

FOR SALE

# COLLEGE GROVE

±34 ACRES OF PRIME RESIDENTIAL LAND

SIERRA COLLEGE BOULEVARD, ROCKLIN

Placer County, CA



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CBRE

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## ±34 ACRES OF PRIME RESIDENTIAL LAND

Sierra College Blvd  
Rocklin, Placer County, CA



### INVESTMENT OPPORTUNITY

To purchase ±34 acres of prime residential land in Rocklin. Rocklin is not only known as an active, recreational “quality of life” community, but also as a “can do” city in terms of working with project applicants. College Grove falls within the highly desirable Placer Union High School District. Del Oro High School scores a “10” from California School Ratings (ratings information is derived from California’s 2016 CAASPP Test Results).

### PROPERTY DESCRIPTION

**Location:** Sierra College Boulevard  
**Size:** ±34 Acres  
**APN:** 045-053-064  
**Water:** Placer County Water Agency  
20” line in Sierra College Boulevard, west of the parcel  
12” line in Bass Pro Drive near the north west  
corner of the parcel 16” line in Schriber Way near the north  
side of the parcel (Source: PCWA 530.823.1649)  
**Sewer:** South Placer Municipal Utility District Under rice production  
Their nearby service lines and a large lift station off the  
northwest corner of the property. This site is within the  
boundary area of two refund agreements for sewer  
improvements for sewer improvements constructed to serve the  
property. (SPMUD: 916.786.8555)

### LAND USE & ZONING

The northern portion of the property is zoned commercial with a non-conforming “High Density Residential” General Plan land use designation. The HDR land use prevails over the zoning, so this portion is multifamily. The southern portion of the property’s currently zoned “Medium Density Residential” with conforming General Plan land use.

#### Current Zoning:

*North of Secret Ravine ±9.5 acres,  
PD-C Planned Development - Commercial  
Secret Ravine ±5.6 acres  
OA Open Area  
South of Secret Ravine ±18.9 acres  
PD-3.5 to 8.4 Planned Development 3.5 to 8.4  
Dwelling Units Per Acre*

#### Current General Plan Land Use:

*N of Secret Ravine ±9.5 AC  
High Density Residential  
Secret Ravine ±5.6 acres:  
Recreation/Conservation  
S of Secret Ravine ±18.9 AC:  
Medium Density Residential*

### PURCHASE PRICE

**\$6,000,000 (BASED ON \$176,471 PER ACRE)**

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## CURRENT ZONING



- PLANNED DEVELOPMENT**
- OPEN AREA**
- PLANNED DEVELOPMENT 3.5 TO 8.4**

Source: Laura Wester- Cit of Rocklin  
916. 625.5161

ZONING	APROX AC	ZONING DESCRIPTION
PD-C Planned Development Commercial	±9.5 AC	Commercial (Non-Conforming) Purpose: To Provide For A Mix Of Retail And Services To Meet The Needs Of Local Residents, The College, And Travelers Along Interstate 80. Note: The City Of Rocklin's High Density Residential (Hdr) General Plan Land Use, While Non-Conforming, Does Prevail Over The Zoning Such That The City Views This As A Multifamily Portion Of The Site.
OA - Open Area	±5.6 AC	Open Space Purpose: To Provide For An Open Space Corridor Along The Natural Drainage Course.
PD-3.5 - 8.4 Planned Development 3.5 to 8.4 Dwelling Units Per Acre	±18.9	Residential 3.5 To 8.4 Dwelling Units To The Gross Acre Purpose: To Provide For Medium Density Single Family-Detached Residential Units, With Minimum Lot Sizes From 5,000 Square Feet To 12,500 Square Feet

## TENTATIVELY PROPOSED ZONING



ZONING	APROX AC	ZONING DESCRIPTION
PD- 20	±9.5 AC	Residential -20 dwelling units to the gross acre
OA Open Area	±5.6 AC	Open Space Purpose: To provide for an open space corridor along the natural drainage course.
PD-22	±10	Residential-22 dwelling units to the gross acre
PD-3.5 to 8.4	± 8.9	Residential -3.5 to 8.4 dwelling units to the gross acre Purpose: to Provide for medium density single family-detached residential units,with minimum lot sizes from 5,000 squarefeet to 12,500 square feet.

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### TIMING

The time has come for “College Grove.” The landowners have owned the property for generations as high-end retail and single-family residential has developed around, and even adjacent to the College Grove. Ownership has been careful not to encumber the land with bonds and assessments while roadway improvements and utilities extended to their property. Now, with the full recovery of the apartment/condo and single-family market coinciding with surrounding development activity, College Grove becomes viable for development.

### MULTIFAMILY

College Grove may be the single best multifamily land development opportunity in the entire suburban Sacramento region. Sacramento ranked 9th in the nation in apartment rental growth for five years (2013-2018) averaging ±7.4 rental growth rate per year, making well located multifamily sites viable for new development. College Grove is an “A+” multifamily location that is appropriate for every segment of the attached residential market. It is believed that the City of Rocklin would be receptive to a multifamily development application on all or part of this property, including the single-family land, but this cannot be guaranteed.

### SINGLE FAMILY

The Southern portion of the property is currently zoned medium density residential and ownership has requested that the zoning on this portion remain unchanged during the City of Rocklin’s ongoing Regional Housing Needs Allocation (RHNA) process. Medium density residential is proven product in this market and very suitable for the location. Such use would also be consistent with the proposed project to the south.

### ACCESS, AMENITIES & SERVICES

Major regional commercial development has occurred at Sierra College Boulevard and Interstate 80 and the Sierra College campus is walking distance from the site. Medical services are nearby, and access is convenient. Student, workforce, traditional and senior housing are all in demand. The site itself has the size and natural features to create a community experience with full amenities.

### SCHOOLS

College Grove falls within the highly desirable Placer Union High School District. Del Oro High School scores a “10” from California School Ratings (ratings information is derived from California’s 2016 CAASPP Test Results).

### REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

Addressing the community obligation to provide affordable housing, namely rental apartments and for sale condos, the City of Rocklin has initiated a Regional Housing Needs Analysis (RHNA) and has proposed rezoning various sites around the City to accommodate higher density, more affordable housing. While staff has suggested ten acres of the southern portion as multifamily at a public workshop, ownership has written the city of Rocklin expressing its opposition to a rezoning of any lands south of Secret Ravine. Ownership remains supportive of multifamily north of Secret Ravine. Proposed residential projects could be processed during the City’s RHNA update.

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## LOCATION DESCRIPTION

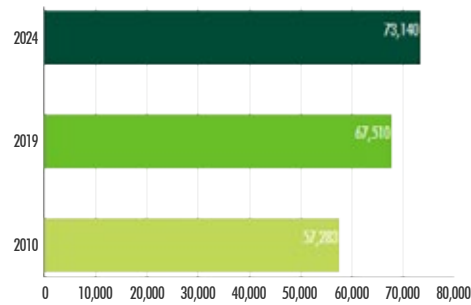
Located in South Placer County at the Intersection of Interstate 80 and State Highway 65, Rocklin is characterized by rolling hill terrain with 360-degree panoramic views of the Sierra Nevada mountains to the northeast and to the Sutter-Butte mountain range in the West. Rocklin is a preferred location to live, work, visit, and grow business because of its convenient location, excellent schools and universities, abundant recreational opportunities, and the highest commitment to public safety.

It is located in proximity to many tourist locations and recreational amenities. It is within 20 minutes of Folsom Lake, 30 minutes of downtown and Old Sacramento, and less than 2 hours from Lake Tahoe, the Pacific Ocean, and the Bay Area. Rocklin has been one of the fastest growing cities in California. The City's population grew 65% from 2000-2014 with a current population of approximately 69,249, according to the California Department of Finance. In August 2008, Family Circle magazine named Rocklin one of the "10 Best Towns" for families in America (it was the only California city on the list).

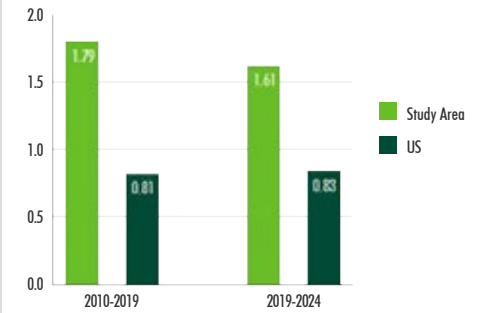
## SIERRA COLLEGE

Since its founding in 1936, Sierra College has focused on quality instruction and meeting the needs of the communities that it serves. Sierra College is ranked first in Northern California (Sacramento north) for transfers to 4-year universities. Sierra graduates can be found in businesses and industries throughout the region. The Rocklin Campus first opened in 1962. It spans 311 acres of land nestled in the Sierra Nevada foothills of South Placer County. The campus features over 50 buildings, including technology labs, a campus center, and a four-story Learning Resources Center that hosts our robust library and computer labs. The Rocklin Campus is also home to a nationally renowned Natural History Museum, an extensive West Arboretum, excellent athletic facilities, and 70 acres of walking trails that snake through oak woodlands.

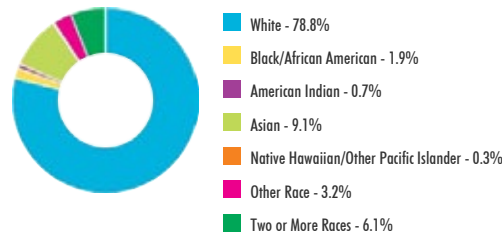
POPULATION BY YEAR



% ANNUAL POPULATION GROWTH



### RACE & ETHNICITY



**13.2%** HISPANIC/LATINO POPULATION (ALL RACES)

### INCOME

**\$90,099**

MEDIAN HOUSEHOLD INCOME

**\$40,928**

PER CAPITA INCOME

### HOME OWNERSHIP

**69.3%**

OWNER-OCCUPIED UNITS

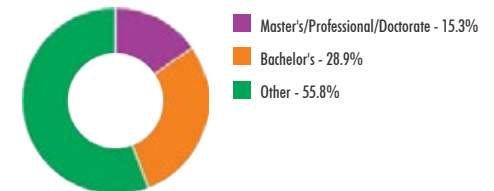
### EMPLOYMENT

**19,815** EMPLOYEES

**2,323** BUSINESSES

**3.7%** RESIDENTIAL UNEMPLOYMENT RATE

### EDUCATION



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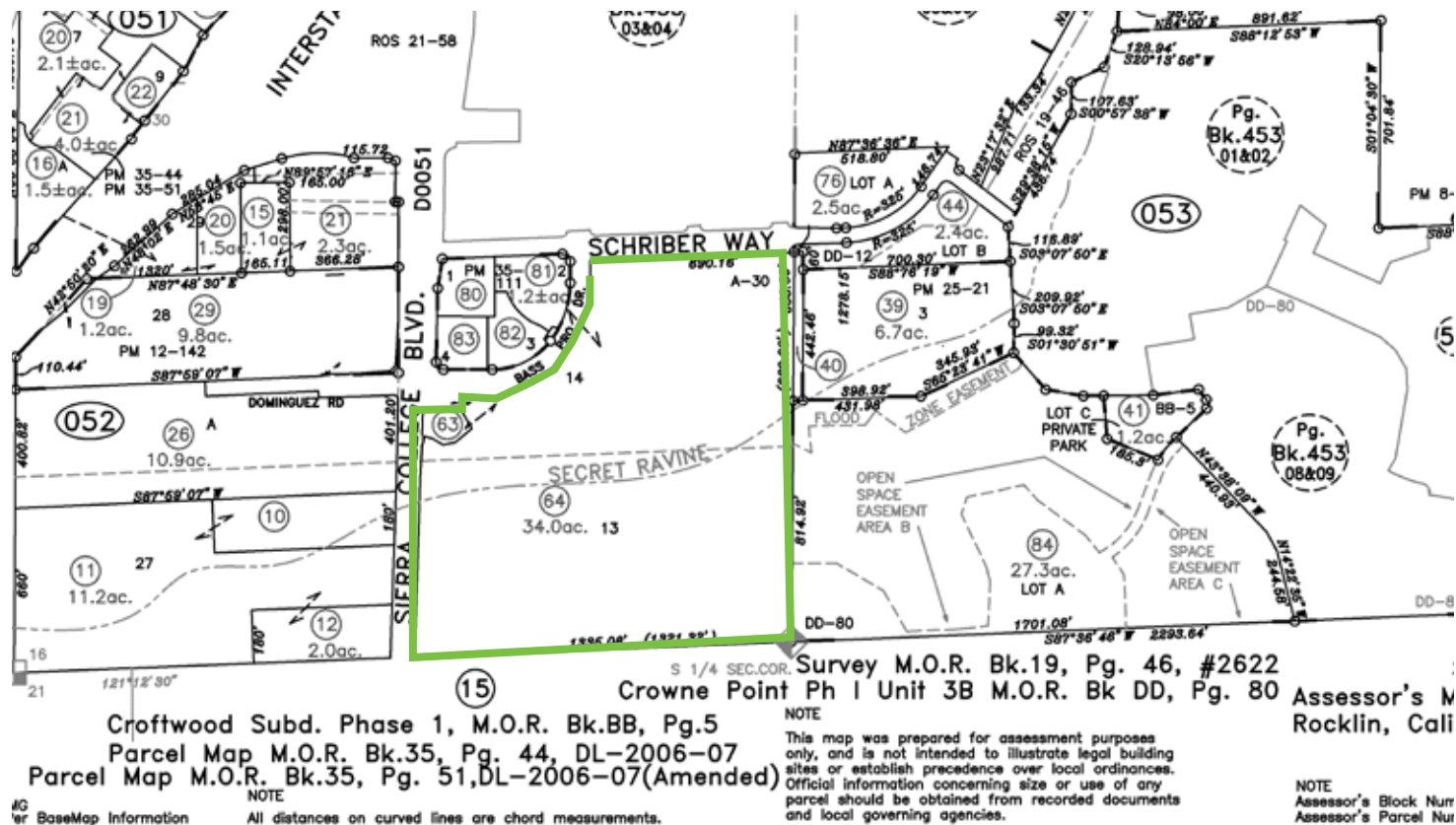


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**PARCEL MAP**



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## DRIVING DIRECTIONS

### FROM DT SACRAMENTO

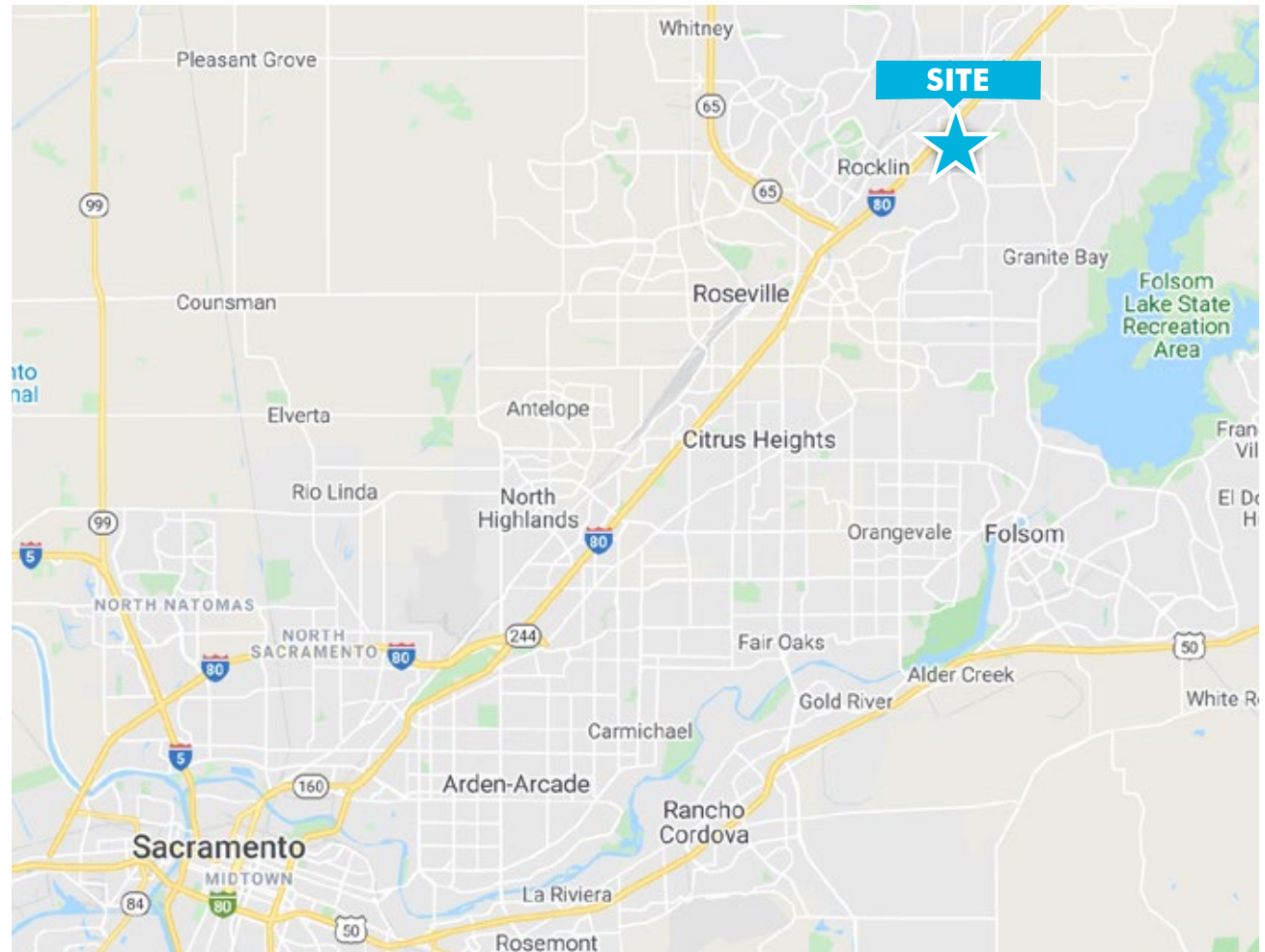
- + Take I-5 North
- + Merge onto I-80 E
- + Exit 103A for Douglas Blvd E
- + Left onto E Roseville Pkwy
- + Right on Olympus Dr
- + Left on Sierra College Blvd



## CONTACT US

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## **AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT**

### **AFFILIATED BUSINESS DISCLOSURE**

CBRE, INC. OPERATES WITHIN A GLOBAL FAMILY OF COMPANIES WITH MANY SUBSIDIARIES AND RELATED ENTITIES (EACH AN "AFFILIATE") ENGAGING IN A BROAD RANGE OF COMMERCIAL REAL ESTATE BUSINESSES INCLUDING, BUT NOT LIMITED TO, BROKERAGE SERVICES, PROPERTY AND FACILITIES MANAGEMENT, VALUATION, INVESTMENT FUND MANAGEMENT AND DEVELOPMENT. AT TIMES DIFFERENT AFFILIATES, INCLUDING CBRE GLOBAL INVESTORS, INC. OR TRAMMELL CROW COMPANY, MAY HAVE OR REPRESENT CLIENTS WHO HAVE COMPETING INTERESTS IN THE SAME TRANSACTION. FOR EXAMPLE, AFFILIATES OR THEIR CLIENTS MAY HAVE OR EXPRESS AN INTEREST IN THE PROPERTY DESCRIBED IN THIS MEMORANDUM (THE "PROPERTY"), AND MAY BE THE SUCCESSFUL BIDDER FOR THE PROPERTY. YOUR RECEIPT OF THIS MEMORANDUM CONSTITUTES YOUR ACKNOWLEDGEMENT OF THAT POSSIBILITY AND YOUR AGREEMENT THAT NEITHER CBRE, INC. NOR ANY AFFILIATE HAS AN OBLIGATION TO DISCLOSE TO YOU SUCH AFFILIATES' INTEREST OR INVOLVEMENT IN THE SALE OR PURCHASE OF THE PROPERTY. IN ALL INSTANCES, HOWEVER, CBRE, INC. AND ITS AFFILIATES WILL ACT IN THE BEST INTEREST OF THEIR RESPECTIVE CLIENT(S), AT ARM'S LENGTH, NOT IN CONCERT, OR IN A MANNER DETRIMENTAL TO ANY THIRD PARTY. CBRE, INC. AND ITS AFFILIATES WILL CONDUCT THEIR RESPECTIVE BUSINESSES IN A MANNER CONSISTENT WITH THE LAW AND ALL FIDUCIARY DUTIES OWED TO THEIR RESPECTIVE CLIENT(S).

### **CONFIDENTIALITY AGREEMENT**

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 OF THE PROPERTY ("OWNER") OR CBRE, INC., AND (IV) YOU WILL NOT USE ANY PART OF THIS MEMORANDUM IN ANY MANNER DETRIMENTAL TO THE OWNER OR CBRE, INC. IF AFTER REVIEWING THIS MEMORANDUM, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN IT TO CBRE, INC.

### **DISCLAIMER**

THIS MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND THE OWNER, AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR CONTAIN ALL OR PART OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY REQUIRE TO EVALUATE A PURCHASE OF THE PROPERTY. THE INFORMATION CONTAINED IN THIS MEMORANDUM HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL INFORMATION IS PRESENTED "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND. SUCH INFORMATION INCLUDES ESTIMATES BASED ON FORWARD-LOOKING ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS WHICH ARE SUBJECT TO UNCERTAINTY AND MAY NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS. THIS MEMORANDUM DESCRIBES CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, IN SUMMARY FORM. THESE SUMMARIES MAY NOT BE COMPLETE NOR ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY MAY BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. YOU ARE ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY AND COMPLETENESS OF ALL SUMMARIES AND INFORMATION CONTAINED HEREIN, TO CONSULT WITH INDEPENDENT LEGAL AND FINANCIAL ADVISORS, AND CAREFULLY INVESTIGATE THE ECONOMICS OF THIS TRANSACTION AND PROPERTY'S SUITABILITY FOR YOUR NEEDS. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

THE OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/OR TO TERMINATE DISCUSSIONS AT ANY TIME WITH OR WITHOUT NOTICE TO YOU. ALL OFFERS, COUNTEROFFERS, AND NEGOTIATIONS SHALL BE NON-BINDING AND NEITHER CBRE, INC. NOR THE OWNER SHALL HAVE ANY LEGAL COMMITMENT OR OBLIGATION EXCEPT AS SET FORTH IN A FULLY EXECUTED, DEFINITIVE PURCHASE AND SALE AGREEMENT DELIVERED BY THE OWNER.

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