

# 580 MENLO DRIVE, ROCKLIN, CA 95765



±1,614 RSF - ±7,713 RSF FOR LEASE



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# PROPERTY DETAILS

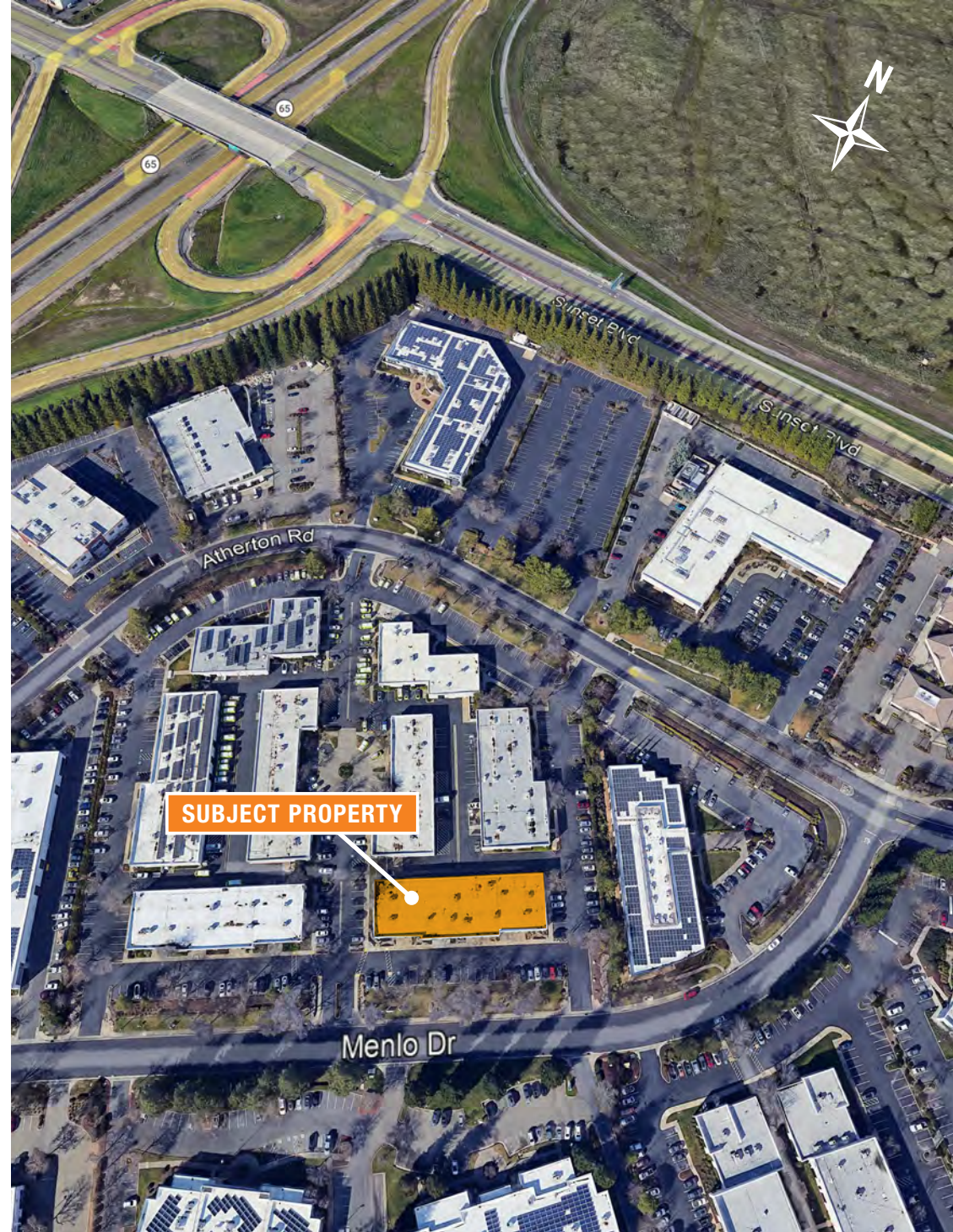
Fully improved Flex Office building for lease in Rocklin within the Stanford Business Park. Conveniently located off Highway 65 at the Sunset Blvd exit, providing easy access to major submarkets, Roseville, Rocklin and Lincoln. The location is close to numerous restaurants and retail centers.

## Estimated SF's

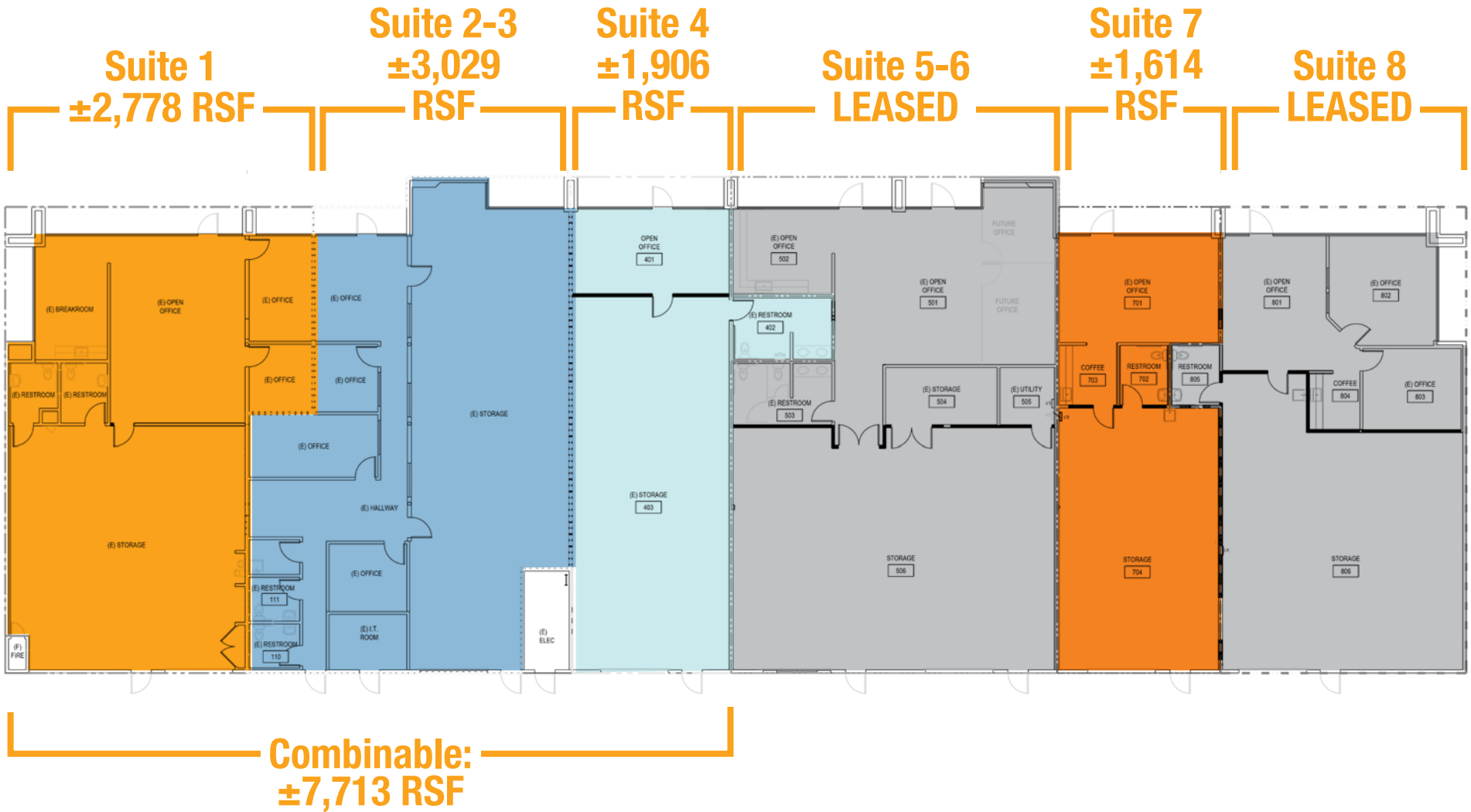
- Suite 1:  $\pm 2,778$  RSF
- Suite 2-3:  $\pm 3,029$  RSF
- Suite 4:  $\pm 1,906$  RSF
- Suite 7:  $\pm 1,614$  RSF
- Excellent window lines allow for natural light
- Three (3) Roll Up Doors
- Zoning: PD-LI – Planned Development Light Industrial

**LEASE RATE:  
\$1.20/SF NNN**

\*For reference purposes only. Actual Square Footages to be verified. Not to Scale.



# EXISTING FLOOR PLAN



\*For reference purposes only. Rentable Square Footages to be verified. Not to Scale.



# DEMOGRAPHICS

## MARKET OVERVIEW

580 Menlo Drive,  
Rocklin, CA 95765

3 MILE RADIUS

### KEY FACTS

88,307

Population

39

Median Age



Average Household Size

\$182,352

Average Household Income

### HOUSING STATS



\$634,115

Median Home Value



30,805

Households



31.31%

% Renter Occupied  
Housing Units

### COMMUTERS



0.77%

Used Public Transportation



88.95%

Drove Alone to Work

### EDUCATION



13.15%

High  
School Graduate



21.14%

Some  
College



47.24%

Bachelor's  
Degree Plus

### BUSINESS



41,145

Total Employees

### EMPLOYMENT



75.61%

White Collar



24.39%

Blue Collar

# PROPERTY IMAGES



# 580 Menlo Drive, Rocklin, CA 95765

SUITES AVAILABLE FOR LEASE



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