

**FOR
SALE**

**NORTHWEST CORNER OF PACIFIC STREET
AND SUNSET BLVD, ROCKLIN, CA**

2.80 ACRE LAND PARCEL FOR DEVELOPMENT

Pacific St. - 13,299 ADT

Sunset Blvd. - 19,356 ADT

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ROME
REAL ESTATE GROUP

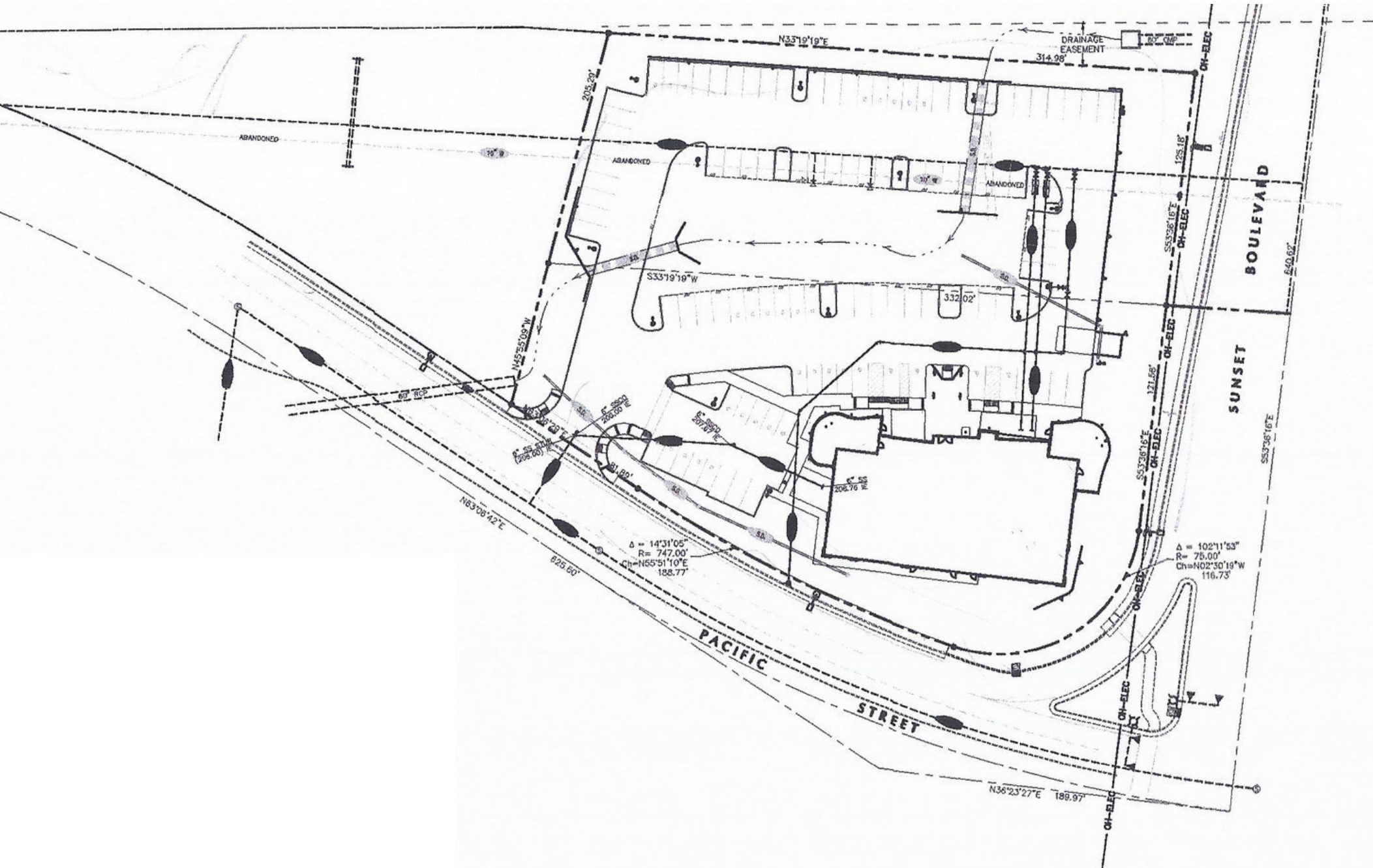
ASKING PRICE: CONTACT BROKER

PARCEL HIGHLIGHTS:

- Approximately 2.8 acres or 122,116 sq. ft. prime real estate for sale
- Zoned C-3, allowing a wide range of potential commercial uses (see Page 5)
- Located NW Corner of the signalized intersection of Sunset Blvd & Pacific Street
- High traffic and visibility: over 29,460 cars daily
- Two Placer County parcels included:
 - 010-191-026-000: 2.14 Acres
 - 046-010-069-000: 0.66 Acres



PROSPECTIVE NEW CONSTRUCTION SITE PLAN



NEARBY RETAILERS

SMOG GENIE
Arias TO THE POINTE
Classical and Contemporary Dance Training

UNITED STATES POSTAL SERVICE

Walmart
Neighborhood Market

SHERWIN WILLIAMS

O'Reilly AUTO PARTS

SUNSET PLAZA DENTAL
(310) 855-2434

Kawasaki

CARQUEST AUTO PARTS

THE GOOD LIFE
DOG CARE & TRAINING, INC.

VENETIAN NAIL SPA

POLARIS

ROSEVILLE motorsports

7-ELEVEN

SUZUKI

YAMAHA

SUBWAY

TECH2U

Tires LES SCHWAB

FW MOTORSPORTS

Pepe Boys

MOKSA BREWING CO.

A&B GERMAN CAR CARE

Safelite AutoGlass

CALIFORNIA TRANSMISSIONS
ROCKLIN

ROCKLIN SMOG AND AUTO REPAIR
— LOCALLY OWNED AND OPERATED SINCE 1996 —

RED SUN AUTOMOTIVE REPAIR

SHEPLEY'S V-TWIN MOTORCYCLE

CAL TRUCK SPECIALTIES

COMPREHENSIVE C-3 ZONING FOR VERSATILE OPPORTUNITIES

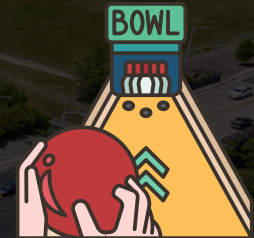
PERMITTED USES:

(All operations to be conducted entirely within a building)

- COIN-OPERATED LAUNDRY OR DRY CLEANERS
- FURNITURE STORE
- GENERAL MERCHANDISE STORE, DEPARTMENT STORE, HARDWARE STORE
- HOUSEHOLD APPLIANCE STORE
- RETAIL FOOD STORE, LIQUOR STORE
- PERSONAL SERVICE ESTABLISHMENTS :
 - THEATRES,
 - EXERCISE OR ATHLETIC CLUB, FIGURE SALON
 - PUBLIC UTILITY USES, BUT NOT INCLUDING EQUIPMENT YARDS, STORAGE YARDS,
 - WAREHOUSES, OR REPAIR SHOPS
- EDUCATIONAL INSTITUTIONS:
 - SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY

USES ALLOWED WITH A CONDITIONAL USE PERMIT:

- GAS STATIONS,
- CONVENIENCE STORES, COMMERCIAL CLUSTERS, MINI-STORAGE
- ANIMAL HOSPITALS
- AUTO SALES, AND SERVICES, AUTOBODY SHOPS, AUTOMOBILE REPAIR SHOPS (LIGHT & HEAVY)
- HEAVY EQUIPMENT SALES, SHEET METAL SHOPS
- MASSAGE PARLORS,
- COMMERCIAL PARKING LOTS
- VARIOUS TYPES OF EDUCATIONAL INSTITUTIONS LIKE PRIVATE ELEMENTARY/SECONDARY SCHOOLS, COLLEGES, UNIVERSITIES, AND SPECIALIZED TRAINING SCHOOLS.



For more information on the property zoning and allowed uses:

[CLICK HERE](#)

IMMEDIATE VICINITY RETAIL AERIAL

PROPERTY LOCATION

McDonald's
DICK'S Clothing & Sporting Goods
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
THE HOME DEPOT
FLOOR DECOR
COSTCO WHOLESALE

target
Walmart
TRADER JOE'S
Bass Pro Shops

SIERRA COLLEGE

Sunset Blvd.



VillaSport
ATHLETIC CLUB AND SPA

Pacific St



UNITED STATES POSTAL SERVICE
Walmart Neighborhood Market
7-ELEVEN
Tires LES SCHWAB
SUBWAY
SHERWIN WILLIAMS
O'Reilly AUTO PARTS PROFESSIONAL PARTS PEOPLE
Pep Boys

Westfield
GALLERIA AT ROSEVILLE

Sutter Health
Sutter Medical Center

Falling Prices
Starbucks
TRADER JOE'S
Smart & Final
RITE AID
ACE Hardware
GROCERY OUTLET
bargain market
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ROSEVILLE TOYOTA
JOHN'S INCREDIBLE PIZZA CO.
THE HOME DEPOT
CARMAX
Walmart
24 HOUR FITNESS
AND MUCH MORE MAJOR RETAILERS IN LEAD HILL, ROSEVILLE

DEMOGRAPHIC SUMMARY REPORT

NORTHWEST CORNER OF PACIFIC STREET AND SUNSET BLVD



POPULATION 2023 ESTIMATE

1-MILE RADIUS	11,848
3-MILE RADIUS	93,365
5-MILE RADIUS	219,855

POPULATION 2028 PROJECTION

1-MILE RADIUS	12,507
3-MILE RADIUS	98,772
5-MILE RADIUS	232,818



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$97,453.00
3-MILE RADIUS	\$135,525.00
5-MILE RADIUS	\$136,367.00

HOUSEHOLD INCOME 2023 MEDIUM

1-MILE RADIUS	\$80,975.00
3-MILE RADIUS	\$110,122.00
5-MILE RADIUS	\$109,200.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	10,133	74,942	177,982
BLACK	217	2,175	5,277
HISPANIC ORIGIN	1,976	14,332	34,464
AM.INDIAN & ALASKAN	183	980	2,260
ASIAN	629	9,770	21,591
HAWAIIAN/PACIFIC ISLAND	53	358	773
OTHER	633	5,140	11,973

CONTACT US!

TO LEARN MORE ABOUT THESE OFFICE SUITES



Chase Burke

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916.7-Disclaimer: The information contained herein has been obtained from sources Broker believes to be reliable. However, Broker cannot guarantee, warrant or represent its accuracy and all information is subject to error, change, or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.