

FOR SALE

4881 GRANITE DRIVE, ROCKLIN, CA



4,004
SF

24,255
CARS PER DAY

100'
STREET FRONTAGE

\$1.2M
PURCHASE PRICE

2131 CAPITOL AVE, STE 100
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCOM.COM](https://www.turtoncom.com)

Freestanding retail site adjacent to national retailers and luxury auto dealerships including Porsche, Mercedes-Benz, and Land Rover

Property Overview

- Purchase Price: \$1,200,000 (\$299/SF)
- 0.39 acre parcel with potential drive thru capacity
- High traffic pad next to Starbucks drive thru entrance
- 4,004 SF building with mix of open showroom + office space

Property Location

- Major Rocklin retail trade area with strong demographics
- ~350 feet from Interstate 80 entrance and exit via Rocklin Road
- 24,255 vehicles per day on Granite Drive (CoStar 2022)
- 185,468 population in a 5-mile radius (CoStar 2022)
- Average household income of \$125,355 in a 2-mile radius (CoStar 2022)
- Surrounding tenants include: Starbucks, Safeway, CVS, Arco and Wells Fargo

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