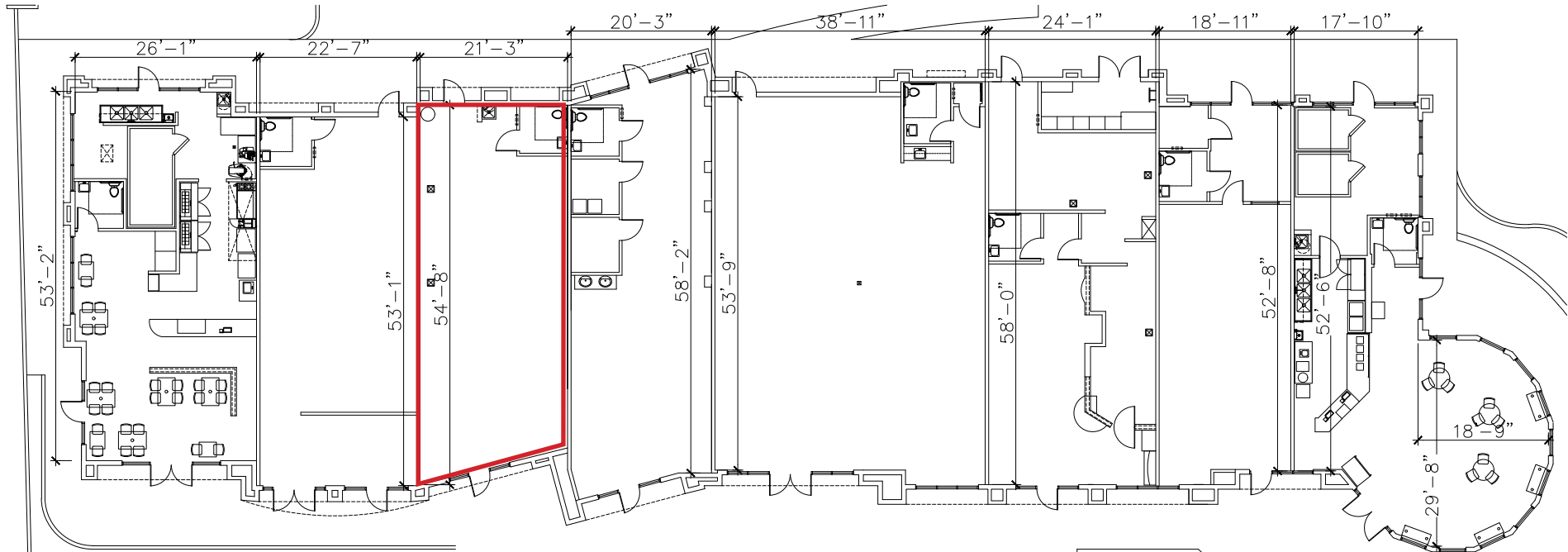
ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



MILO'S
SUITE 800
1,449

MONKEY
SMOKE SHOP
SUITE 700
1,269 SF

AVAILABLE
SUITE 600
1,172 SF

SUN NAIL
SALON
SUITE 500
1,226 SF

FIT BODY
BOOT CAMP
SUITE 400
2,249 SF

SPLIT RAIL
COFFEE
SUITE 300
1,334 SF

COPPER & IVY
SALON BOUTIQUE
SUITE 200
1,079 SF

JAMBA JUICE
SUITE 100
1,596 SF

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ETHAN CONRAD PROPERTIES, INC.

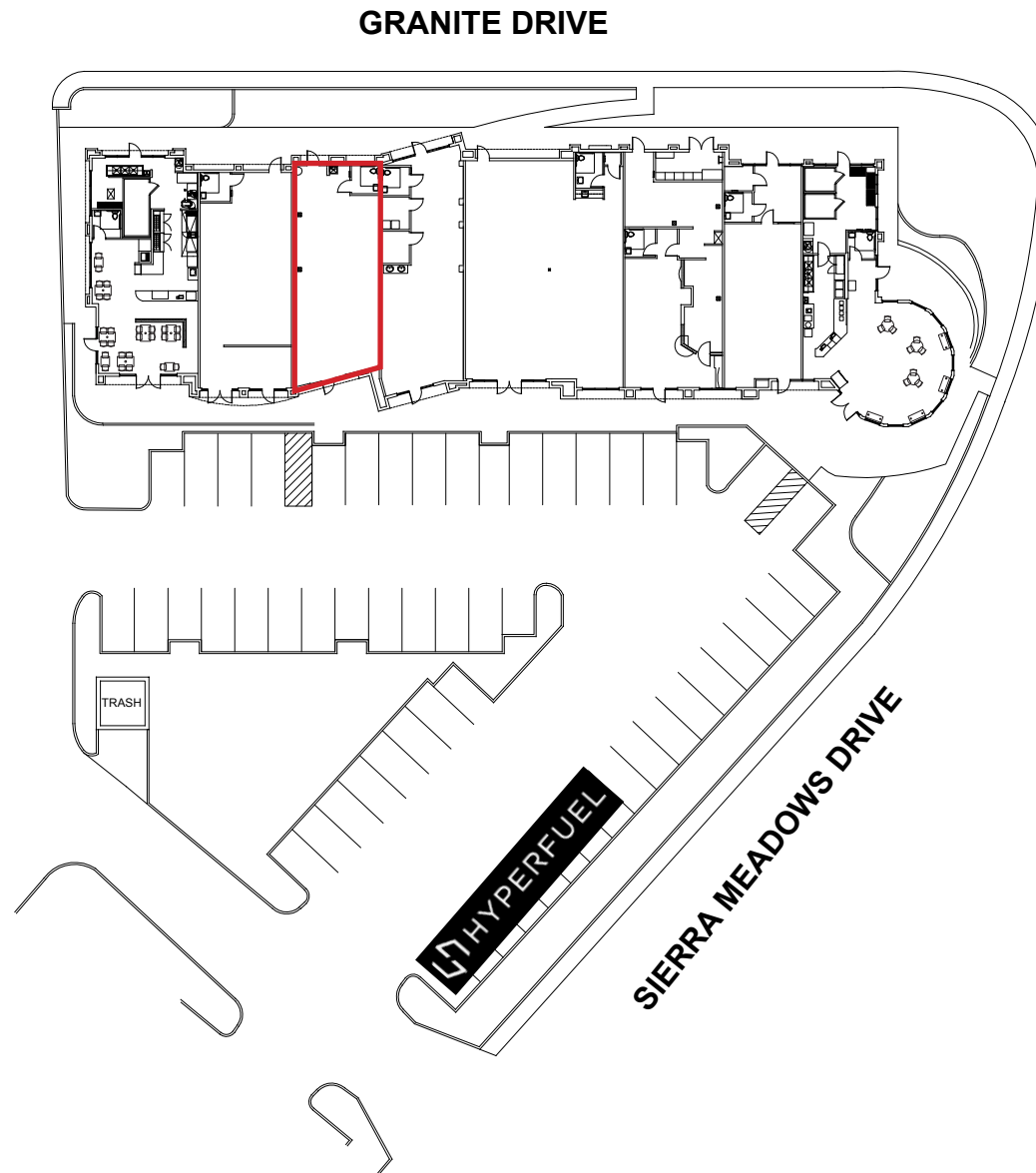
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FOR LEASE

ROCKLIN POINTE
4780 GRANITE DRIVE
ROCKLIN, CA

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ROCKLIN POINTE
4780 GRANITE DRIVE
ROCKLIN, CA



ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR LEASE

ROCKLIN POINTE
4780 GRANITE DRIVE
ROCKLIN, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.