

SULLIVAN INDUSTRIAL PARK - LAND | ±23.3 ACRES

ROCKLIN, CALIFORNIA



W SUNSET @ CINCINNATI

CBRE

AREA OVERVIEW

ROCKLIN Rocklin is located in South Placer County. Placer County has been one of the fastest growing regions in California for the last 29 years. Rocklin’s population is currently projected to be ±73,051 (as of mid 2023). Rocklin has been one of the fastest growing cities in California with approximate 65% growth since 2000. The city of Rocklin boasts work force of over 36,513 with a low unemployment rate (source: esri). Additionally, Rocklin reports that their business climate is noted for being among the most affordable cities to do business in the state with a supportive climate for entrepreneurs.

SOUTH PLACER COUNTY South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California’s leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the south-western portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region’s labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market’s capacity to expand its employment base and play an even larger role in the regional economy.

TRANSPORTATION ACCESS The property has extensive W Sunset Boulevard and Cincinnati Avenue frontage and easy access to Highway 65 via W Sunset Boulevard.

±23.3 ACRES FOR SALE

APN	SIZE	ZONING
017-063-017	19.80 Ac	Business Park
017-070-054	1.50 Ac	Business Park
017-070-041	1.00 Ac	Business Park
017-070-040	1.00 Ac	Business Park

ZONING & POTENTIAL USES

PLACER COUNTY SUNSET PLAN AREA

Business Park	Uses include professional offices, personal services, retail stores, restaurants, and light industrial / flex type uses. The Business Park designation is intended to provide services support of the employees and persons comprised of the nearby daytime population. The BP designation is applied to areas with high visibility and good access to major transportation routes.	<ul style="list-style-type: none">• Offices• Research & Development• Light Industrial• Light Manufacturing• Assembly• Retail stores• Restaurants• Service Commercial• Not zoned for Warehouse/Dist.
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Note: All potential uses, including those listed above, are subject to appropriate governmental approvals which neither the seller nor the broker can guarantee. Some of the above uses may be subject to entitlement and approvals.

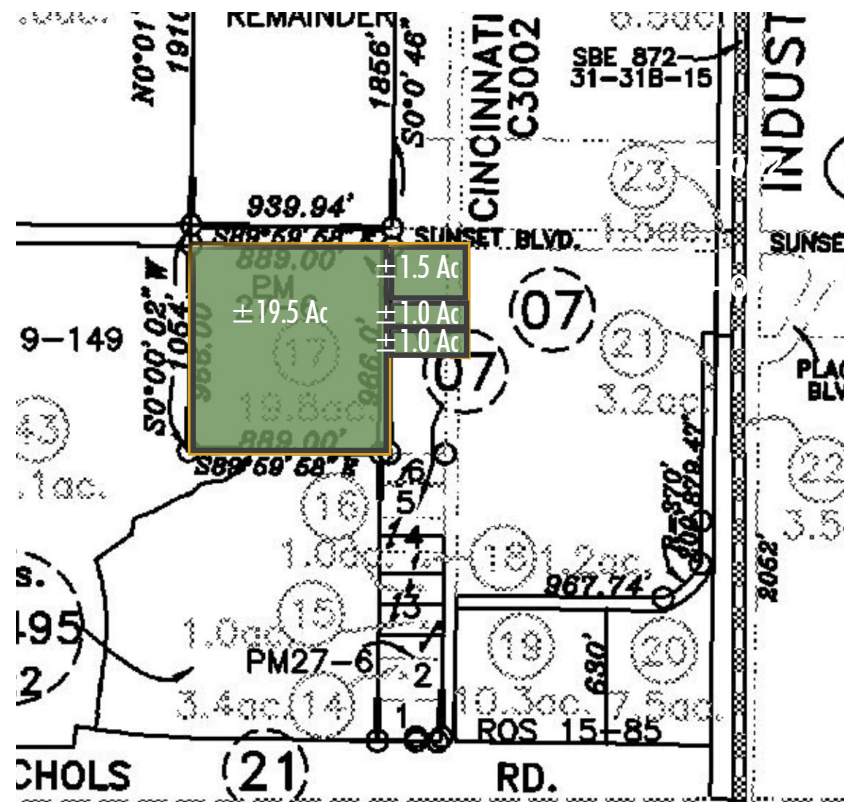
IMPROVEMENTS

APN	SIZE	WATER/SEWER
017-063-017	19.80 Ac	Utilities are not stubbed to the parcels; they are located along streets of W Sunset Blvd. and Cincinnati Ave.
017-070-054	1.50 Ac	
017-070-041	1.00 Ac	
017-070-040	1.00 Ac	

Offsite Improvements	Curbs, gutters, and pedestrian curb cuts mostly completed along frontage roads along W Sunset Blvd. and Cincinnati Ave.	
Water	16" water main on W Sunset and on Cincinnati APN 017-070-041 has a landscape service and is being used. For more information, call PCWA: 530-823-4850.	
Sewer	Sunset Sewer District, Placer County 8" sewer line on W Sunset and a 12" line on Cincinnati Services are available to each parcel. For more information, call Placer County: 530-889-6846	
Bonds	Sierra Coll SFID #4 B&I 2018 Series A Sierra Coll SFID #4 B&I 2018 Series C Rsvl City Elem B&I 2002 Series A Non Refunding Rsvl High B&I 2004 Series C Non Refunding Rsvl City Elem B&I 2002 Series A&B Ref 2011	Rsvl High B&I 1992 Rsvl High B&I 2004 A B & C 2013 Rsvl High B&I 2016 Series A

HIGHLIGHTS

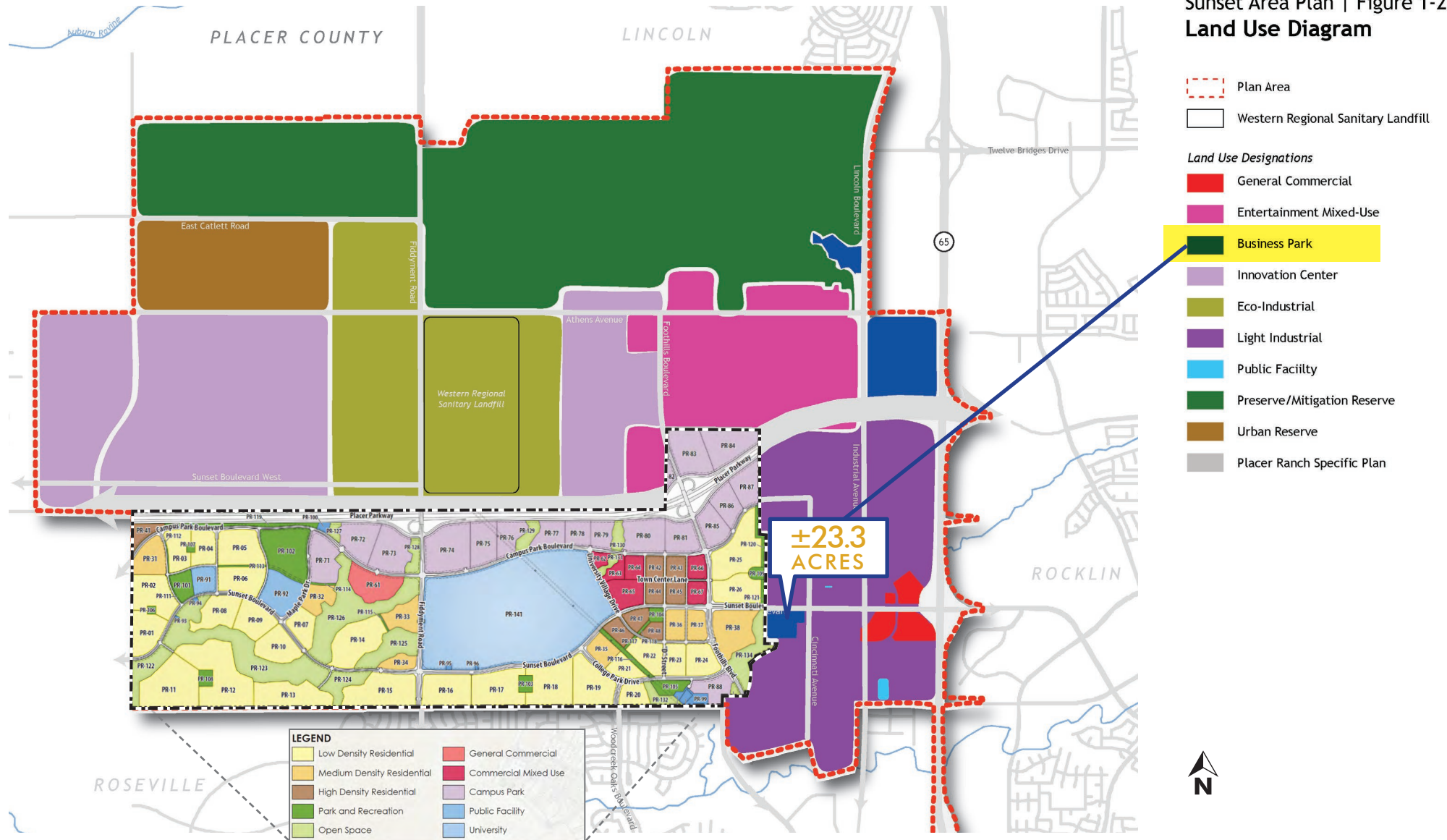
Prime location • Convenient access
Growth corridor • Flat, buildable parcels



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ZONING MAP



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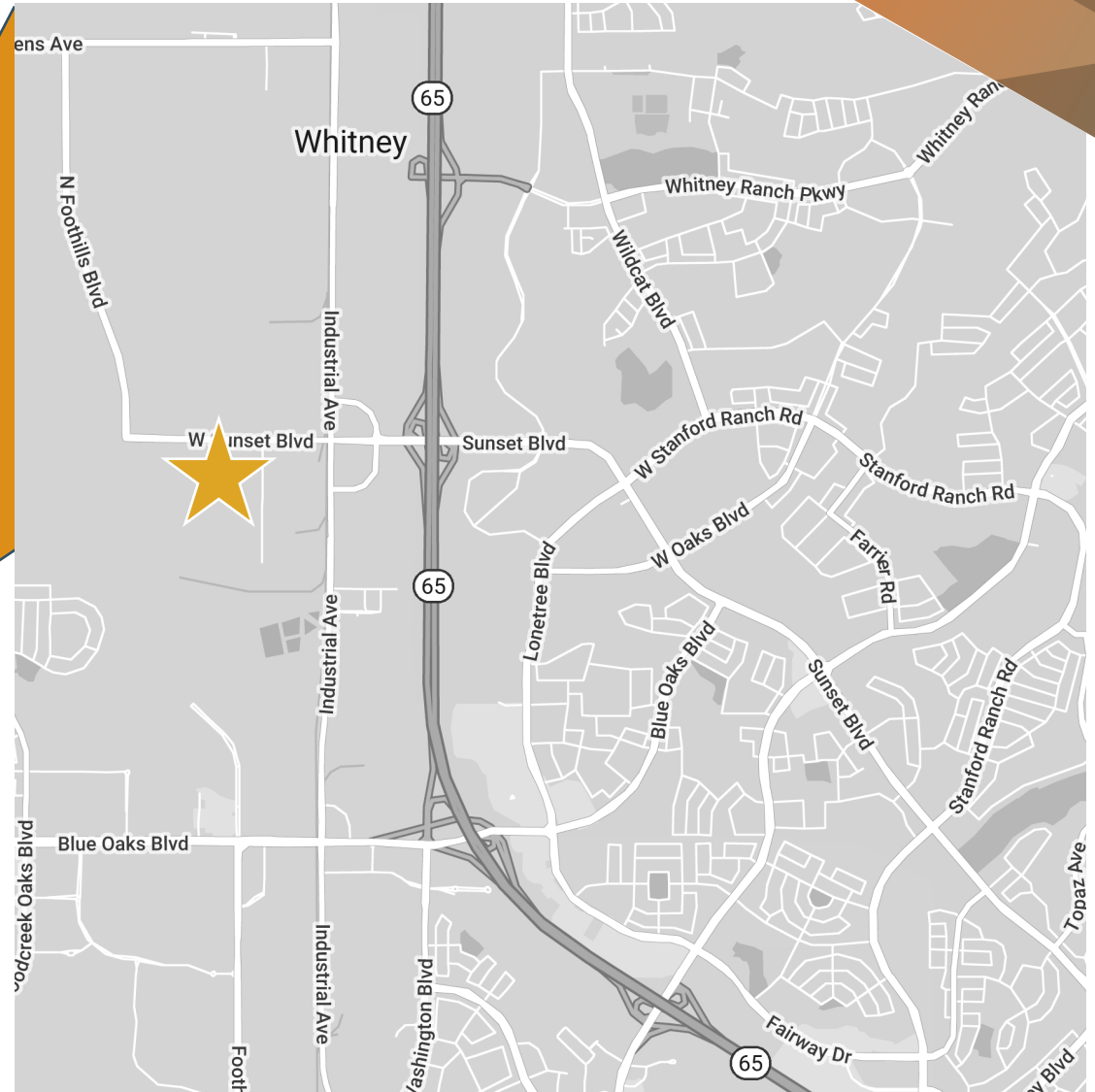
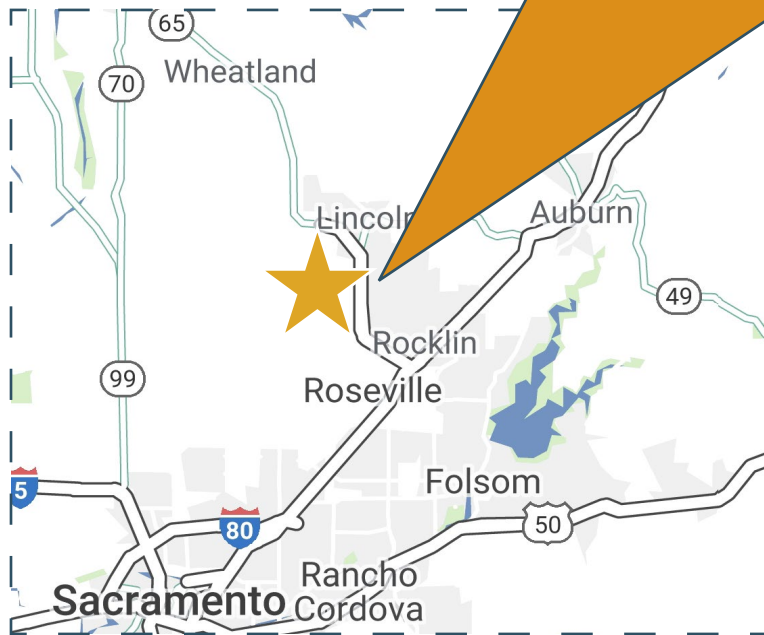


Parcel lines are approximate.

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LOCATION MAP



W SUNSET@CINNATI

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