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CENTURY 21

Select Real Estate, Inc.



AVAILABLE
FOR LEASE

4441-4449 GRANITE DRIVE

Rocklin CA

+/- 1,149 - 2,333 SF

\$1.75 NNN

Prime Multi-Tenant Retail & Flex Positioning Along High-Traffic Granite Drive



THE PROPERTY

📍 4441-4449 Granite Drive Rocklin CA 95677

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



Rocklin CA
Placer County



+/- 1,149-2,333 SF
Retail - Flex



Commercial



Street Visibility
Roll Up Door



\$1.75 NNN



Property Highlights

Location: Prime Rocklin frontage with 380 feet on Granite Drive and 368 feet facing Interstate 80.

Building Features: Multi-tenant retail, office, and flex configurations featuring impressive window lines and tall ceilings.

Access & Loading: Convenient customer entries plus rear grade-level roll-up doors for seamless deliveries.

Parking: Generous on-site parking field (approx. 180 stalls) to support high-volume foot traffic.

Visibility: Unmatched signage opportunities with heavy daytime and evening drive-by exposure.



Available Space Profiles

Front-Facing Suites (Granite Drive): +/- 1,049 to 2,333 SF of bright, open-layout retail or showroom space with floor-to-ceiling glass lines.





Rocklin Park Hotel

SureStay PLUS HOTEL by BEST WESTERN

Comfort Inn

TACO BELL

Central Rocklin Self Storage

Rocklin Elementary School

Jack In the box
Arby's
76
EARLY TOAST

Starbucks
Taco Express
Rocklin

Sushi Makogan

Safeway

THE SMILING DOG

Milo's Greek

California Sun

The Church of Jesus Christ of Latter-day Saints

Rocklin Unified School District

Mercedes-Benz

LAND-ROVER

PORSCHE

Days Inn

AQUALIFE

SS. Peter & Paul Catholic

ROCKLIN ROAD ANIMAL HOSPITAL

dionhealth
Dental | Medical | Cosmetic

Little Caesars Pizza

Monte Verde Park

SIERRA COLLEGE

Sierra College Nature Trail

80

West Marine

Q.TILE

4441-4449
GRANITE DRIVE
ROCKLIN, CA 95677

GENESIS OF ROCKLIN

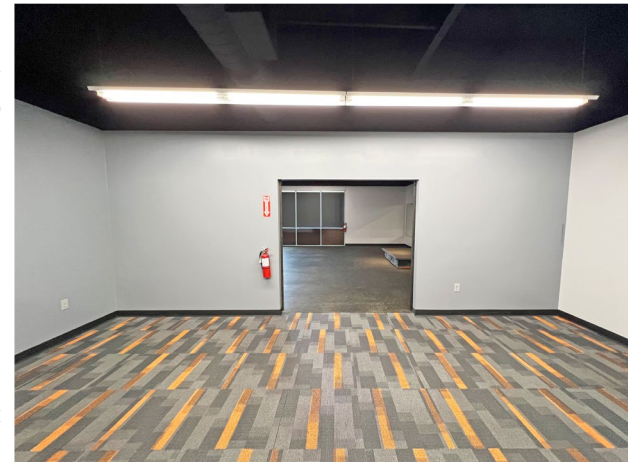
IN-SHAPE FAMILY FITNESS

Audi

WhyBuyNewAutos

LUCID





THE BUILDING

PROPERTY HIGHLIGHTS

- Prime Exposure:** High-visibility signage opportunities facing Granite Drive and nearby freeway corridors.
- Flexible Layouts:** Open floor plans accommodating retail, showroom, creative office, or flex uses.
- Natural Light:** Expansive storefront glasslines creating a bright, inviting interior atmosphere.
- Convenient Access:** Grade-level rear roll-up doors and multiple double-door entries for smooth deliveries.
- Parking & Site:** Ample on-site surface parking across a well-maintained multi-tenant business park setting.

Location Advantages

- Strategic Placer County Hub:** Situated directly in the thriving Roseville/Rocklin commercial submarket.
- Rapid Commuter Access:** Quick connections to major regional arteries for clients and employees.
- Surrounding Retail:** Close proximity to popular dining, shopping centers, and local conveniences.





THE AREA

LOCATION HIGHLIGHTS

Interstate 80 Exposure: Direct sightlines and high-traffic visibility alongside I-80, capturing heavy regional commute patterns.

Strategic Placer County Hub: Centered in Rocklin's thriving commercial district, minutes from Sierra College Boulevard and top-tier retail amenities.

Exceptional Accessibility: Rapid ingress and egress via Granite Drive with swift connectivity to I-80 and Highway 65.

Strong Demographics: Surrounded by an affluent, fast-growing labor force and residential neighborhoods spanning Rocklin, Roseville, and Granite Bay.

SURROUNDING AMENITY BASE

Retail & Dining: Close proximity to major shopping centers, popular local eateries, and destination lifestyle centers.

Corporate Synergy: Positioned among a dynamic mix of professional services, specialized retail, and flex-industrial users.

Regional Draw: Benefits from close alignment with regional commercial drivers along the booming Granite Drive corridor.



DEMOGRAPHICS

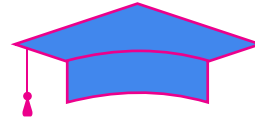
CONSUMER SPENDING

5 mile Households



EDUCATION

% Breakdown - 2024



- 29% Some College, No Degree
- 21% Bachelor's Degree
- 19% High School Graduate
- 13% Advanced Degree
- 11% Some High School, No Diploma
- 7% Associate Degree

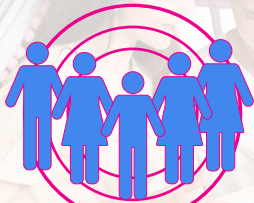
HOUSE HOLD INCOME



5 mile 2023 Households

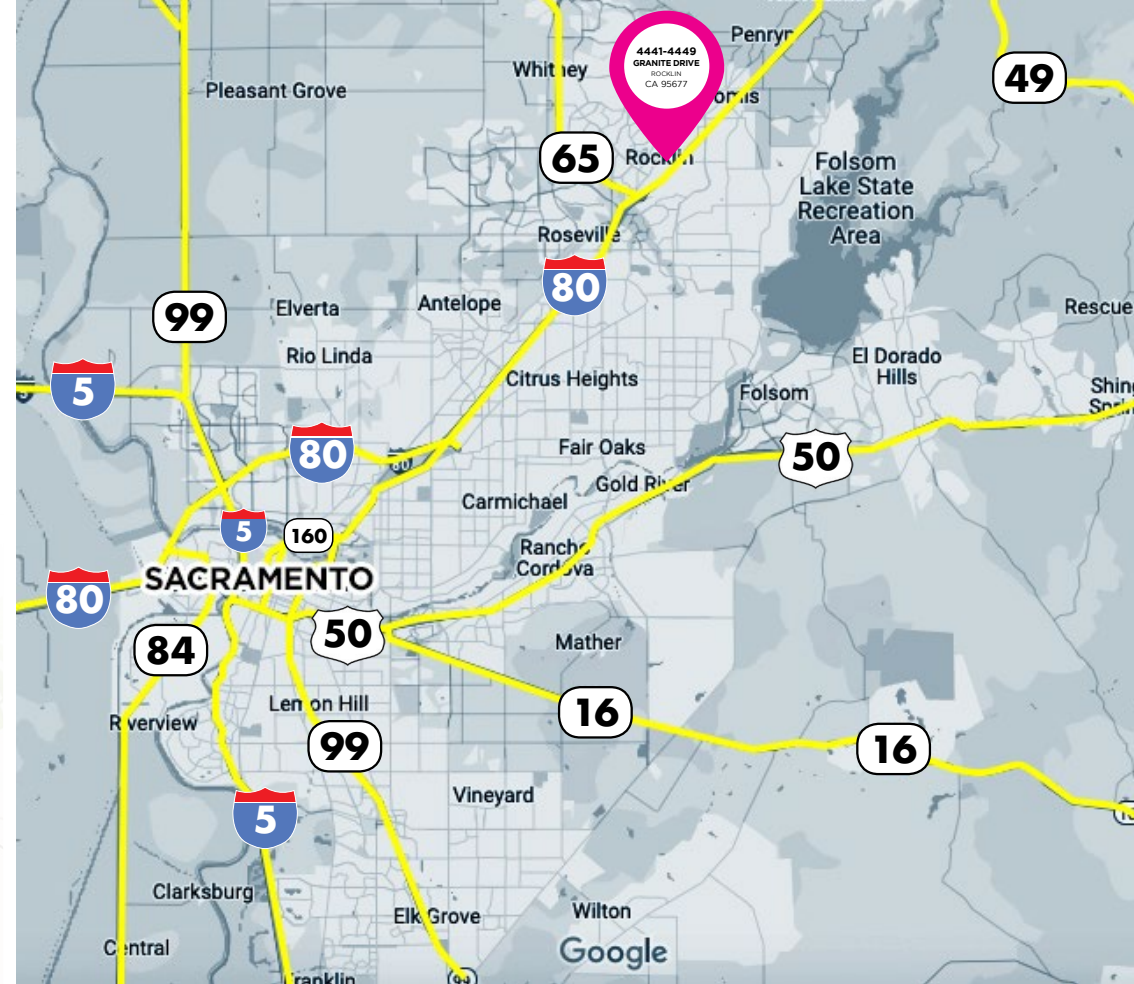
< \$25K	30,107
\$25K - 50K	25,645
\$50K - 75K	24,602
\$75K - 100K	18,120
\$100K - 125K	16,273
\$125K - 150K	10,232
\$150K - 200K	10,830
\$200K+	14,806

RESIDENT POPULATION

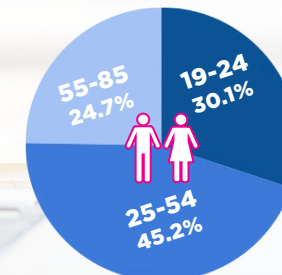


5 mile Population 2024

2020	372,359
2024	381,401
2029	385,631



2023 POPULATION BY AGE



TOTAL HOUSE HOLDS - 2024



5 miles 150,613



TENANT REPRESENTATION



LOCATION, LOCATION, LOCATION! This well-known axiom of real estate is critical to your business success. However, also important are traffic counts, customer demographics, ingress and egress and a myriad of other variables and outliers that can and will impact your future business and income stream.

The Mueller team has the experience, the technical skills, and knowledge to guide you through the preliminary site selection process and advise you as to the optimal location for your business and negotiate the best economic package for your new facility. Whether a build to suit, or ground lease, in-line retail, or regional distribution facility; the Mueller team is well versed, and competent in assisting you, our client, in negotiating the maximum tenant improvement allowances as provided by Landlords in a competitive market. Free rent from date of opening, as well as competitive base rents in relationship to the surrounding market. Team Mueller has your back and will achieve a level of service you have yet to experience from a commercial real estate broker. This is our goal, and our promise.

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LEASE

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