

3101 | INDUSTRIAL AVE

ROCKLIN, CA

25 Acres - I-65 Frontage



NEWMARK

CONTACT

MIKE SMITH

916.569.2352
mike.smith@nrmk.com
CA RE License # 01504428

COLE CUMMINGS

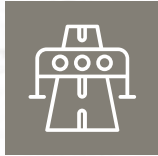
916.569.2366
cole.cummings@nrmk.com
CA RE License # 02106833

IRINA SHPYRKA

916.477.7384
irina.shpyrka@nrmk.com
CA RE License # 02037207

INDUSTRIAL LAND OPPORTUNITY IN ROCKKLIN, CA

With extremely limited inventory for industrial users in the region, this parcel presents a rare opportunity for owner-users, developers, or investors to secure land in a tight and rapidly growing corridor.



Excellent access to
Highway 65 and I-80



Surrounded by
established industrial and
business park users



Located in one of
Placer County's most
business-friendly cities

With strong demand, limited supply, and continued population and commercial growth in the area, this site is ideally positioned for warehouse, light manufacturing, or flex-industrial development.



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

Address	3101 Industrial Ave
County	Placer
Lot Size	25 AC
APN/Parcel ID	017-064-013
Land Use	Light Industrial



STRATEGICALLY LOCATED BETWEEN ROCKLIN & LINCOLN

Two of the region's fastest-growing,
high-demographic cities



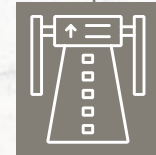
PROXIMITY TO MAJOR ATTRACTIONS

Just minutes from
Thunder Valley Casino Resort



NEAR PLACER ONE

A transformative 73-acre mixed-use
development reshaping the area



OUTSTANDING ACCESS

Convenient connectivity to
Highway 65 and I-80



STRONG DEMAND, LIMITED SUPPLY

High demand for Industrial



SURROUNDED BY ESTABLISHED INDUSTRIAL & BUSINESS PARK USERS

Great proximity to other
industrial buildings and hwy visibility

LOCATION MAP



MAJOR TENANTS IN THE MARKET



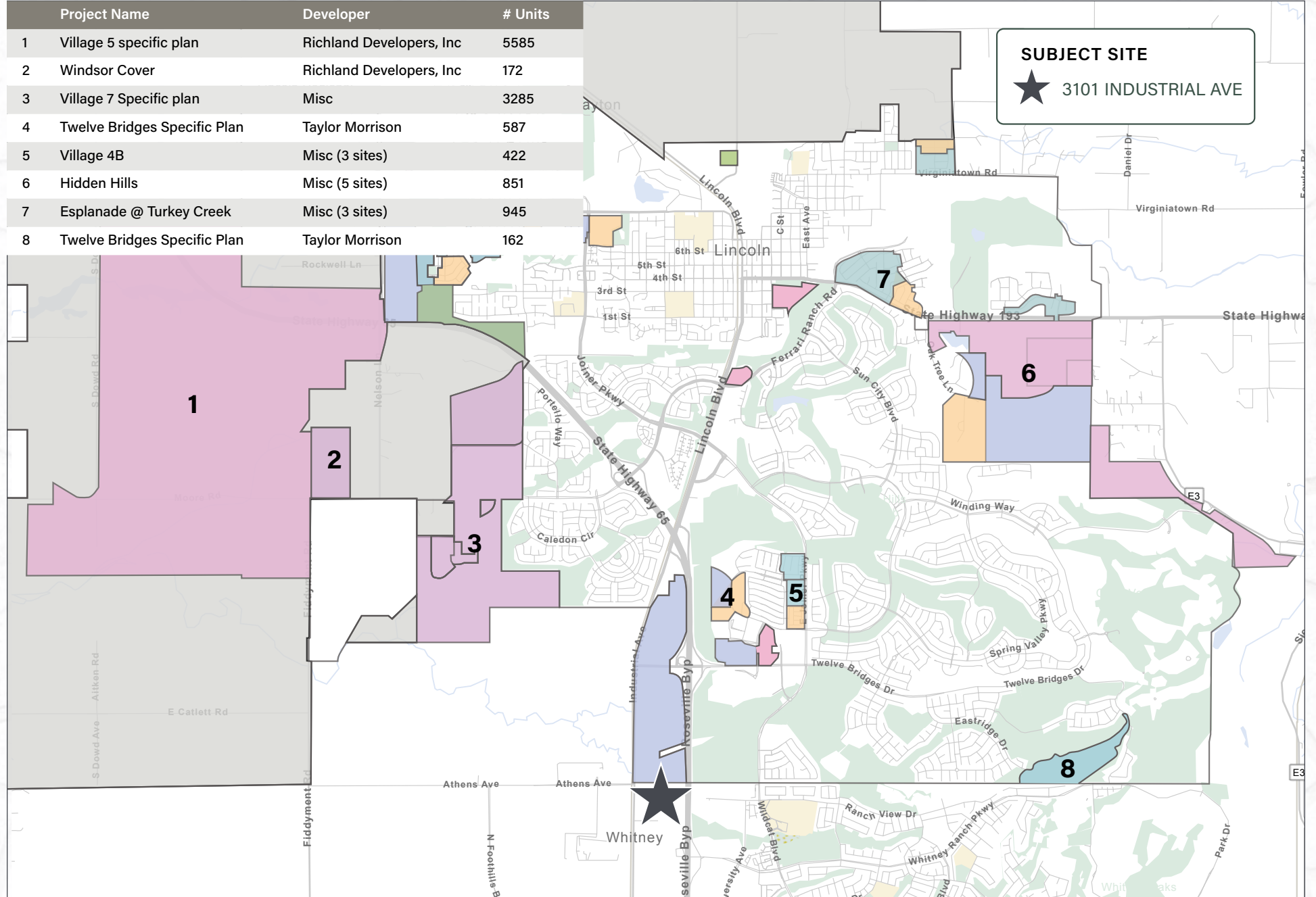
RETAIL MAP



ROSEVILLE DEMOGRAPHICS

Subject - Demographics	1 Miles	3 Miles	5 Miles
Population:			
2010 Population	1,516	46,883	130,530
2024 Population	3,302	66,443	170,462
2029 Population Projection	3,576	70,001	178,737
Annual Growth 2024-2029	1.61%	1.05%	0.95%
Households:			
2010 Households	556	16,526	48,323
2024 Households	1,140	22,737	62,099
2029 Household Projection	1,235	24,108	65,464
Annual Growth 2024-2029	1.61%	1.18%	1.06%
Owner Occupied Housing Units	61.0%	76.6%	71.3%
Renter Occupied Housing Units	33.0%	19.5%	24.0%
Avg Household Income	\$146,379	\$172,233	\$159,421
Median Household Income	\$108,825	\$134,141	\$119,656
2024 Households by Household Income:			
< \$15,000	2.5%	2.3%	3.8%
\$15,000 - \$24,999	5.1%	2.1%	3.4%
\$25,000 - \$34,999	6.8%	3.2%	3.7%
\$35,000 - \$49,999	8.2%	5.1%	5.4%
\$50,000 - \$74,999	12.5%	10.7%	12.0%
\$75,000 - \$99,999	11.0%	12.5%	12.2%
\$100,000 - \$149,999	17.1%	18.8%	19.4%
\$150,000 - \$199,999	15.8%	17.3%	16.2%
\$200,000+	21.2%	28.1%	23.9%

LINCOLN CALIFORNIA RESIDENTIAL PROJECTS: 12,009 UNITS TOTAL

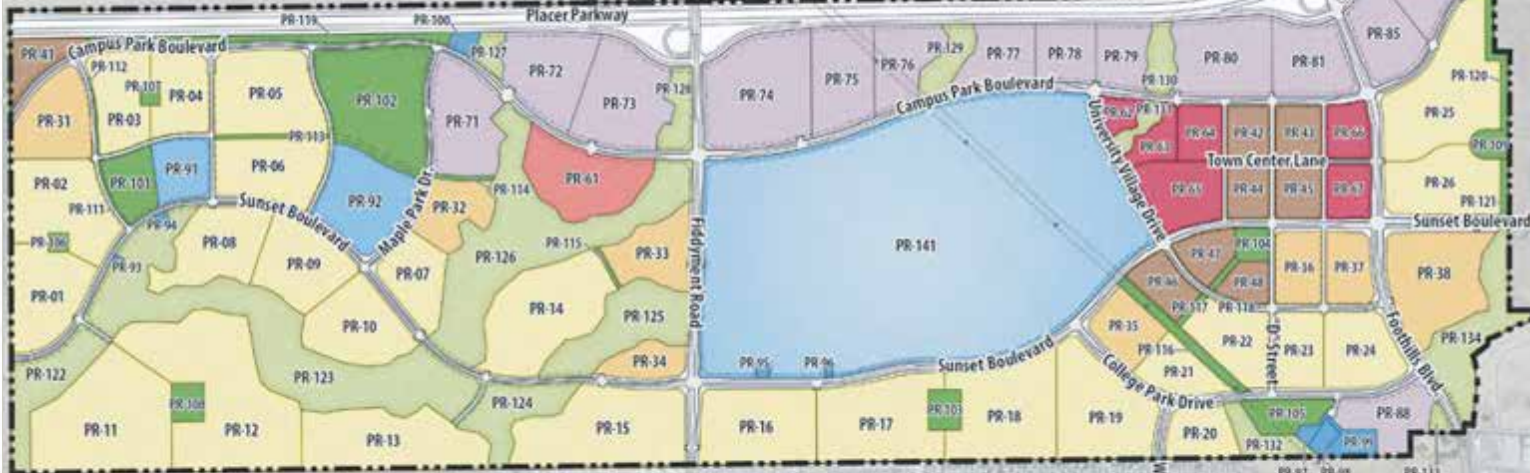


PLACER RANCH SPECIFIC PLAN: 5,636 UNITS TOTAL

Subject Site



Parcel	Land Use	Acres	Density/ Intensity	Unit Allocation	Square Footage
PR-111	OS- Paseo	0.57 ac			
PR-112	OS- Paseo	0.62 ac			
PR-113	OS- Paseo	1.53 ac			
PR-114	OS- Paseo	0.84 ac			
PR-115	OS- Paseo	0.62 ac			
PR-116	OS- Paseo	5.31 ac			
PR-117	OS- Paseo	0.76 ac			
PR-118	OS- Paseo	0.76 ac			
PR-119	OS- Paseo	9.09 ac			
PR-120	OS- Paseo	4.23 ac			
PR-121	OS- Paseo	1.56 ac			
PR-122	OS- Paseo	16.69 ac			
PR-123	OS- Paseo	71.27 ac			
PR-124	OS- Preserve	14.79 ac			
PR-125	OS- Preserve	22.26 ac			
PR-126	OS- Preserve	58.31 ac			
PR-127	OS- Preserve	3.03 ac			
PR-128	OS- Preserve	6.96 ac			
PR-129	OS- Preserve	7.04 ac			
PR-130	OS- Preserve	5.70 ac			
PR-131	OS- Preserve	3.24 ac			
PR-132	OS- Preserve	6.89 ac			
PR-133	OS- Preserve	1.58 ac			
PR-134	OS- Preserve	21.10 ac			
PR-141	UZ- University	301.27 ac			3,000,000
HE	Placer Parkway	158.51 ac			
HE/LE	Major Roads & Landscape Lots	168.11 ac			



LEGEND

Low Density Residential	General Commercial
Medium Density Residential	Commercial Mixed Use
High Density Residential	Campus Park
Park and Recreation	Public Facility
Open Space	University

Note: Street names depicted on this exhibit are conceptual only. Final street names will be determined at the time of roadway construction, subject to review and approval by the County of Placer.



NEWMARK

CONTACT

MIKE SMITH

916.569.2352
mike.smith@nrmk.com
CA RE License # 01504428

COLE CUMMINGS

916.569.2366
cole.cummings@nrmk.com
CA RE License # 02106833

IRINA SHPYRKA

916.477.7384
irina.shpyrka@nrmk.com
CA RE License # 02037207