



# RARE OWNER/USER OPPORTUNITY

## 5800 Pacific Street

ROCKLIN, CA 95677

# FOR SALE/LEASE

## PRICE REDUCTION

**SALE: ~~\$1,700,000~~ \$1,620,000**

**LEASE: ~~\$1.85~~ \$1.69/SF**

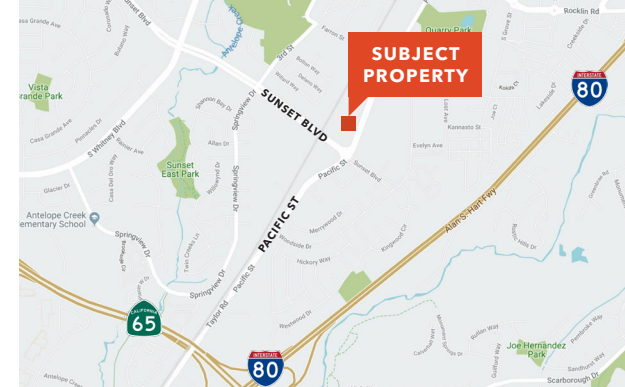
**EXPIRES DECEMBER 31, 2019**



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**Kidder Mathews**

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## ABOUT THE PROPERTY

- **SALE PRICE: \$1.62M**
- **LEASE RATE: \$1.69/NNN**
- **RBA: ±7,252 SF**
- **COUNTY: PLACER**
- **PARKING: 4.0/1,000 RATIO; 29 PARKING SPACES**
- **LAND ACRES: 0.87 ACRES**
- **LAND SF: 37,823 SF**
- **ZONING: C2 (GENERAL COMMERCIAL)**
- **APN: 010-191-065**
- **GRADE LEVEL DOORS: 9-ALL DOUBLE-WIDE WITH 4 DRIVE-THRUS**
- **YEAR BUILT: 2007**

### RARE AUTOMOTIVE OPPORTUNITY

5800 Pacific St is a ±7,252 SF auto repair services property that resides on a 0.87 acre lot. The property is zoned C-2 (General Commercial) and has an approved use for an automotive center. The building was built in 2007 and is very functional with nine (9) double-wide roll up doors, of which four (4) of them have drive-thru capability.

### For Lease

- The property is currently For Lease at \$1.69/NNN.
- Available SF: 2,500 - 7,252 SF

### For Sale

Owner/User-Seller is willing to sell and lease-back a portion of the building or vacate the property completely. The owner is flexible and can move his operations inside the property to accommodate the new user or relocate completely.



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Bayside CHURCH

BEST BUY

MOUNTAIN MIKES

ROCKLIN COMMUNITY CENTER

NAPA

ROCKLIN POLICE DEPARTMENT

ROCKLIN ELEMENTARY

SPROUTS FARMERS MARKET

THE HOME DEPOT

REI  
www.rei.com

SUBJECT PROPERTY

ROCKLIN QUARRY ADVENTURES

ROCKLIN DMV

COSTCO WHOLESALE

BARNES & NOBLE BOOKSELLERS

Dutch Bros Coffee

UNITED STATES POSTAL SERVICE

O'Reilly AUTO PARTS

Westfield GALLERIA MALL

HARBOR FREIGHT  
Quality Tools at Educationally Low Prices

65

PACIFIC ST

MOKSA

80 INTERSTATE

ROSEVILLE motorsports

SUBWAY

THE FOUNTAINS

JACK'S urban eats	J.CREW
WHOLE FOODS MARKET	Peet's Coffee
ANTHROPOLOGIE	Yard House

Cattlemens

SUTTER ROSEVILLE MEDICAL CENTER

LIFETIME FITNESS

ROSEVILLE Auto Mall

DOUGLAS BLVD

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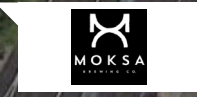
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SUBJECT PROPERTY



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## ABOUT THE CITY OF ROCKLIN

Located in South Placer County at the intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte mountain range in the West. Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety. Rocklin is located in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area. Rocklin has been one of the fastest growing cities in California. The City's population grew 64 percent from 2000-2014 with a current population of approximately 69,249, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list). The City's strongest assets are its residents, and citizen input and participation set Rocklin apart.

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