



4300 ANTHONY COURT

ROCKLIN, CA 95677

THOMAS NELSON

530.391.4862

thomas.nelson@abornpowers.com

CalDRE #02114777

INDUSTRIAL PROPERTY FOR LEASE

4300 ANTHONY COURT



Lease Rate

\$1.20 SF/MONTH

OFFERING SUMMARY

Building Size:	24,923 SF
Available SF:	1,012 SF
Lot Size:	1 Acres

PROPERTY OVERVIEW

4300 Anthony Ct
Unit E - Half office and half warehouse
1,012 SF
Private restroom
2026 NNN is approx. \$0.50 psf

THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

INDUSTRIAL PROPERTY FOR LEASE

4300 ANTHONY COURT



THOMAS NELSON
530.391.4862
thomas.nelson@abornpowers.com
CalDRE #02114777

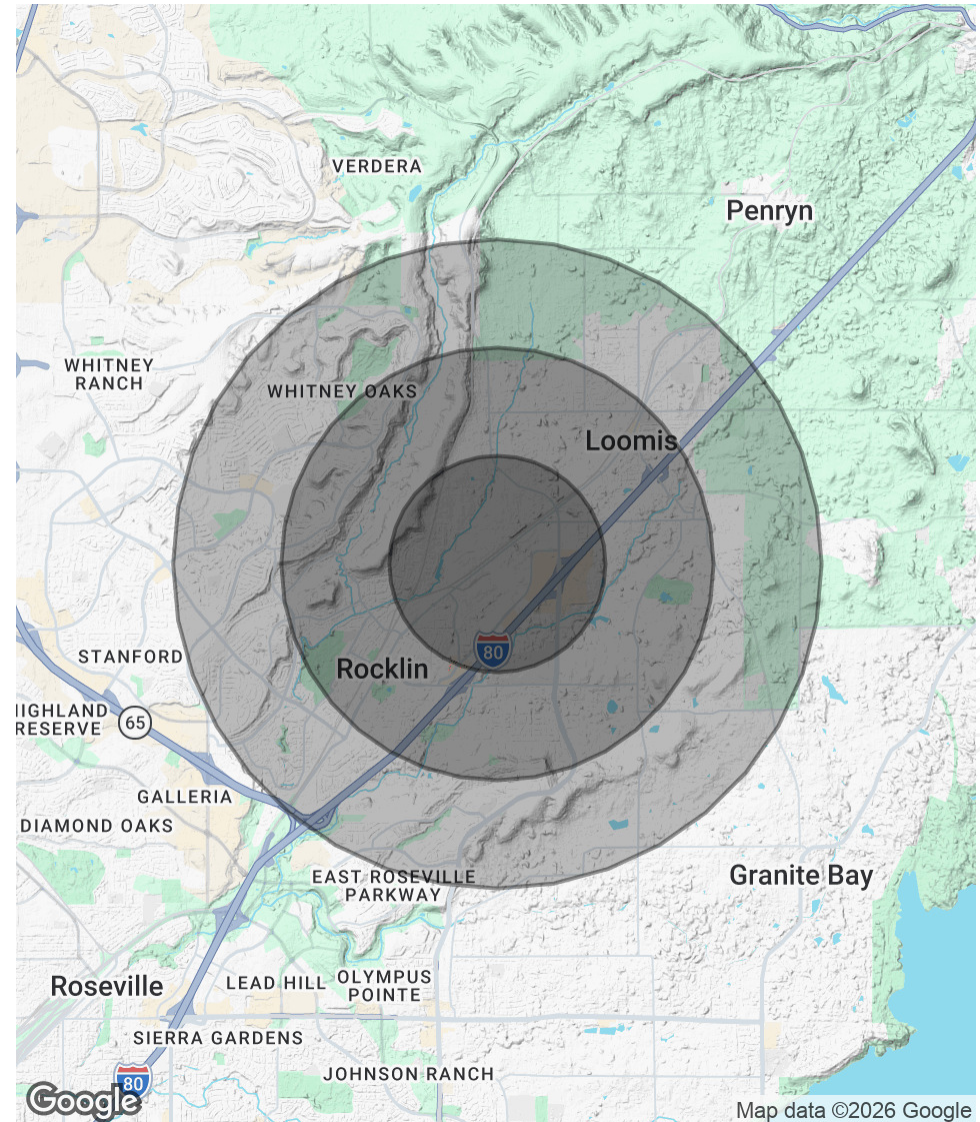
4300 ANTHONY COURT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,406	18,718	54,374
Average Age	38.9	41.5	40.9
Average Age (Male)	36.4	39.3	38.8
Average Age (Female)	39.7	43.5	42.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,346	7,227	20,631
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$95,385	\$114,082	\$117,513
Average House Value	\$455,064	\$508,185	\$512,414

2020 American Community Survey (ACS)



THOMAS NELSON
 530.391.4862
 thomas.nelson@abornpowers.com
 CalDRE #02114777