

580 MENLO DRIVE, ROCKLIN, CA 95765



±1,614 RSF - ±7,713 RSF FOR LEASE



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PROPERTY DETAILS

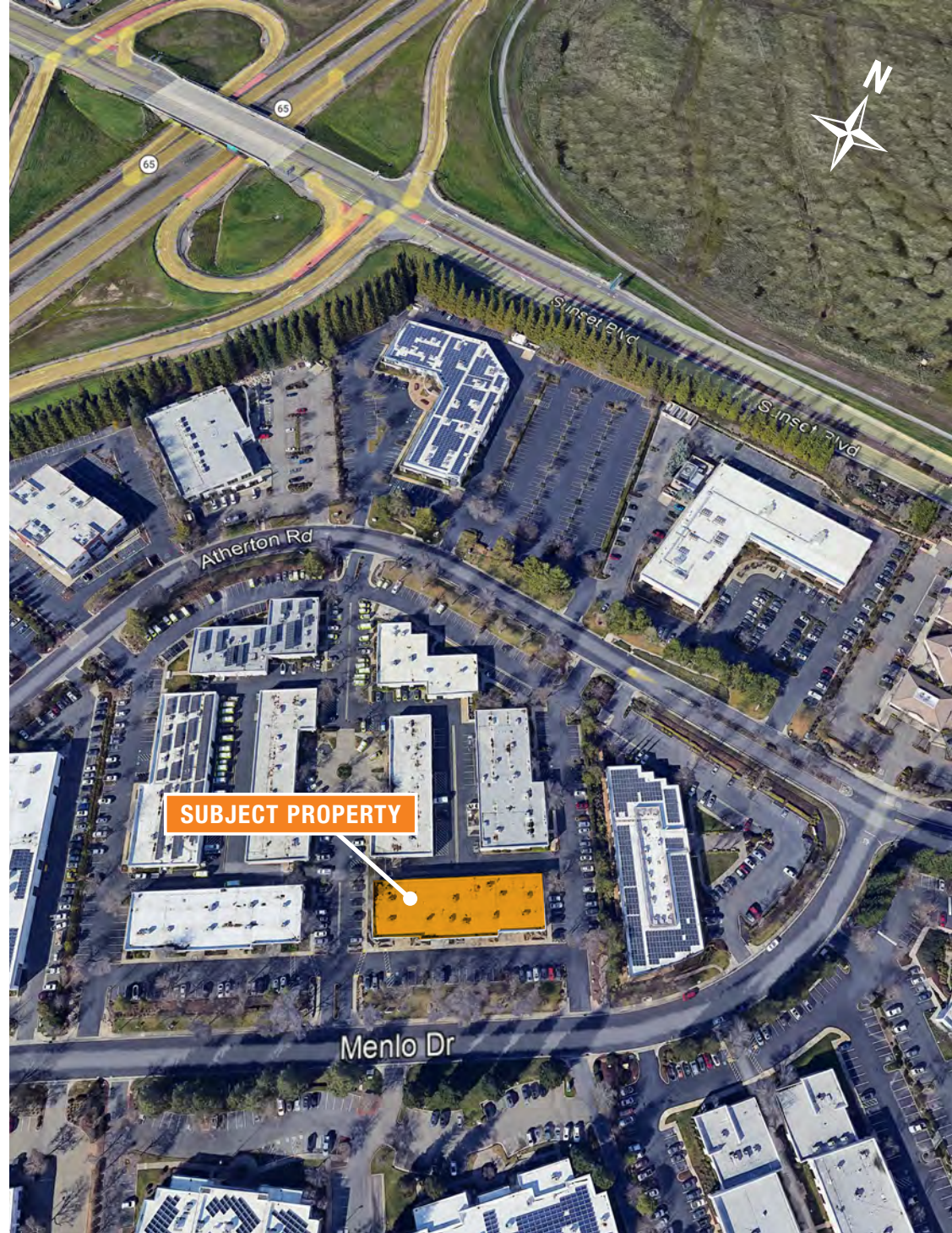
Fully improved Flex Office building for lease in Rocklin within the Stanford Business Park. Conveniently located off Highway 65 at the Sunset Blvd exit, providing easy access to major submarkets, Roseville, Rocklin and Lincoln. The location is close to numerous restaurants and retail centers.

Estimated SF's

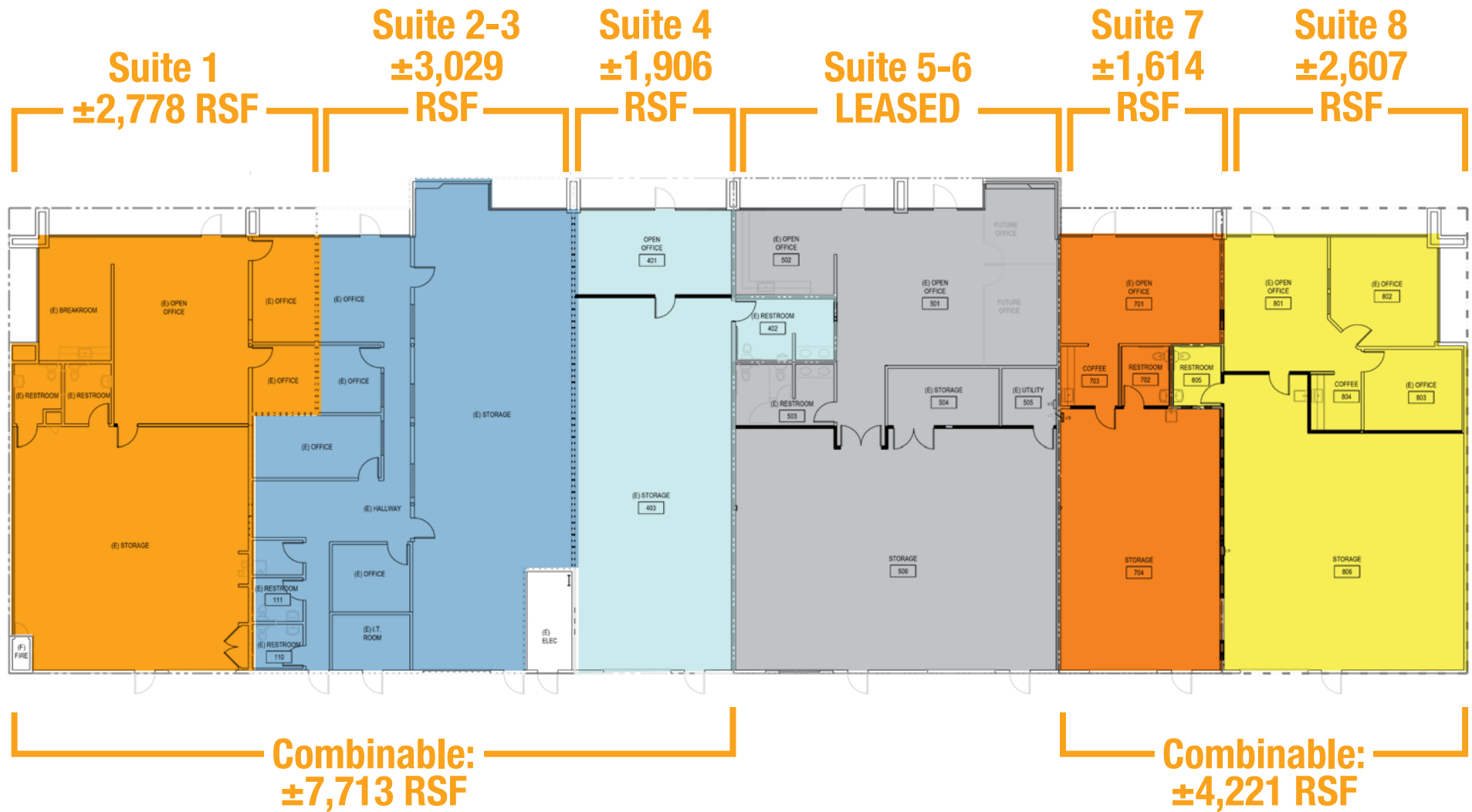
- Suite 1: $\pm 2,778$ RSF
- Suite 2-3: $\pm 3,029$ RSF
- Suite 4: $\pm 1,906$ RSF
- Suite 7: $\pm 1,614$ RSF
- Suite 8: $\pm 2,607$ RSF
- Excellent window lines allow for natural light
- Three (3) Roll Up Doors
- Zoning: PD-LI – Planned Development Light Industrial

**LEASE RATE:
\$1.20/SF NNN**

*For reference purposes only. Actual Square Footages to be verified. Not to Scale.



EXISTING FLOOR PLAN



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TRADE AREA



580 MENLO DRIVE

Logos and store names shown on the map include: Walmart, Safeway, CVS, Target, PetSmart, TJ-Maxx, Sprouts, Ross, Ulta, Lowe's, Big 5, Dollar Tree, Raley's, Walgreens, Nugget, Save Mart, Costco, Target, Studio City, Trader Joe's, Ross, Ulta, Walmart Supercenter, PetSmart, HomeGoods, Green Acres, Kohl's, BevMo!, Ashley, Target, Topgolf, Walmart Supercenter, Safeway, CVS, Nordstrom, Macy's, Round 1, Cinemark, JCPenney, Whole Foods, DSW, Floor Decor, World Market, David's Bridal, Macy's Furniture Gallery, REI, Harbor Freight Tools, Scandinavian Designs, Walmart, Dollar Tree, Costco Wholesale, Dick's, Ross, Golf Galaxy, Total Wine, Amazon Fresh, American Furniture, Staples, Barnes & Noble, Best Buy, Burlington, Bob's Furniture, Five Below, Marshalls, Michaels, Rack, Old Navy, Ulta.

DEMOGRAPHICS

MARKET OVERVIEW

580 Menlo Drive,
Rocklin, CA 95765

3 MILE RADIUS

KEY FACTS

88,307

Population

39

Median Age



Average Household Size

\$182,352

Average Household Income

EDUCATION



13.15%

High School Graduate



21.14%

Some College



47.24%

Bachelor's Degree Plus

HOUSING STATS



\$634,115

Median Home Value



30,805

Households



31.31%

% Renter Occupied Housing Units

BUSINESS



41,145

Total Employees

COMMUTERS



0.77%

Used Public Transportation



88.95%

Drove Alone to Work

EMPLOYMENT



75.61%

White Collar



24.39%

Blue Collar

PROPERTY IMAGES



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SUITES AVAILABLE FOR LEASE



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