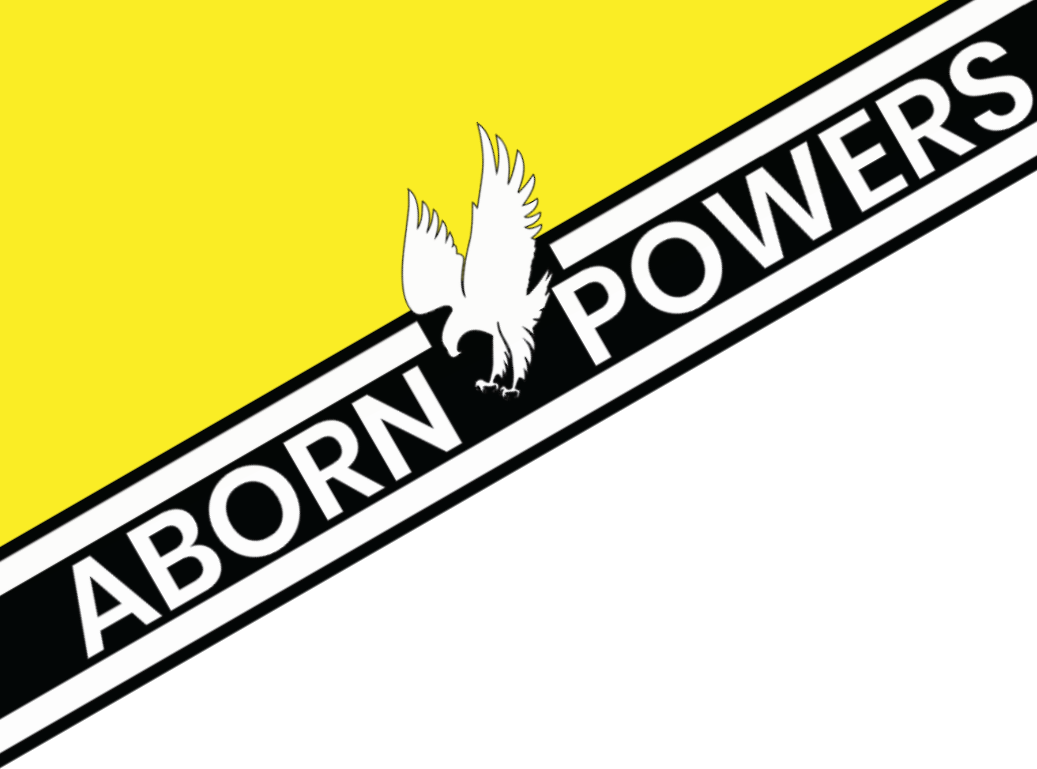




3725 PINE STREET

ROCKLIN, CA 95677

ASHLEY FRAZER

916.672.7088

ashley.frazer@abornpowers.com

CalDRE #02272033





PROPERTY DESCRIPTION

Unique opportunity to own a well established mechanic shop in the up and coming heart of Rocklin! The entire operation is being offered for sale, including the business, equipment, shop building, and adjacent storage yard. The shop has been operated by the current owner for the past 25 years and has a loyal client base, with additional opportunity for growth as new apartments are being built directly across the street.

The shop building is approximately 1,400 SF and includes an office, break room, and full bathroom. Multiple lifts, as well as additional shop equipment, are included in the sale, making this a truly turnkey operation.

The shop building is situated on an approximately 8,968 SF lot that is owned by the railroad and leased to the shop owner through a ground lease. The existing ground lease is fully transferable to a new owner.

Also for sale is the adjacent lot which is approximately 2,650 SF, and is fully fenced and currently used as a storage yard. The two parcels are fenced together, creating a total of roughly 0.26 acres of enclosed space. Three gates provide access to both the shop and storage yard. This additional lot provides valuable space and greatly expands the overall functionality of the property.

This is an ideal owner-user opportunity, but could also be an attractive investment given the limited availability of auto mechanic shops for lease in the area. With an established 25-year operating history, loyal client base, equipment included, and additional secured yard space, this turnkey operation is ready for a new owner to take the keys and continue the business or bring their own vision to the property.

PROPERTY HIGHLIGHTS

- Fully Equipped Auto Shop
- Strong Client Base Already Available
- Fully Fenced Operation
- Great Location!

OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	1,400 SF
NOI:	\$40,000.00
Cap Rate:	6.67%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	414	1,152	3,165
Total Population	1,018	2,800	7,742
Average HH Income	\$107,436	\$107,370	\$115,308

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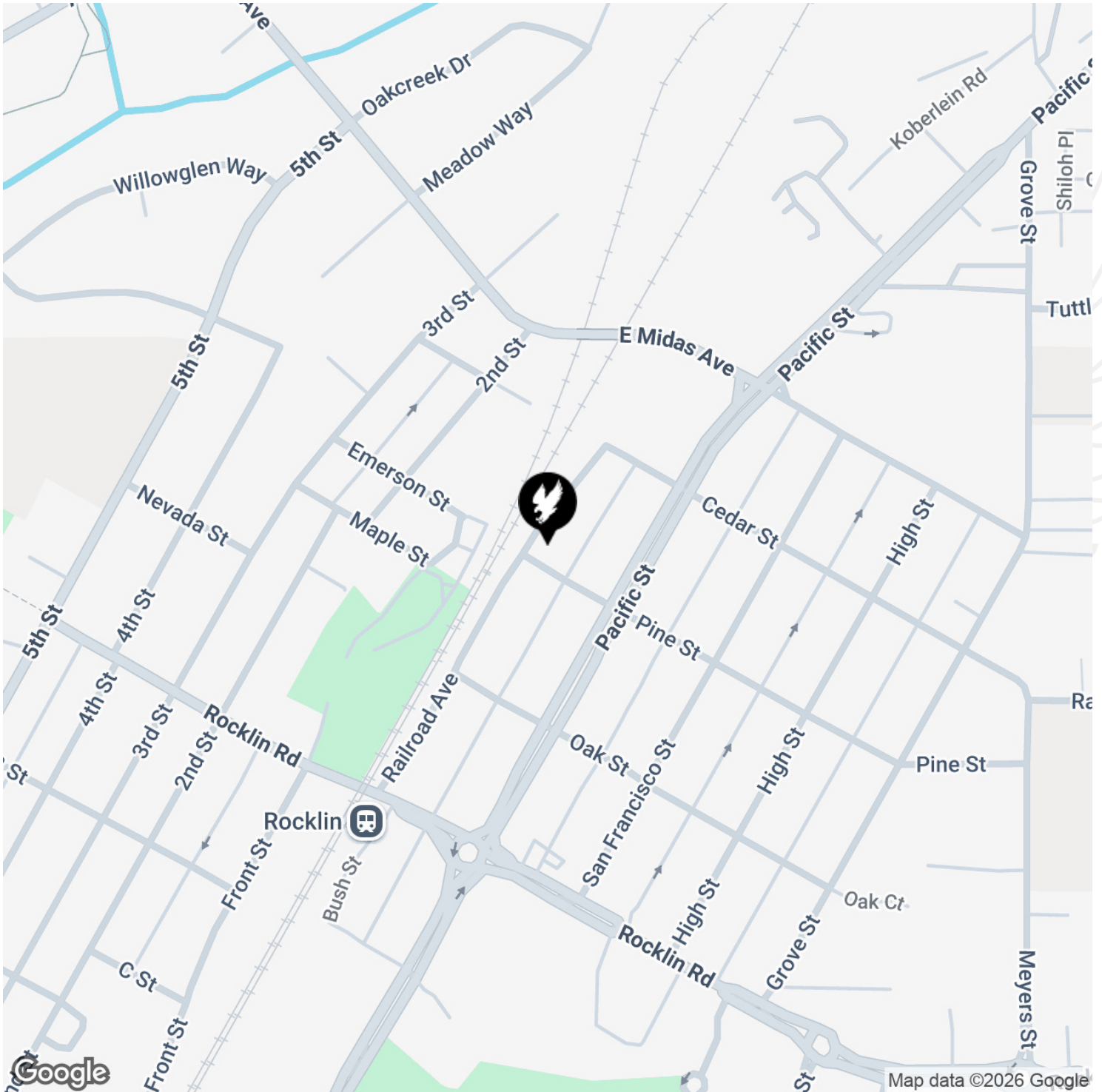
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RETAIL PROPERTY FOR SALE

3725 PINE STREET



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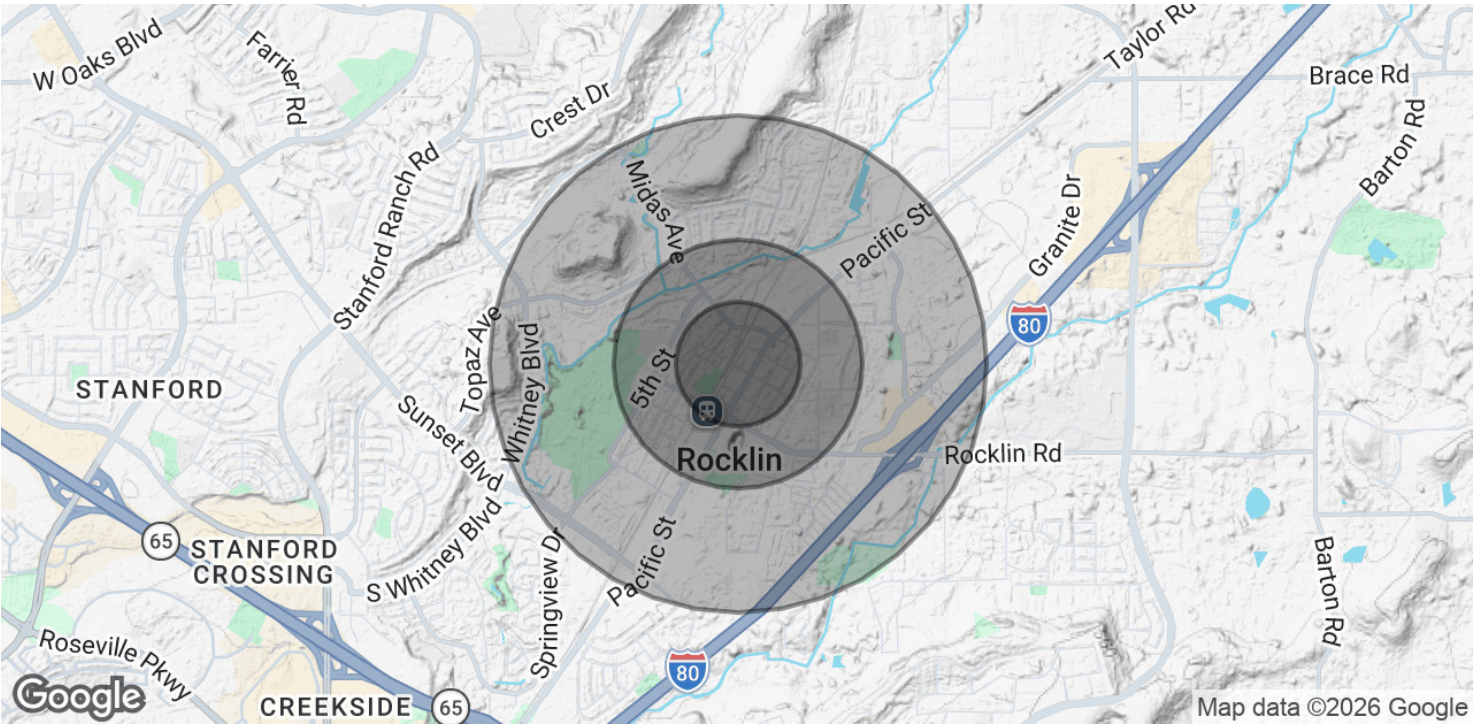
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RETAIL PROPERTY FOR SALE

3725 PINE STREET



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,018	2,800	7,742
Average Age	37.5	37.4	39.3
Average Age (Male)	35.7	35.9	37.8
Average Age (Female)	40.0	39.6	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	414	1,152	3,165
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$107,436	\$107,370	\$115,308
Average House Value	\$535,651	\$511,747	\$507,057

2023 American Community Survey (ACS)

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RETAIL PROPERTY **FOR SALE**