2800 SOUTH WHITNEY BOULEVARD

ROCKLIN, CA

Entitled Medical Land For Sale



Executive Summary

Property Overview			
ADDRESS	2800 South Whitney Blvd. Rocklin CA 95677		
PRICE	\$725,000 (\$20.05/SF)		
PRICE/ACRE	\$873,494		
LOT SIZE (SF)	±36,155 net SF (± 51,401 gross SF)		
LOT SIZE (Acres)	±.83 net acres (±1.18 gross acres)		
ENTITLEMENTS & APPROVALS	±7,800 SF medical office or condo building		

PROPERTY OVERVIEW

- Rare ±.83 acre medical development project
- Site Improvements: curbs, gutters, sidewalks, and median improvements
- Adjacent to new residential development of 30 duets and across the street from 60 single family homes and 80 duets, for a total of 170 new residential units
- Can be a single-user medical building, or up to 5-unit medical condo building
- Desirable location near Sutter Roseville Medical Center, Kaiser Permanente, Westfield Galleria, and other major retail stores
- Close proximity to State Route 65 and Interstate 80
- Population growth of over 60% since 2000
- 30 minutes to Downtown Sacramento and Sacramento International Airport (SMF)



Investment Overview

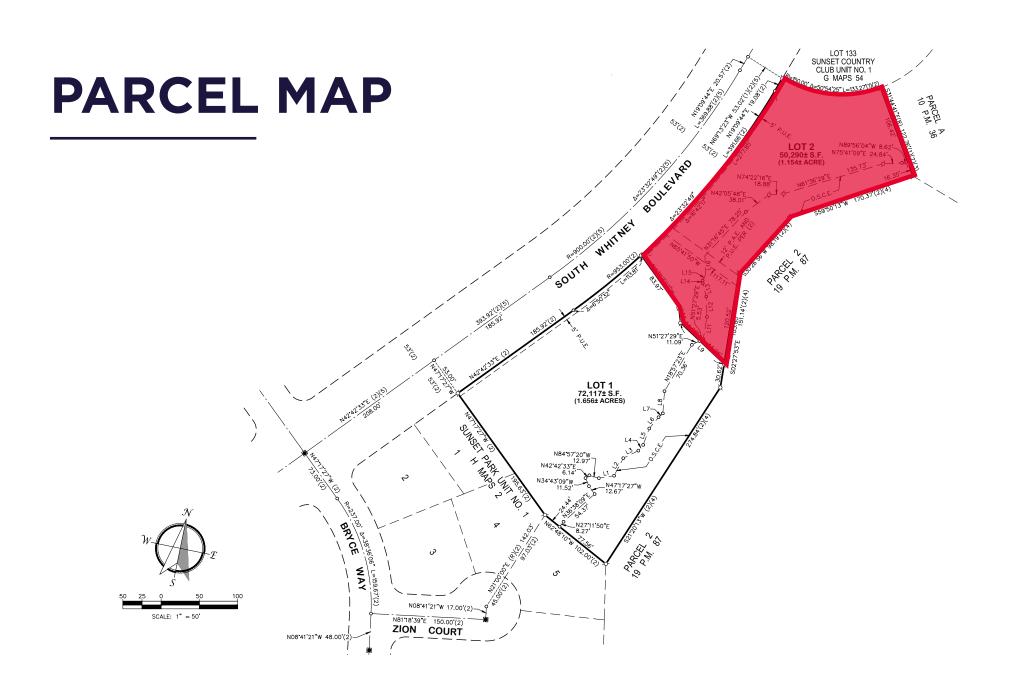
2800 South Whitney Boulevard is a ±.83 acre medical office development opportunity located in the City of Rocklin, California. The parcel is entitled and approved for a ±7,800 SF medical office building. The building can be split into up to five (5) medical condos, if desired. The subject property is desirably positioned at the intersection of two major Rocklin thoroughfares, Whitney Boulevard and Sunset Boulevard, with a large surrounding population. Aditionally, the project is less than ten minutes from Kaiser Permanente Roseville Medical Center and Sutter Roseville Medical Center.

The City of Rocklin is intersected by Interstate 80 and Highway 65. Rocklin is one of the fastest growing cities in California, posting population growth of approximately 60% since 2000. The City of Rocklin is well located and within driving distance to Sacramento, San Francisco, Napa Valley, and Lake Tahoe.

DEMOGRAPHICS				
	1-Mile	3-Mile	5-Mile	
2030 Total Population	12,845	99,821	227,353	
2025 Total Population	12,242	95,595	219,276	
2030 Median HH	\$104,633	\$130,721	\$131,369	
2025 Median HH	\$95,734	\$117,077	\$116,458	
2030 Per Capita Income	\$51,540	\$64,555	\$64,611	
2025 Per Capita Income	\$46,548	\$57,757	\$57,773	
2030 Average HH Income	\$125,552	\$164,548	\$166,988	
2025 Average HH Income	\$115,450	\$149,655	\$151,639	



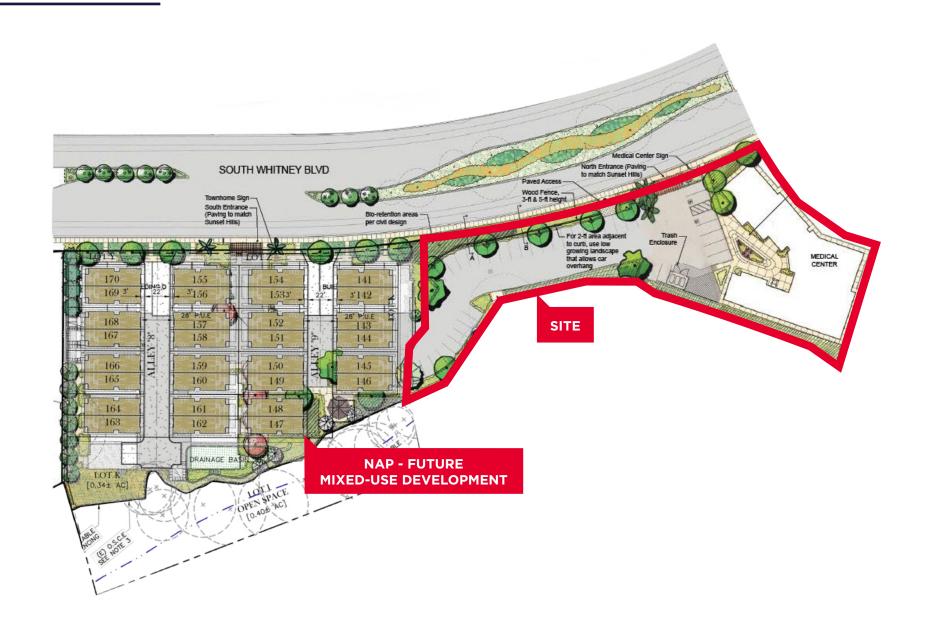




LOCATION MAP



SITE PLAN



WHITNEY WALK



Whitney Walk Residential poject on 10.4 acres.

Rocklin has approved an urban infill

project of **170**

housing units,

both attached and detached, on the site of two peviously approved but unbuilt projects

110 attached and 60 detached singlefamily homes

- Sacramento Business Journal



FOR MORE INFORMATION PLEASE CONTACT:

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