

# 3091 STANFORD RANCH RD

## ROCKLIN, CA



OFFICE  
INDUSTRIAL  
RETAIL TEAM  
By Jake Levinson

*Outside the box.*

### FOR LEASE



## NEIGHBORHOOD RETAIL CENTER

A PRIME ROCKLIN RETAIL OPPORTUNITY LOCATED ALONG THE STANFORD RANCH ROAD CORRIDOR, SURROUNDED BY ESTABLISHED RETAIL, RESIDENTIAL NEIGHBORHOODS, AND CONVENIENT REGIONAL ACCESS.

### HANNAH REUBENS

HANNAH@GROUNDMATRIX.COM

(415) 299-3371

DRE #: 02205329

### JAKE LEVINSON

JAKE@GROUNDMATRIX.COM

(415) 786-4303

DRE #: 02021831



GROUND MATRIX

# 3091 STANFORD RANCH RD



OFFICE  
INDUSTRIAL  
RETAIL TEAM  
By Jake Levinson

*Outside the box.*

## FOR LEASE



## RETAIL OPPORTUNITY WITH STRONG EXISTING CO-TENANCY - 1,635 SF

GROUND MATRIX, AS EXCLUSIVE ADVISOR, IS PLEASED TO PRESENT A  $\pm$ 1,636 SF RETAIL OPPORTUNITY WITHIN A WELL-ESTABLISHED SHOPPING CENTER FEATURING STRONG NATIONAL CO-TENANCY, INCLUDING STARBUCKS. THE SPACE BENEFITS FROM EXCELLENT VISIBILITY, STEADY FOOT TRAFFIC, AND FLEXIBLE USE POTENTIAL FOR A VARIETY OF USERS.

**HANNAH REUBENS**  
HANNAH@GROUNDMATRIX.COM  
(415) 299-3371

**JAKE LEVINSON**  
JAKE@GROUNDMATRIX.COM  
(415) 786-4303



GROUND MATRIX

3091 STANFORD RANCH RD



OFFICE  
INDUSTRIAL  
RETAIL TEAM  
By Jake Levinson

*Outside the box.*

**FOR LEASE**



ASKING RENT:  
**\$3.00 PSF NNN**



**HANNAH REUBENS**  
HANNAH@GROUNDMATRIX.COM  
(415) 299-3371

**JAKE LEVINSON**  
JAKE@GROUNDMATRIX.COM  
(415) 786-4303



GROUND MATRIX

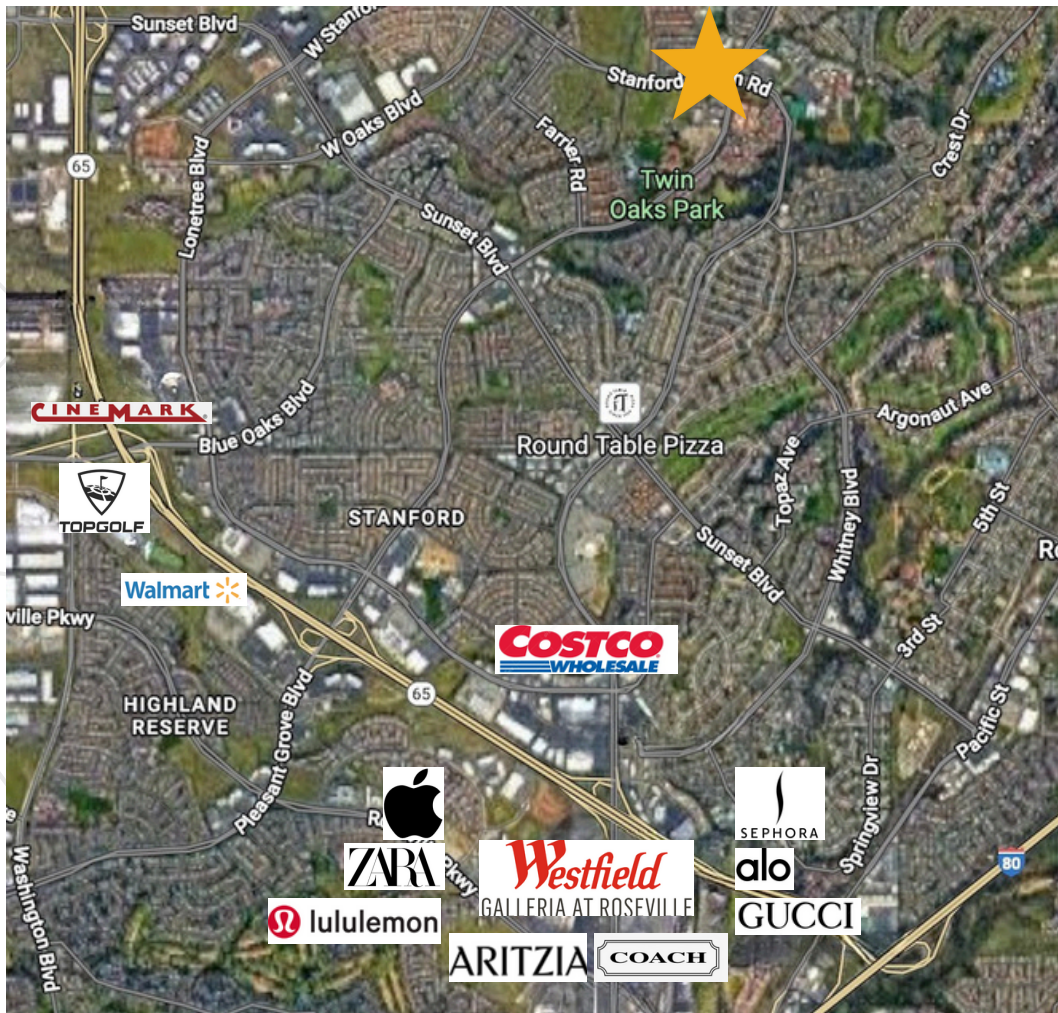
**FOR LEASE**



**HANNAH REUBENS**  
HANNAH@GROUNDMATRIX.COM  
(415) 299-3371

**JAKE LEVINSON**  
JAKE@GROUNDMATRIX.COM  
(415) 786-4303

# PRIME LOCATION



- ADJACENT TO NATIONAL AND REGIONAL RETAILERS
- POSITIONED ALONG THE STANFORD RANCH ROAD RETAIL CORRIDOR
- EASY ACCESS TO MAJOR REGIONAL ROADWAYS
- SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS SUPPORTING STRONG DAILY-NEEDS DEMAND
- LOCATED WITHIN ROCKLIN'S PRIMARY SHOPPING AREA, WITH CONVENIENT ACCESS TO MAJOR RETAIL DESTINATIONS INCLUDING WESTFIELD GALLERIA AT ROSEVILLE, AS WELL AS NATIONAL RETAILERS SUCH AS COSTCO AND WALMART

# 3091 STANFORD RANCH RD

ROCKLIN, CA

*For Lease*



Outside the box.

## CONTACT:

**HANNAH REUBENS**

HANNAH@GROUNDMATRIX.COM

(415) 299-3371

DRE #: 02205329

**JAKE LEVINSON**

JAKE@GROUNDMATRIX.COM

(415) 786-4303

DRE #: 02021831

\*\*\*THIS OFFERING MEMORANDUM HAS BEEN PREPARED BY A LICENSED COMMERCIAL REAL ESTATE BROKER AND IS INTENDED SOLELY FOR INFORMATIONAL PURPOSES TO ASSIST PROSPECTIVE PURCHASERS AND/OR TENANTS IN EVALUATING THE SUBJECT PROPERTY. ALL INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO SQUARE FOOTAGES, LOT SIZES, RENTAL TERMS, INCOME DATA, AND OTHER FINANCIAL METRICS, HAS BEEN PROVIDED BY THE PROPERTY OWNER OR OTHER SOURCES AND IS DEEMED RELIABLE, BUT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PROSPECTIVE PURCHASERS AND TENANTS ARE ADVISED THAT CERTAIN FIGURES MAY BE ESTIMATES, APPROXIMATIONS, OR SUBJECT TO VARIATION. THE BROKER HAS MADE REASONABLE EFFORTS TO PRESENT THIS INFORMATION WITH DILIGENCE AND PROFESSIONALISM, BUT MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY, TRUTHFULNESS, OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. ALL INTERESTED PARTIES ARE ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION, ANALYSIS, AND VERIFICATION OF ALL PROPERTY DETAILS DURING THE DUE DILIGENCE PERIOD, INCLUDING BUT NOT LIMITED TO TITLE, ZONING, ENVIRONMENTAL MATTERS, PHYSICAL CONDITION, AND LEASE OR FINANCIAL PERFORMANCE. THE PROPERTY IS OFFERED SUBJECT TO PRIOR SALE, LEASE, CHANGE IN TERMS, OR WITHDRAWAL WITHOUT NOTICE. BY CONFIRMING RECEIPT OF THIS OFFERING MEMORANDUM, THE RECIPIENT AGREES TO HOLD THE BROKER AND BROKERAGE FIRM HARMLESS FROM ANY AND ALL CLAIMS ARISING OUT OF ITS USE AND ACKNOWLEDGES THAT ANY DECISION TO PURCHASE OR LEASE THE PROPERTY IS MADE SOLELY AT THE RECIPIENT'S OWN RISK AND JUDGMENT.\*\*\*