

OFFERING MEMORANDUM

4955 PACIFIC STREET

ROCKLIN, CA 95677

CONFIDENTIALITY AGREEMENT

PRESENTED BY

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CONFIDENTIALITY & DISCLAIMER

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner.

The information contained in this Marketing Brochure has been obtained from sources believed to be reliable. However, we make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase.

All property showings are by appointment only. Do not walk on property, talk or contact any tenants or management without written permission of Seller or Seller's agents.

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THE OFFERING

EXECUTIVE SUMMARY

FOR SALE — OWNER-USER / INVESTMENT OPPORTUNITY

\$449,000 ASKING PRICE	\$411.55 PRICE PER SF	1,091 SF BUILDING SIZE
2 UNITS / SUITES	1939 YEAR BUILT	Office PROPERTY TYPE

PROPERTY OVERVIEW

Placer Commercial Group is pleased to present a rare opportunity to acquire a compact owner-user office building in the heart of Historic Rocklin, CA. Located at 4955 Pacific Street in the Quarry District, this single-story, two-suite office building enjoys a highly walkable position just steps from downtown shops, cafes, and the Capitol Corridor rail stop.

This well-located commercial property offers excellent walkability and street presence in one of Placer County's most historic and pedestrian-friendly submarkets — ideal for an owner-user or investor seeking a small footprint with strong long-term land value.

4955 PACIFIC STREET

PROPERTY HIGHLIGHTS

- Building Size: ±1,091 SF
- Parcel Size: ±0.17 Acres (±7,500 SF)
- 6 Parking Spaces + 1 ADA (7 Total)
- Two Suites with Shared Restroom
- Central Heat & Air Throughout
- Comp Roof Replaced (2005)
- ADA Exterior Improvements (2009)
- Construction: Wood-Frame, Built 1939

EXTERIOR

PROFESSIONAL OFFICE BUILDING



INTERIOR

ADDITIONAL INTERIOR VIEWS

COMING
SOON

Interior photography and additional exterior views to be provided by listing agent.

FLOOR PLAN

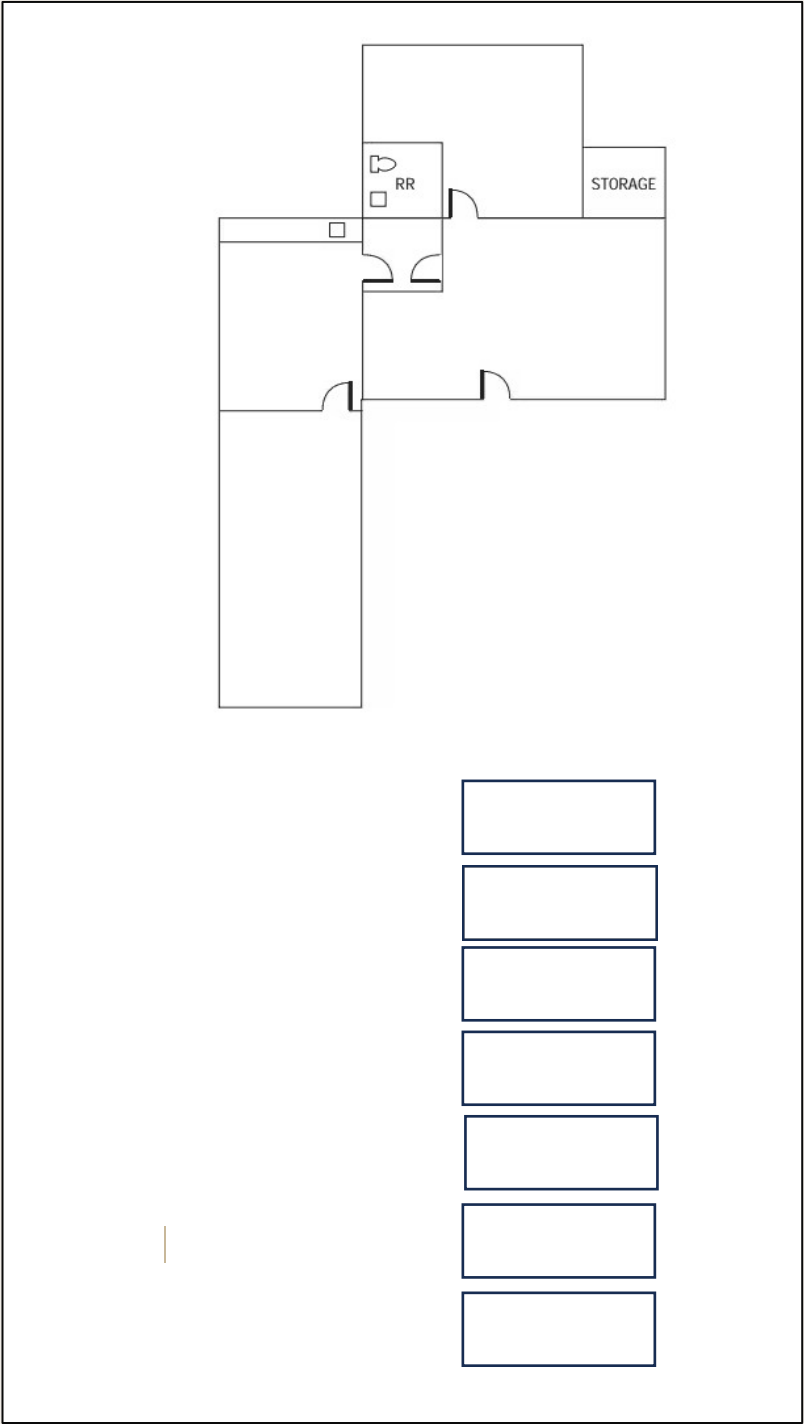
TOTAL: ±1,091 SF

2 SUITES

SINGLE STORY

7 PARKING SPACES

*Floor plan is conceptual, based on county assessor records and is not to scale
Potential Buyers to verify all measurements independently.*



LOCATION

Rocklin is a vibrant Placer County community anchored by its Historic Quarry District, blending small-town charm with easy access to shopping, dining, and outdoor recreation. The property sits in the heart of downtown Rocklin along Pacific Street, walking distance to local shops and cafes.

The city is home to top-ranked Rocklin Unified School District campuses, Sierra College, and William Jessup University, along with Quarry Park and 38 city parks offering walking trails and adventure recreation.

Downtown Rocklin's Quarry District offers a growing mix of local restaurants, coffee roasters, and boutique shops just steps from the property.



POINTS OF INTEREST

Within 5–10 Minutes of 4955 Pacific Street

DINING

- Café Delicias
- Flower Farm Cafe
- Rebel Hen Cafe
- The Grazing Goose
- Toastique
- Pottery World Cafe

COFFEE & SHOPS

- Placer Roasting Company
- Pause Coffee House
- Edwin's Coffee & Tea
- Fourscore Coffee House
- Gu Coffee & Tea
- Vaneli's Handcrafted Coffee

HEALTH & WELLNESS

- Sutter Medical Plaza Rocklin
- Rocklin Dental
- Rocklin Comprehensive Dentistry
- Highland Dental Group
- Kaiser Permanente

FITNESS

- AnywhereFit
- Anytime Fitness
- Crunch Fitness
- Planet Fitness
- UFC Gym

EDUCATION

- Sierra College
- William Jessup University
- Rocklin Academy

RECREATION

- Quarry Park
- Quarry Park Adventures
- Old Timers Park

MARKET OVERVIEW

SACRAMENTO-ROSEVILLE-FOLSOM, CA
METROPOLITAN STATISTICAL AREA

2,379,368
POPULATION

858,756
HOUSEHOLDS

37.7
MEDIAN AGE

\$81,264

MEDIAN HOUSEHOLD INCOME

vs. \$75,149 U.S. Median

REGIONAL PROFILE

Nestled at the confluence of the American and Sacramento Rivers, the Sacramento-Roseville-Folsom MSA is a vibrant metropolitan region known for its rich history, dynamic economy, and beautiful scenery. As California's capital, it offers a unique blend of urban sophistication and outdoor adventure.

Home to diverse communities, cultural attractions, and a thriving Farm-to-Fork culinary scene, this area appeals to residents and visitors alike. The mild climate and proximity to the Sierra Nevada mountains enhance its appeal for year-round activities.

State Capital

Government & economic hub of California

Farm-to-Fork

America's Farm-to-Fork Capital

Sierra Nevada

Year-round outdoor recreation

Source: U.S. Census Bureau, American Community Survey

EMPLOYMENT & ECONOMY

SACRAMENTO-ROSEVILLE-FOLSOM METROPOLITAN STATISTICAL AREA

\$177.32B

ANNUAL GDP

6%

UNEMPLOYMENT RATE

32nd

LARGEST ECONOMY IN U.S.

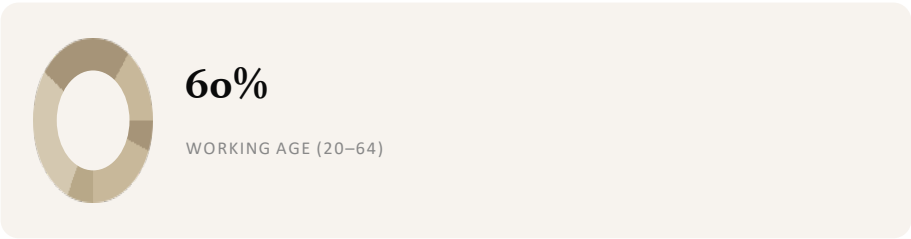
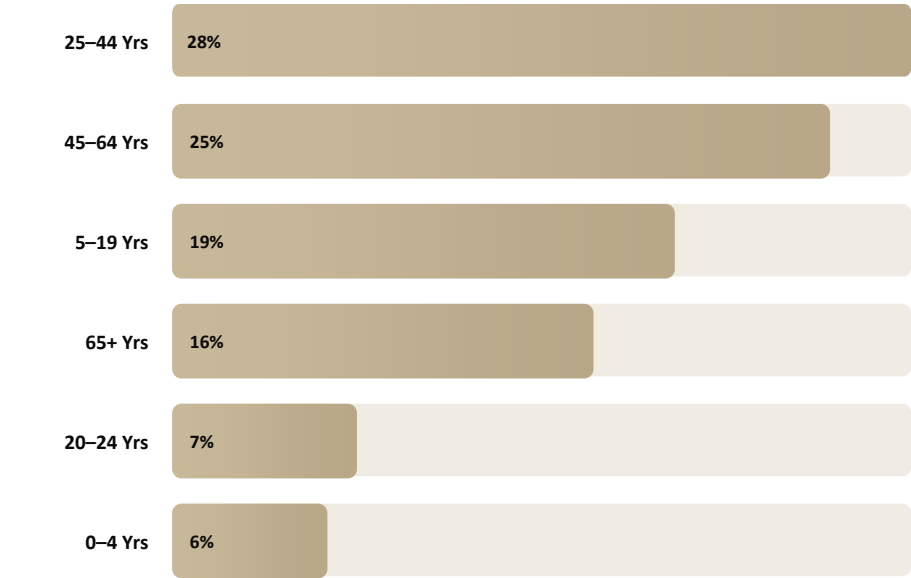
EMPLOYMENT BY SECTOR



DEMOGRAPHICS

POPULATION BY AGE

Sacramento–Roseville–Folsom MSA



★ QUALITY OF LIFE

Sacramento-Roseville-Folsom consistently ranks high in quality of life. Residents enjoy a well-rounded lifestyle with access to recreational activities, thriving arts and culture, and exceptional educational facilities. The region's strong economy, diverse communities, and focus on sustainability contribute to an overall high standard of living.

🏠 KEY ENTERTAINMENT VENUES

- Sacramento Memorial Auditorium
- The Crest Theatre
- Tower Bridge Dinner
- Folsom Lake College Theatre

2.38M
POPULATION

37.7
MEDIAN AGE

859K
HOUSEHOLDS

DISCLOSURES

This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine suitability for your needs. Like all real estate investments, this investment carries significant risks. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease.

Cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property.

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PLACER COMMERCIAL GROUP

For more information or to schedule a private showing, please contact:

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