

# FOR LEASE

- > ±4,000 SF Warehouse
- > Large yard of ±36,000 SF for car storage or parking
- > Signalized intersection
- > Large automotive trade area
- > Prime location
- > 4 lifts and 1 alignment rack

**\$8,200/MO GROSS**

## Local Tenants include:

Goodyear, Speedee Oil Change, Napa Auto Parts, O'Reilly Autoparts, Les Schwab Tire, A&B Automotive, FW Motorsports Carquest Auto Parts, Rocklin Smog



ROCKLIN RD

PACIFIC ST

LOCATION

80

SUNSET BLVD

# 5485 PACIFIC STREET

ROCKLIN, CA

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**Automotive Trade in the area**

- 1 Napa Auto Parts
- 2 Goodyear Auto Service Center
- 3 SpeedDee Oil Change & Auto Service
- 4 O'Reilly Auto Parts
- 5 Les Schwab Tire Center
- 6 Rocklin Auto Center
- 7 A&B European Motors
- 8 FW Motorsports
- 9 Carquest Auto Parts
- 10 California Truck Specialties
- 11 Rocklin Smog & Auto Repair
- 12 Red Sun Auto Repair
- 13 Pick-N-Pull
- 14 Motorcycle Repair Shop
- 15 Scott's Automotive
- 16 Redline Tire and Auto Services
- 17 Future Ford Fleet Services



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