

±4,225 SF for lease
rocklin, ca

GFORCE FITNESS

6504
lonetree blvd

CBRE



Located at 6504 Lonetree Boulevard in Rocklin, California, this ±4,225 SF freestanding retail building presents an exceptional leasing opportunity within the highly desirable Rocklin 65 Commerce Center. Constructed in 2007, the single-story, single-tenant property offers a functional and efficient layout ideal for a variety of retail, service, showroom, or specialty commercial users.

The building's Highway Commercial (HC) zoning provides flexibility for numerous business operations, while its standalone design offers tenants enhanced visibility, branding opportunities, customer convenience, and exclusive occupancy. Positioned along the thriving Lonetree Boulevard corridor, the property benefits from strong surrounding demographics, established commercial activity, and excellent accessibility, making it an attractive location for businesses seeking a prominent presence in one of Rocklin's most active retail and commercial districts.



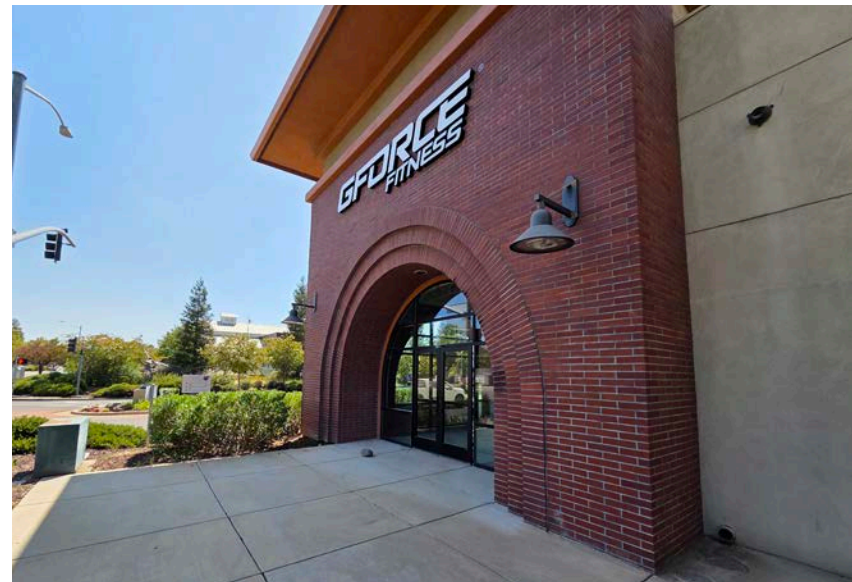
6504 LONETREE BLVD

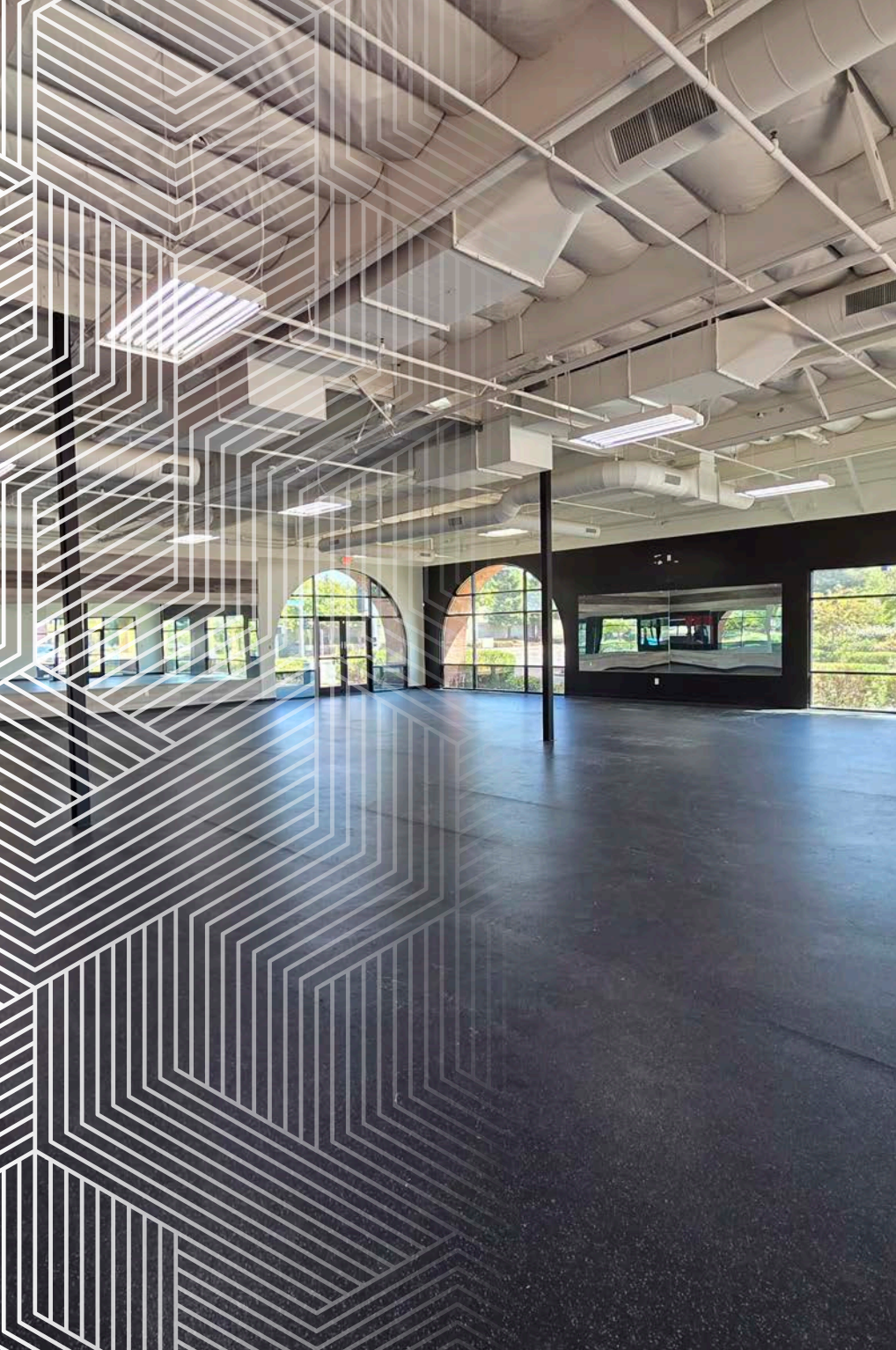


FREESTANDING RETAIL
BUILDING



\$2.25 PSF, NNN
(ESTIMATED \$0.75/SF/
MONTH FOR 2026)





PROPERTY HIGHLIGHTS

- ±4,225 SF freestanding retail building available for lease
 - Lease Rate and Type: \$2.25 PSF, NNN
 - NNN estimated to be \$0.75/SF/month for 2026
 - Single-tenant occupancy provides exclusive use of the entire building
 - One-story design offers efficient customer access and operational functionality
 - Constructed in 2007 with a modern commercial building layout
 - Highway Commercial (HC) zoning allows for a variety of retail, service, showroom, and commercial uses
 - Prominent position along Lonetree Boulevard, one of Rocklin's primary commercial thoroughfares
 - Excellent accessibility with immediate proximity to Highway 65, providing convenient regional connectivity
 - Surrounded by a strong mix of retail, office, restaurant, hospitality, and service-oriented businesses
 - Located in one of the Sacramento region's fastest-growing trade areas with strong residential and daytime population demographics
- Freestanding configuration allows for enhanced visibility, branding, and customer convenience

FLOOR PLAN



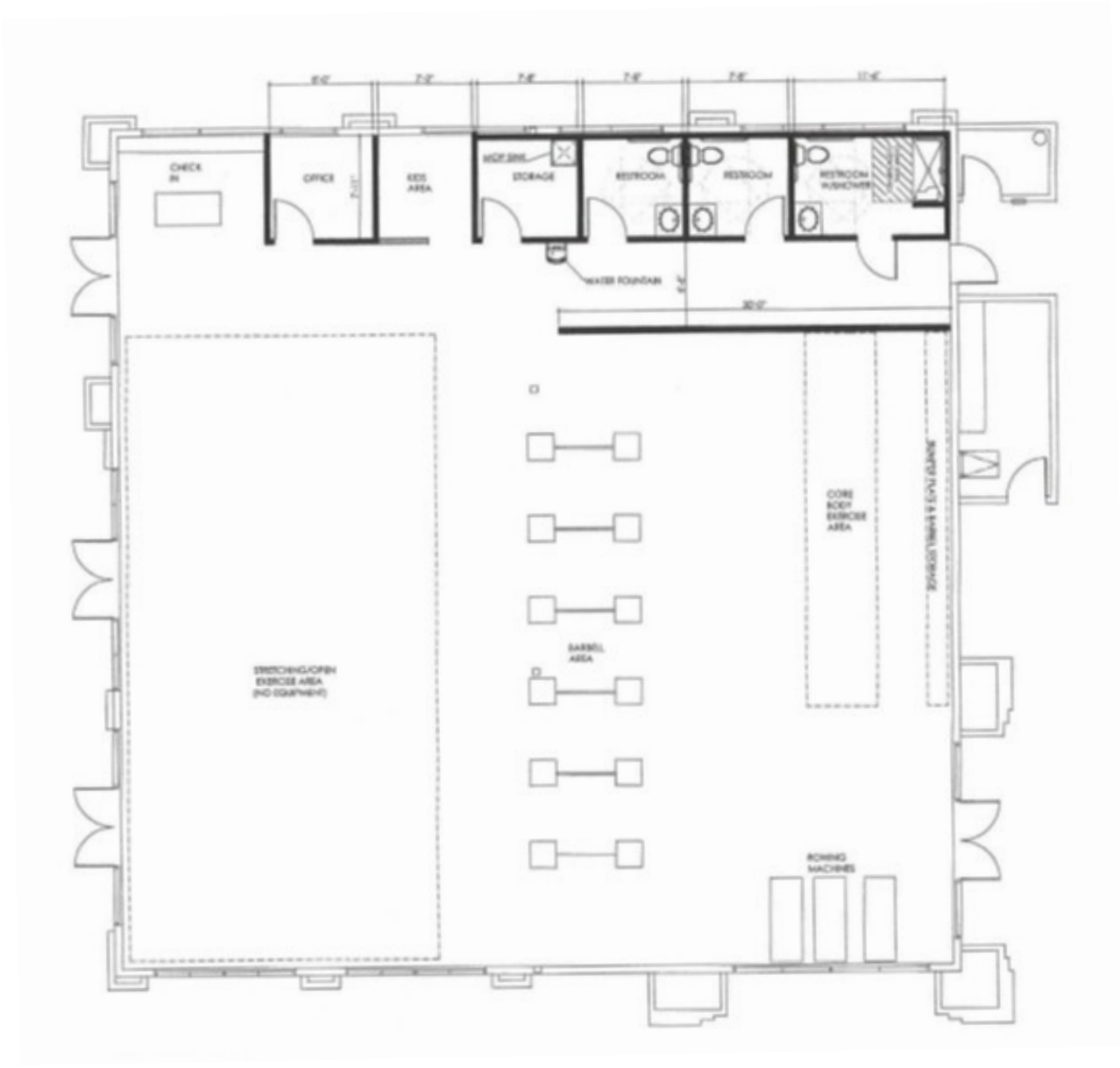
6504 LONETREE BLVD
±4,225 SF FREESTANDING
BUILDING

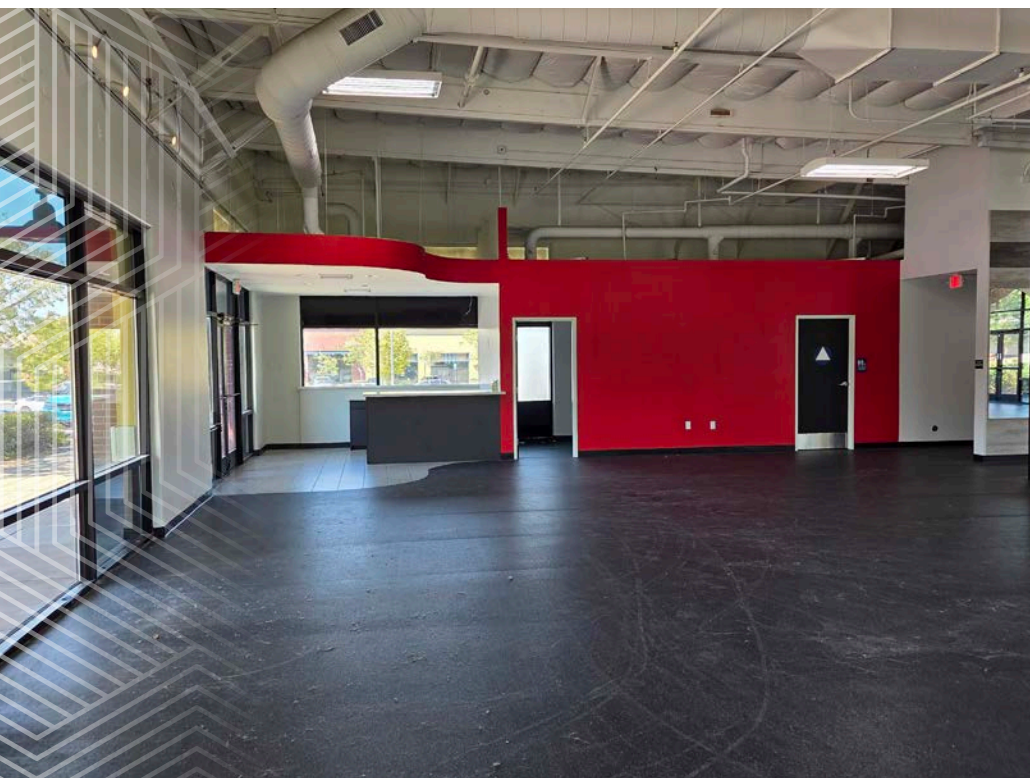


LEASE RATE AND TYPE
\$2.25 PSF | NNN
NNN estimated to be \$0.75/SF/
month for 2026



AVAILABLE NOW







Adams Drive



Lonetree Blvd



6504
lonetree blvd

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