



**Parker  
Stevenson**

4030 Truxel Road  
Suite D  
Sacramento, CA 95384  
[www.parkerstevenson.com](http://www.parkerstevenson.com)

BROKERAGE CORP.

## **Owner User Opportunity +/-4,220 SF Building for Sale or +/- 3,011 SF Dental Office for Lease**

**The Shops at Stanford Ranch  
3291 Stanford Ranch Rd.**

**Sale Price: \$2,100,000**

**Lease Rate: \$2.85/sf, NNN**



- Located at the corner of Stanford Ranch & Park Dr.
- Fully Built Out Dental Space
- Abundant Parking
- Great Rocklin Demographics

For more information,  
please contact:

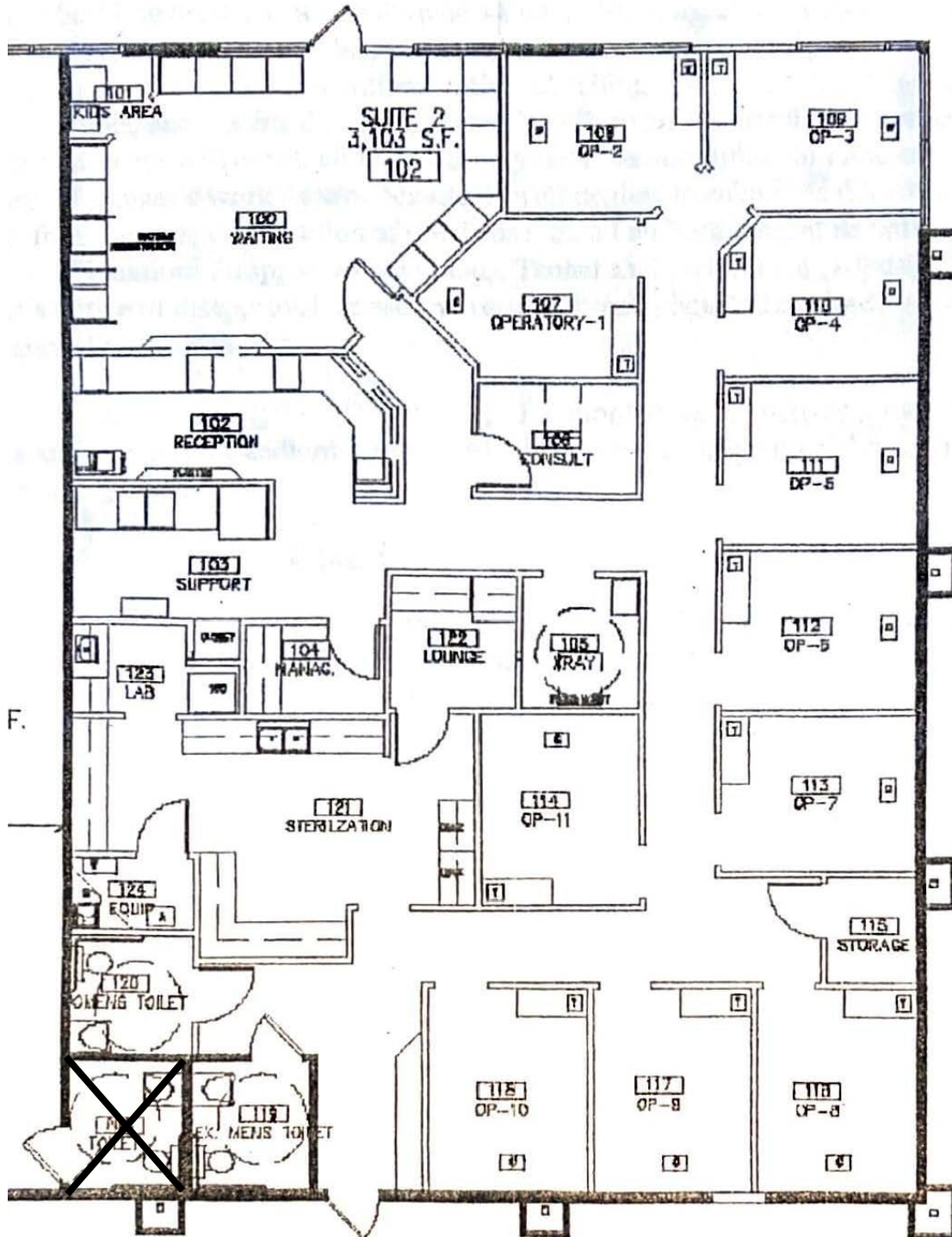
**Mindee Menigoz**  
916-928-3800 x. 1002  
[mindee.menigoz@sbcglobal.net](mailto:mindee.menigoz@sbcglobal.net)  
DRE License # 01754522



**Parker  
Stevenson**

**The Shops at Stanford Ranch  
3291 Stanford Ranch Road  
Rocklin, CA 95765**

## Dental Suite Floor Plan +/-3,011 sf



The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz: 916-928-3800 x. 1002



**Parker  
Stevenson**

**The Shops at Stanford Ranch  
3291 Stanford Ranch Road  
Rocklin, CA 95765**



## Property Overview

### PROPERTY OVERVIEW

Sale Price	\$2,100,000
Building Size	+/-4,220 SF
Parcel Size	+/- 19,166 SF
Year Built	2005
Parcel Number	367-160-021-000
Current Tenants	Highland Dental Tops Yogurt

The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz: 916-928-3800 x. 1002



**Parker  
Stevenson**

**The Shops at Stanford Ranch  
3291 Stanford Ranch Road  
Rocklin, CA 95765**

## Location Aerial



## Demographics

2024	<u>1 Mile</u>	<u>3 Miles</u>	<u>5Miles</u>
Population:	34,400	129,400	268,500
Median Household Income:	\$142,800	\$121,800	\$116,600

The information provided herein has been given to us by sources we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before lease or purchase.

For more information, please contact:  
Mindee Menigoz: 916-928-3800 x. 1002