

4435 GRANITE DRIVE



AVAILABLE FOR SALE OR LEASE
ROCKLIN, CA

CBRE

Unmatched Visibility in the Region's Premier Automotive Corridor

Formerly occupied by Genesis, this high profile commercial building is now vacant and available for purchase, offering a rare opportunity to establish a **flagship presence** along Interstate 80—one of Northern California's **most heavily traveled corridors** with over $\pm 150,000$ vehicles per day.

The property is strategically positioned within an established and **highly synergistic automotive environment**, surrounded by a critical mass of nationally and globally recognized dealerships including Mercedes Benz, Porsche, Land Rover, Audi, Tesla, Lucid, Rivian, and Volkswagen. This concentration creates a **powerful destination effect**, drawing consistent consumer traffic and reinforcing long term brand visibility.



PROPERTY OVERVIEW

SALE PRICE	\$10,500,000.00
BUILDING SF	$\pm 29,380$ SF
LAND ACRES	± 4.7 Acres
YEAR BUILT	1991
CONSTRUCTION	Reinforced Concrete
ZONING	C-1/C-2

The immediate adjacency to luxury, performance, and electric vehicle brands enhances cross shopping behavior and strengthens exposure to a proven, **high income customer base**. Few locations offer this level of freeway prominence combined with built in market synergy, making the property ideal for automotive, showroom, experiential retail, or brand forward commercial users seeking maximum impact.

Sale Price
\$10,500,000.00

EXECUTIVE SUMMARY

4435 Granite Drive is a $\pm 29,380$ SF, single-story, Class B commercial building offers an exceptional sale or lease opportunity on a generous 4.70-acre parcel. Built in 1991 with durable reinforced concrete construction and a 20-foot building height, the property provides a functional and versatile layout ideal for a wide range of commercial uses. Zoned C-1/C-2, the site supports flexible planning and development options, making it an excellent fit for an owner-user, investor, or tenant seeking a well-maintained, single-tenant facility with ample land and long-term potential. This is a **rare chance** to secure a substantial footprint in a desirable commercial district.



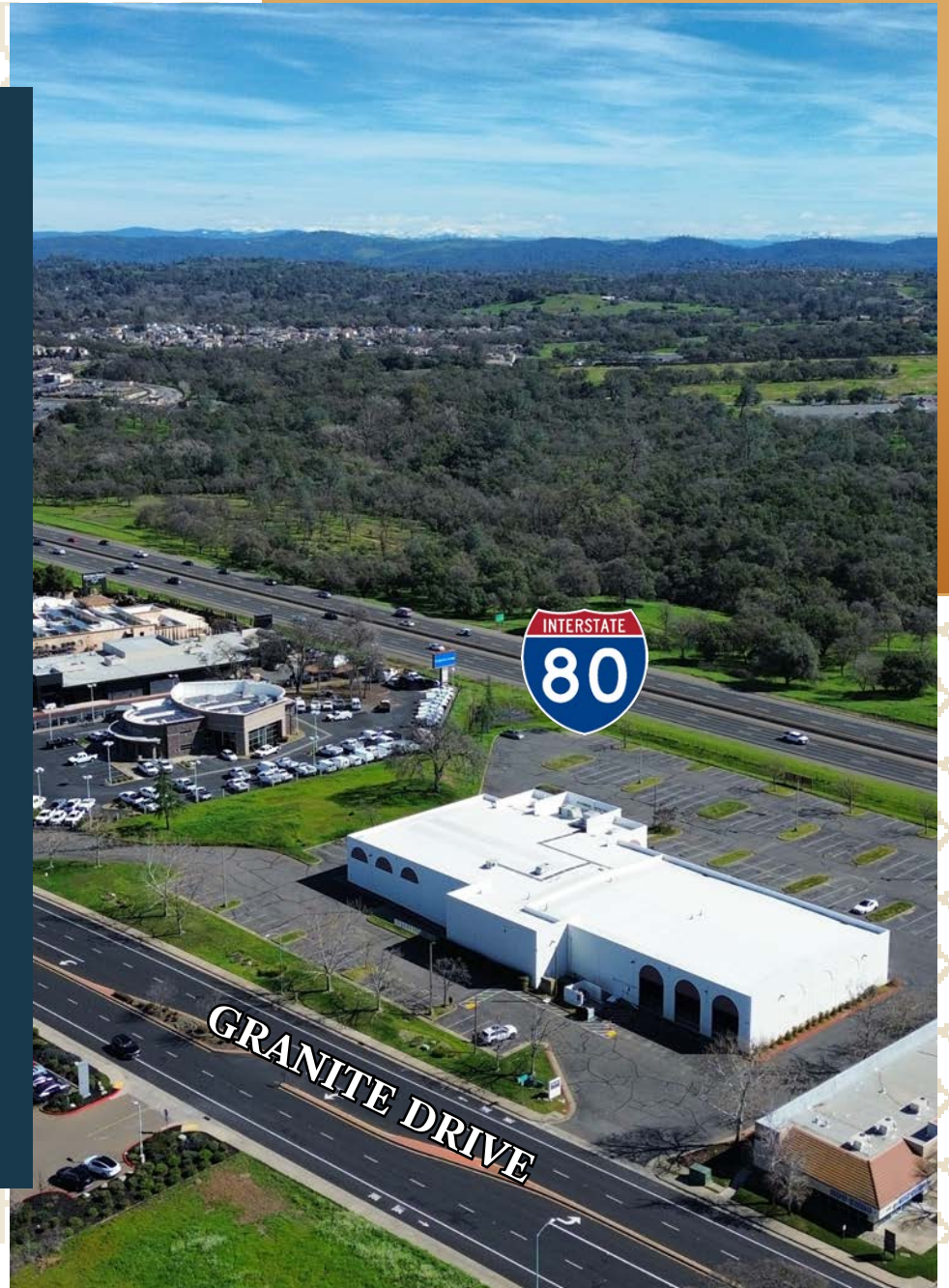
4435 GRANITE
DRIVE

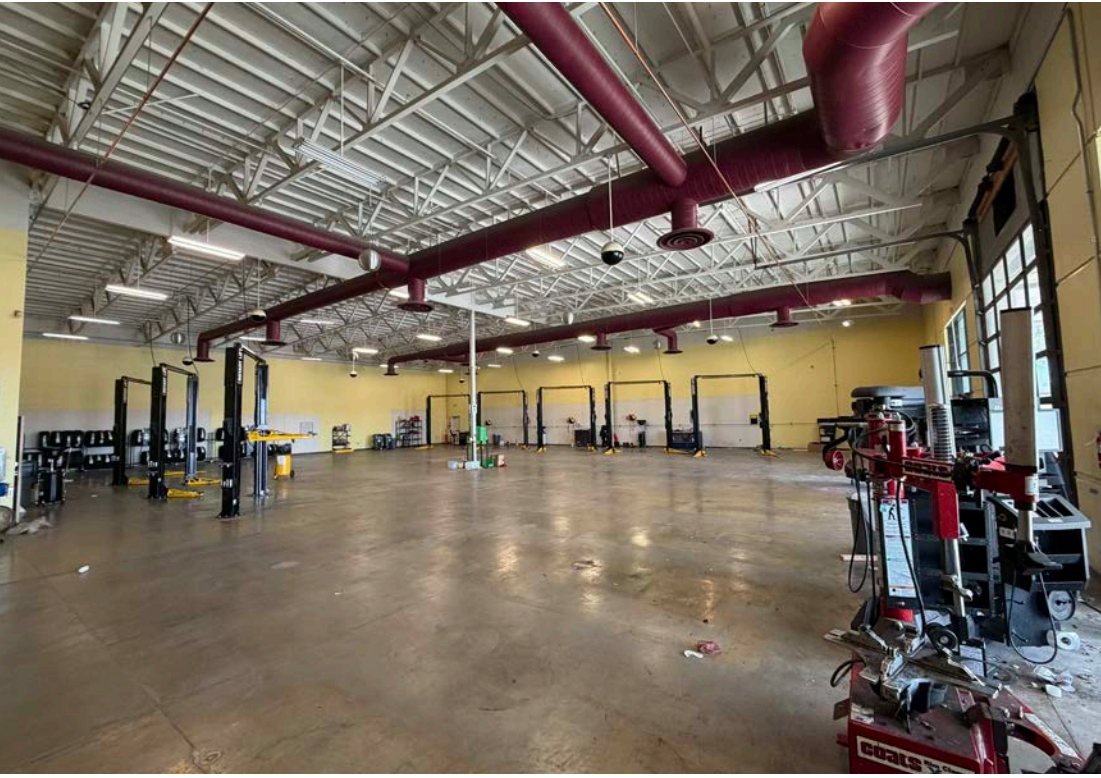


$\pm 29,380$ SF
BUILDING



± 4.7 LAND
ACRES





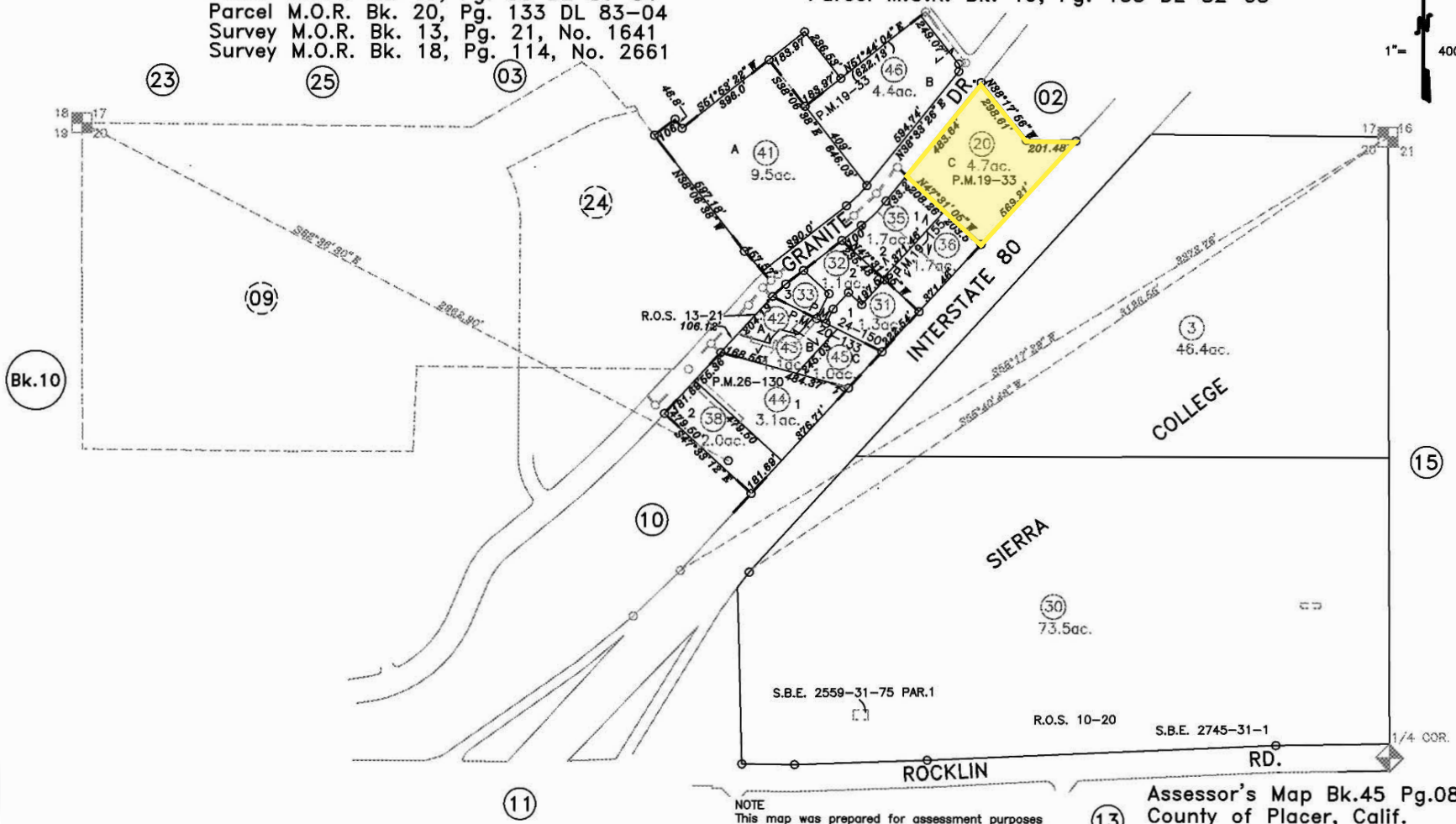
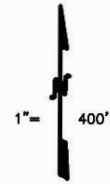
PARCEL MAP

POR. N.1/2 SEC.20, T.11N., R.7E., M.D.B.&M.

Survey M.O.R. Bk. 1, Pg. 42
 Survey M.O.R. Bk. 7, Pg. 38
 Parcel M.O.R. Bk. 18, Pg. 47, DL-81-01
 Parcel M.O.R. Bk. 19, Pg. 33 DL-81-04
 Parcel M.O.R. Bk. 20, Pg. 133 DL 83-04
 Survey M.O.R. Bk. 13, Pg. 21, No. 1641
 Survey M.O.R. Bk. 18, Pg. 114, No. 2661

Survey M.O.R. Bk. 10, Pg. 20 No. 1085
 Parcel M.O.R. Bk. 24, Pg. 150, DL-88-11
 Parcel M.O.R. Bk. 26, Pg. 130, DL 91-01
 Parcel M.O.R. Bk. 19, Pg. 155 DL-82-03

45-08



Bk.10

-29-2016
 -22-2016
 -30-2016
 -15-2004 JAC
 je Redrawn Per BaseMap Information

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.45 Pg.08
 County of Placer, Calif.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

VISIBILITY THAT DRIVES VALUE



VON HOUSE
MOTORS



SIERRRA COLLEGE BLVD



GRANITE DR

4435
GRANITE
DRIVE



WHERE PREMIER BRANDS CONVERGE ALONG I-80



ROCKLIN RD



4435
GRANITE
DRIVE



GRANITE DR

4435

GRANITE DRIVE

GRANITE DR



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